



Zionsville Architectural Review Committee - Meeting Minutes

Location: Zionsville Town Hall

Tuesday, July 23rd, 2019

ATTENDEES:

Committee Members Present:

- Todd Rottmann
- David Rausch
- Tom Casalini
- Steve Herron
- Steve Freeland
- Carol Mullet
- Cara Weber
- Mike Billig

Committee Members Absent:

Others Present:

- Janice Stevanovic, Town of Zionsville
- Elizabeth Demaree, Applicant / Business Owner, with:
 - Chris D. – Co-Business Owner / Head Coffee Roaster
 - John Pataky, John Pataky Construction
 - Phanomen - Designer/Representative

President Todd Rottmann opened the meeting at 7:34 am. A Quorum was present.

MEETING AGENDA and MINUTES:

A new agenda was reviewed, and a motion to adopt the agenda was made by Tom Casalini and seconded by Steve Freeland. Motion was approved unanimously.

The June 25th meeting minutes were reviewed. A motion to adopt was made by Tom Casalini and seconded by Carol Mullet. Motion was approved unanimously.

REPORTS:

The ZARC Financials were reviewed. No updates to the Financial Report since the May meeting recalculations. \$50,000 remains for 2019.

OLD BUSINESS:

1. 170 South Main

- David Rausch recused himself from the committee to present on behalf of project
- Additional backup was provided to further the discussion started in last month's meeting regarding additional requested funds from ZARC for this project. The request is to include the restoration of the existing windows, or replacement with custom-matched wood replacement windows where needed.
- A motion to vote on the increased funds was made by Carol Mullett and seconded by Steve Freeland. The result was a unanimous support of the increase.
- Funds will be allocated and updated in next month's report.



2. Lions Club – Zionsville

- No Update

NEW BUSINESS:

1. 345 and 365 South Main Street (Main House and Detached Garage, separately addressed)

- Elizabeth Demaree, as applicant, is requesting financial support from ZARC to restore portions of the existing structures, along with some new-work additions not necessarily covered by the program, in order to open a destination coffee roastery and coffee shop business on Main Street.
- The Applicant and supporting guests walked the Committee members through the overall design and business plan in concept along with a review of a schematic floor plan.
- ZARC members addressed what level of information would be needed for further discussion in next month's agenda.

NEXT MEETING DATE:

The next meeting is scheduled for Tuesday, August 27th, 2019

ADJOURN:

With no other new business, Mike Billig made a motion to adjourn the meeting, seconded by Cara Weber, at 8:56 am. Motion was approved unanimously.

Respectfully submitted,

Steve Herron