

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Jan 14, 2021**

The Architectural Review Board met in regular session on Thurs, Jan 14, 2021 at 6:00 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Mr. Carmen Miozzi	Chairman	Mr. John Marrelli, Building Commissioner
Mr. Steve Varelmann	Chairman Pro Tem	Mr. John Marquart, Economic Dev Manager
Dr. Jim Triner		Mr. Jeff Thomas, IT Systems Coordinator
Mr. Tom Lawler		Ms. Deborah Garbo, Secretary
Mr. Matt Phillips		

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197-amended by House Bill 404). Under the orders of Governor DeWine, the Architectural Review Board is meeting remotely, via electronic means.

The public is invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at [www.mayfieldvillage.com](http://www.mayfieldvillage.com). The public was encouraged to view this meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

**CONSIDERATION OF MEETING MINUTES:**

**Dec 10, 2020**

Mr. Lawler, seconded by Dr. Triner made a motion to approve the minutes of Dec 10, 2020.

**ROLL CALL**

Ayes: All	<b>Motion Carried</b>
Nays: None	<b>Minutes Approved as Written.</b>

**WELCOME NEW BOARD MEMBER**

Matt Phillips

**ORGANIZATIONAL MEETING 2021**

- **Election of Chairman**
- **Election of Chairman Pro Tem**
- **Election of Secretary**

**PROPOSALS**

1. Ground Mount Solar Array      Progressive Insurance Co.  
300 N. Commons Blvd  
YellowLite
  
2. In-Ground Pool                      Steve & Dawn Kaczynski  
6858 Wildwood Trl

**OPEN PORTION**

**Progressive Ins. Co.  
300 NCB  
Ground Mount Solar Array**

Chairman Miozzi called the meeting to order. Our first order of business is a ground mount solar array for Progressive Insurance Co., 300 North Commons Blvd. Whoever is here to present, please state your name for the record and take us through your proposal.

Kevin McGrath, Director of Real Estate Development for Progressive Ins introduced himself. I'd like to introduce for you a couple of people who are with us;

- Tom Marting from Progressive Ins. He's worked with John a lot on this. He's our Construction Manager for the project.
- Dave Hunter, Installation Manager with YellowLite.
- John Markiewicz from Preformed Line Products in Mayfield Village. He's going to be contributing significantly to the project.

We have a host of other folks from our various departments who can answer questions if needed.

Kevin McGrath said, we're proposing to put up a series of solar arrays at our SOM Campus between our large parking lot & the 271 right-of-way, so the western edge of our property there. We're doing this because we're making an effort for carbon neutrality. We hope to produce with the array 2.3 Gigawatts of electricity annually. The packets that you see on the screen have a series of photos that show pretty accurately of what the panels would look like from the 271 northbound view. We're comfortable with how it looks, in this photo we're actually proud of the fact that they'll be somewhat visible, not obtrusive in any ways, but at least the community and passers by realize that we are committed to this carbon neutrality effort. Also in the packet we provided an aerial photograph with a picture of a site plan of what it will look like in that grass field between the parking lots and the right-of-way.

Thus far we've obviously been in discussions with John and the Village. We've also contacted First Energy who is supportive. We spoke with ODOT to address any concerns that they might have with the proximity to the 271 right-of-way. They've given us a written e-mail in support of the project and that they do not have objections to what we are proposing.

Kevin McGrath said, with all of those approvals in place, we look to the Board seeking your input on the plan as we hope to move the project forward. With that, we appreciate your consideration and are happy to answer any questions.

Chairman Miozzi said, we'll have Jeff walk us through this page by page and any questions or comments from the Board members will be addressed as we go through this.

Mr. Varelmann asked, have you checked for any easements on this property for storm sanitary sewers or water lines or anything else. Have you done that research?

Tom Marting replied, we're in that process. We've engaged Chagrin Valley Engineering to help us with our due diligence as far as any easements are concerned, any wetlands areas are concerned, any of those things were identified on the site plan that was submitted with our package. The array will not be in any of those areas. If we need to adjust the array accordingly, we plan on doing that. Does that answer your question?

Mr. Varelmann replied yes, thank you. I see on the site plan you're removing a number of trees. Have you inventoried the number of trees that are being removed and have you considered replacing those trees elsewhere?

Kevin McGrath replied, the trees that have to be removed obviously present a problem for the light capture. We do not have a specific plan for a one to one replacement of the trees. The area that you can see along the side of our parking lot is already fairly heavily treed with older growth trees. So, we do not have a specific plan to replace trees.

Mr. Varelmann said, just to point out, there's a little bit of a contrast with a sustainable project like this with removing trees that remove carbon from the air. I've worked on a number of these types of projects in my career and we've always tried to find a way to replace trees that are being removed in various construction sites. Maybe that would be something I'd hope you'd consider. Another question I have is where the solar arrays are located, how is the ground vegetation being managed?

Tom Marting replied, we are presently looking at ground covering that would be something that you could maintain infrequently, some type of wild grass, some type of wild flower or a combination of river rock, those type of things. We're trying to stay away from any type of high grass, we're looking for something that would be wild. We're looking at some different things that could be maintained once or twice a year.

Chairman Miozzi asked, are you going to need any kind of buildings or structures to accompany this that would be in addition to the solar arrays or do those just get hooked into the illuminating grid?

Dave Hunter with YellowLite replied, it's a ground mount structure and the framing is posts with rails and support beams going across. It's kind of self-supporting, it doesn't require a building.

Chairman Miozzi asked, it's more like an outside generator kind of something, it's not going to be tall?

Dave Hunter replied no, not tall. The highest point will be a little less than 9 feet.

Mr. Marrelli asked, isn't there an inverter somewhere in this setup?

Dave Hunter replied, yes. The inverters will be to the south, to the south you'll see a substation.

Mr. Marrelli said, so all your wiring will go back to the substation and that's where the inverter would be?

Dave Hunter replied, correct.

Mr. Marrelli asked, so there's not transformers all over the place like what we see in front yards and what not?

Dave Hunter replied, no.

Dr. Triner asked, is that where you tie it back into the grid and also to your buildings? Is this power going to be used in the actual building itself or are you just putting power back on the grid?

Dave Hunter replied, probably 100% of that power generated will be used in the building. Progressive is a 100% electrical facility, so they use quite a bit.

Dr. Triner asked, is there any fencing required around this to keep people out of the array areas?

Dave Hunter replied, requirement no. But we are looking to put a chain link fence completely around the whole array to keep out unwanted visitors and wildlife.

Mr. Varelmann asked, is the array a wheel type or a rotating that follows the sun?

Dave Hunter replied no, it's actually a fixed on a 25 degree tilt.

Mr. Varelmann asked, how do you manage the snow load when snow falls on it if you can't tilt the array to dump the snow off?

Dave Hunter replied, it'll have a natural tilt similar to a roof and just the simple nature from the sun, it will actually help melt the snow.

Chairman Miozzi asked John, are we going to require a fence permit on this?

Mr. Marrelli replied, that'll be part of it. We're going to have a fence permit, electrical permit and the Engineer and I will look over the submission for wetlands if there are any and landscaping. Right now we're just trying to get the appearance of the array approved.

Chairman Miozzi asked, does anyone on the Board have any questions, suggestions or objections to the actual look of the project?

Mr. Lawler asked, what type of reflection or glare would you expect to come off of a system like this driving north on 271?

Kevin McGrath replied, that was actually the reason we reached out to ODOT, because we wanted to make sure that they were comfortable with the arrays being so close to proximity to the right-of-way and the traffic lanes. They responded without concern for those issues. I could have Dave speak to that, he's obviously in the business of grabbing light, not reflecting it.

Mr. Marrelli said, the panels are created to absorb sunlight, not reflect it.

Mr. Lawler asked, would we be more confident seeing that the Electrical Engineer did the calculations and touch on our concern?

Mr. Marrelli replied, if you see the pile of paperwork that I have to go through to figure out how they're going to run these things and wire everything, you'd be pretty sure that this thing is probably over engineered.

Mr. Lawler said, it's just that in the photographs you can see reflections.

Mr. Marquart said, to the glare, I know that YellowLite's submittal did include some data on that. It is something that John and Tom can review and raise questions if necessary.

Mr. Marrelli said, that was the first thing I thought of too, Tom. I was worried about northbound traffic having to fight off sun glare coming off the panels. There's actually information in your packet that show that the panels absorb the light and they don't bounce back off of anything.

Dave Hunter said, the direction of the panels will not have any direct reflection. If you look at it in perspective of the light actually what's shining on to the solar panel, reflect off less than 4% of the light that's actually coming in. It's actually less than if you were to shine light on concrete.

Mr. Marrelli asked, isn't the leaning edge of the closest panel to the freeway about 350' away from the pavement, because we've had several meetings on this and a lot of the questions I had, you're hearing for the second time from the Board. But these are probably common questions. Between the distance and the angle, I'm pretty confident we shouldn't have any glare issues.

Mr. Varelmann said, I have a few comments in general. We're looking at approving this and we don't have any codes or standards currently in Mayfield Village regulating the use and placement, etc. of solar arrays. It's a positive thing overall and I commend Progressive Ins for installing this and it'll help reduce their carbon footprint, but there are some negatives. One being that they're taking up green space, they're removing trees and they're fencing it to protect it from wildlife and people. What that means is this is a number of acres that wildlife will no longer inhabit that have been inhabiting it. There are alternative ways to do these such as on roof tops. Imagine if you will if this solar array was placed on top of the paved areas where their parking spaces are, so in 5 or 10 years when electric vehicles are more prevalent, that their employees would pull into their parking space and their cars would be charged by the solar panels above them. I hope that in the future, that we can work to produce some regulations and some standards about the installation of solar panels because even though they are a positive and help our environment and there are numerous benefits, I think we also need to be aware of the

negatives and the detriments that follow if they are not placed in areas that are just more beneficial overall than areas such as this where they're taking up green space, they're supplanting grass and trees and other things that actually reduce the carbon footprint. I just think it's a more layered and complex issue that we need to consider moving forward.

Chairman Miozzi said, I totally agree with you. I don't know if that's something that needs to be written up in ordinance form.

Mr. Marrelli said, I think our Law Department is looking at some sample ordinances from different municipalities because we feel that this is going to come up more and more. They're already looking at this. If you see the letter the Law Director wrote, one of the paragraphs talks about looking at putting a standard together so that we have something to view when we review a project.

Dr. Triner said, to your point Steve, there's a Honda Dealership on Mayfield Rd in Cleveland Heights where they've actually built the structure as your talking to. Where they park the cars that they have for sale, they actually built a structure and then put solar cells above it, they utilized hard space. It's something that going forward would certainly be worth considering. They may even do this at Progressive as the electric vehicles get more prevalent.

Mr. Marrelli said, in the west and the south, those solar panel carports are pretty popular. It keeps the sun off the cars and charges their batteries at the same time.

Mr. Varelmann said, the pavement, especially asphalt pavement, it's a solar island sort of, it attracts the heat of the sun and it holds the heat of the sun so it does help to negate that. The other thing is, when you look at these being over parking areas, in this array specifically, they're already constructing a structure, a steel structure, it wouldn't take that much more to make that steel structure be at 8' high, I think the minimum height for a parking structure is 8'2" for van parking. It wouldn't really be that much higher than what they're showing because they're already doing a steel structure, just raise it up and it could be over the paved areas and be in a much better location than over green space.

Chairman Miozzi said, I don't disagree with that point, but our situation right now is we have a proposal for a solar array and we have no ordinances to apply to it. What does the Board think about moving forward on the project?

Mr. Marrelli said, basically you're supposed to just weigh in on the appearance, if you don't have a problem with the appearance overall.

## **DECISION**

Chairman Miozzi, seconded by Mr. Varelmann made a motion to approve the Ground Mount Solar Array for Progressive Insurance Co. at 300 North Commons Blvd as proposed.

Chairman Miozzi said, I move to approve on the appearance of it. It's technically not really in view of our citizens. It's on Progressive's property in a space that's utilized for Progressive. It does cover green space. To Steve's valid points what they're taking down, is it more detrimental to the environment? That's not what our Board is here to do. We're here to look at it and see if it's something that will be good for our Village and not propose a problem either in the future or until we get ordinances to include standards such as where they can be put on a property according to roof tops, parking lots and green space, that's something we're going to have to look at. Right now I don't have a problem where it's at in the Village being that it's only seen from the freeway. It does promote that our Village is being energy cooperative.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Drawings Approved as Noted.**

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**Steve & Dawn Kaczynski  
6858 Wildwood Trl  
In-Ground Pool**

Chairman Miozzi said, our second order of business is an in-ground pool for Steve & Dawn Kaczynski. Is there anyone representing today? There was no response.

Jeff Thomas confirmed the applicant had not signed in.

Chairman Miozzi said, we'll reschedule this to our next meeting. No one signed in to present the project to answer any questions.

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**ANY OTHER BUSINESS**

**New Board Member**

**Matt Phillips**

Chairman Miozzi welcomed new A.R.B. Board Member Matt Phillips.

Matt Phillips said, thank you.

Mr. Lawler said, for anybody here that doesn't know Matt, we work with Matt, he's a great guy, he's got a good company, we like Matt over here at Lawler.

Mr. Lawler said Steve, I just want to say thank you also for your thoughts on the solar array and voicing some things that probably should be voiced.

Mr. Marrelli agreed. Some good points came up, definitely.

Mr. Varelmann said, I had an experience installing a solar array about that same size, maybe a little bit larger so I'm very familiar with everything that goes into it.

Mr. Marrelli said, I like the carport idea, that's a great idea.

Mr. Varelmann said, that array you were talking about Jim, it just makes the whole project more holistically sustainable. There's some advertising benefit, right, it's really good for Progressive to have that along the highway and advertising their commitment to green energy. That's a really good reason to do it there, but also there are so many deer and other wildlife in this area, to shut them out of that land which they probably use a lot, I think is unfortunate.

### **ORGANIZATIONAL MEETING 2021**

- **Election of Chairman**
- **Election of Chairman Pro Tem**
- **Election of Secretary**

### **ELECTION OF CHAIRMAN**

Chairman Miozzi opened the nomination for 2021 Chairman of the A.R.B.

Mr. Varelmann, seconded by Dr. Triner made the motion to nominate Carmen Miozzi.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.

#### **ROLL CALL:**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Carmen Miozzi to serve as 2021 Chairman**

### **ELECTION OF CHAIRMAN PRO TEM**

Chairman Miozzi opened the nomination for 2021 Chairman Pro Tem of the A.R.B.

Dr. Triner, seconded by Chairman Miozzi made the motion to nominate Steven Varelmann.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.



**ROLL CALL:**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Steven Varelmann to serve as 2021 Chairman Pro Tem**

**ELECTION OF SECRETARY**

Chairman Miozzi opened the nomination for 2021 Secretary of the A.R.B.

Chairman Miozzi, seconded by Dr. Triner made the motion to nominate Deborah Garbo.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.

**ROLL CALL:**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Deborah Garbo to serve as 2021 Secretary**

Chairman Miozzi said, hopefully Matt we'll be able to meet face to face soon once we get past this pandemic we're going through. This is basically what we do, we're pretty much here to review the appearance of structures and buildings, not so much as to how they're built, and give our input to applicants if we think something would look better and review how it fits into the Village. John handles all the code stuff. Do you have any questions for us?

Matt Phillips replied no, it was good to get one meeting in there to see what it's like. I have my code books right here with me.

**ADJOURNMENT**

There being no further business, Chairman Miozzi, seconded by Mr. Varelmann made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

**Motion Carried**

Nays: None

**Meeting adjourned at 6:40 p.m.**

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Chairman

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Secretary