ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Dec 9, 2021

The Architectural Review Board met in regular session on Thurs, Dec 9, 2021 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

ROLL CALL
Present:

Mr. Carmen Miozzi, Chairman
Mr. Steve Varelmann, Chairman Pro Tem
Dr. Jim Triner
Mr. Tom Lawler
Mr. Daniel Russell, Building Commissioner
Mr. John Marquart, Economic Dev Manager
Ms. Deborah Garbo, Secretary

Absent:
Mr. Matt Phillips

CONSIDERATION OF MEETING MINUTES: Nov 11, 2021
Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Nov 11, 2021 as corrected.

ROLL CALL
Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler
Nays: None **Motion Carried**
Minutes Approved as Corrected.

PROPOSALS

1. Restaurant Canopy — Holiday Inn
   Sparks Hotels
   780 Beta Dr.
   MPG Architects

2. New Solar Carport — Preformed Line Products
   660 Beta Dr.
   YellowLite, Inc

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first agenda item is a restaurant canopy for the Holiday Inn at 780 Beta Dr. Whoever is here to present, please state your name for the record and give us an overview of your project.

Holiday Inn
780 Beta Dr
Restaurant Canopy

Justin Fye with MPG Architects introduced himself. Looking at the northwest portion of the restaurant, there was an existing fabric covering over the exterior deck that was used for seasonal seating. We're looking to turn that into a more permanent structure with framing and a standing seam metal roof on it. The next frame shows you how the roof structure ties into the existing building. Next our photos of the partial completion of the structure.

Mr. Varelmann asked, so all these photographs are of the building?

Justin Fye replied, yes. The last page is the exterior facing on each side, white PVC column wrap, brown metal roof.

Chairman Miozzi stated, on your section it doesn't call out what you're putting down for the roof as a substrate.

Justin Fye replied, it would be a synthetic material.

Chairman Miozzi stated, you didn't call out the sheathing on the section for the roof rafters.

Mr. Lawler stated, you show the footers at 32" deep.

Mr. Varelmann stated, it needs to be 42".

Mr. Varelmann asked, can you explain exactly what's going to happen with these existing columns that are in place? Are they adjacent to new columns?

Amit Patel with Spark Hotels replied, the existing round columns, we might cut them down and put a decorative piece on top. They're filled in with concrete.

Mr. Varelmann asked, is that detail anywhere on these drawings?

Amit Patel replied no, we did not put them on the drawings because we were unclear exactly what to do with them because there's no footers on them and they're cement filled inside of them.

Mr. Lawler asked, so those are poured in place?

Amit Patel replied, yes.

Mr. Varelmann asked, what's the material of the surface of those columns?

Chairman Miozzi replied, I think it's a pre-fab cast column, cement base. They poured concrete in them?

Amit Patel replied, yes.

Mr. Varelmann asked, if they're concrete, how do you propose to finish them off? You plan to cut it off with some kind of saw so you have a round column, you're going to cut it and it's going to be flat.

Amit Patel replied, we're planning to put some kind of decorative piece on top.

Mr. Varelmann asked, exactly what?

Amit Patel replied, we haven't decided yet, we're still exploring.

Mr. Varelmann asked, any suggestions?

Justin Fye replied, we have two options, one is to do a dome like soft structure almost like a bollard.

Dr. Triner asked, how are they attached to the bottom of the deck, looks like they're just sitting there.

Amit Patel replied yes, just sitting there.

Dr. Triner asked, why wouldn't you just take them out?

Chairman Miozzi stated, that's what I thought, that they were taking them out and build a bigger square column where the posts are the same material.

Dr. Triner stated, by the time you cut through the concrete and cap them, might be easier just to take them out.

Mr. Varelmann asked, did you explore using this concrete filled existing column to support the beams, the structure?

Amit Patel replied, it doesn't have footings.

Mr. Varelmann asked, what makes it structurally sound, what's making it strong?

Chairman Miozzi stated, I went to the site, I didn't shake them, move them or anything. I assumed they were going to pull them out and do square boxed columns like the other posts. Did they tell you they were filled with concrete?

Amit Patel replied, I felt it from the top.

Mr. Varelmann stated, you're not sure on what you're proposing to do with it. The way we're seeing it, to me it looks pretty odd. Visually, it's not pleasing from what I've seen. You're telling me you're cutting it but you're not showing me how you're finishing it or anything. You're not giving us the information we need to make a judgement about if it would be acceptable or not architecturally.

Justin Fye stated, based on what we can do to try and make it acceptable, is paint it to match the adjacent railing and cap with a similar piece.

Mr. Varelmann stated, we hear this a lot. You're showing us something, not giving us the whole picture, then you're asking me what would I want to see. What I wanted to see is what you're proposing. You're not showing me what you're proposing.

Mr. Russell asked, how difficult would it be to remove those?

Amit Patel replied, I don't think it would be difficult to remove them.

Chairman Miozzi stated, if you remove them and build square columns matching the other ones and cap them with the composite material that's there for the railing which I think the square posts are wrapped in. It would just be a bigger post in that railing looking down and screw them to the deck.

Dr. Triner stated, if you take them out, you could essentially match the railings there.

Chairman Miozzi stated, we'd have to review the whole rail because that's an 8" column. I think if they took them out and did an 8" square column matching the railing.

Dr. Triner stated, maybe you should go back, look at it, reconsider and come back with what your thoughts are.

Chairman Miozzi stated, I think we can go ahead and look at what's being built right now and have them come back and present with the railing detail, the columns on the railings. We can make a note on the plans that you have to revisit with us with the proper detail of the posts.

Mr. Lawler stated, I'm curious why the footings for these 6 x 6 posts are coming above grade. If anybody walks back there, that's almost a tripping hazard, but more so, it isn't pleasing to look at.

Chairman Miozzi stated, I thought it was to have them raised instead of rotting with the tree hitting the lumber. The footers would be up and then you would just throw a little mulch over them. I think that was the whole concept of getting them up out of the ground instead of burying them in, because the posts would end up rotting.

Mr. Varelmann stated, if you get the proper Simpson post base, it has a spacer for that reason.

Chairman Miozzi replied, but now it doesn't matter because it's below grade.

Mr. Varelmann stated, as Tom was saying, if the top of the footer foundation was at grade and you use the proper Simpson post base, it would raise it up so it doesn't get wet.

Mr. Lawler stated, even if not, 4 inches is a ton to have above grade.

Mr. Russell asked, are you going to be landscaping that area to build that dirt up?

Amit Patel stated, there's no walkway along those posts. It's all going to be landscaped.

Mr. Lawler stated, when you go to plan review, they're going to tell you your footings aren't acceptable, you're going to have to temp shore the roof structure, the rafters out and when you repour the footings, I would just repour them at grade or below. Those footings can't stay.

Mr. Varelmann stated, they don't meet Building Code.

Mr. Lawler stated, on the other finishes, gutters and stuff all look okay to me, do we have samples?

Amit Patel held up samples. Gutters and downspouts white to match with the white soffit, the white PVC is the column and brown metal roof.

Mr. Russell asked, do you want to table this and have them come back with the additional information?

Chairman Miozzi replied, we can approve this as noted. He'll need to come back with the railing detail. We're pretty much in agreement that the round columns should come out and make it square.

Mr. Varelmann stated, but if you could get creative, let's say you have a round column that's truncated but there's a nice little fixture on top that's aesthetically pleasing. But we have nothing on which to judge if it's aesthetically pleasing or not.

Amit Patel replied, I understand, I get your point, I agree.

DECISION

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the roof, columns, the new Restaurant Canopy Structure for the Holiday Inn at 780 Beta Dr. as noted;

- **Applicant to come back to ARB with the railing detail for the existing railing.**

ROLL CALL
Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler
Nays: None **Motion Carried**
Drawings approved as Noted.

Mr. Lawler stated, by the way, the rest of the building looks great.

Amit Patel replied, thank you. We've had some delays on some of the exterior stuff. Thank you very much.

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Preformed Line Products
660 Beta Dr.
New Solar Carport

Chairman Miozzi stated, our next order of business is a new solar carport for Preformed Line Products.

Dave Hunter, Commercial Project Manager with YellowLite introduced himself. We're proposing to construct a New Solar Carport approximately 63' L x 27' W x 8' high in the existing parking lot of Preformed Line Products at 660 Beta Dr. The New Solar Carport will be situated approximately 157 ft north of the property line and 384 ft from Beta Dr. It'll cover about 14 parking spaces. The structure of the Solar Carport will be steel and the color will be a mill finish (Grey Tone). The structure will have 156 Solar Modules serving as the roof @ 430W each totaling 67.08kw of Solar Renewable Energy. This will be a typical Grid Tied system with Net Metering. The Solar modules are black with silver grid and mill finish frame. The balance of the equipment colors;

- Inverter - White
- AC Disconnect- Grey
- Load Center - Grey
- PVC Conduit - Grey
- RMC Conduit - Mill Finish

Chairman Miozzi asked, when you say mill finish, your conduit isn't getting sprayed or anything like that? You said steel, it's all galvanized steel?

Dave Hunter replied correct, and all galvanized steel.

Mr. Varelmann asked, is that the same for the structure, the columns are galvanized steel?

Dave Hunter replied, yes. Actually, it's Preformed Like Products product, they sell the product. They provided the racking for the Progressive Solar Field. They've got a carport racking in which they want to do here at their place.

Mr. Varelmann stated, can you point out to me where it states that the structural steel is galvanized.

Dave Hunter replied, it's in the details in the "Solar Carport Ready-Made Shade Structure" pamphlet. On the structure it's all galvanized steel, the panels will be the silver components.

Mr. Varelmann stated, this is exactly what I like to see. When Progressive put in their array, they used green space when they have acres and acres of car space and they used the structural grid system to support it when they could have easily done that over a parking lot. This is exactly the way it should be done.

Mr. Lawler asked, is the conduit getting cut into the pavement?

Dave Hunter replied yes, the conduit is going underneath the asphalt.

Chairman Miozzi asked, is this design going to have the actual columns in the parking lot?

Dave Hunter replied, correct.

Chairman Miozzi asked, they don't feel the need for any kind of bollard protection for cars running into them?

Dave Hunter replied, I would think the damage would be more to the car.

Chairman Miozzi stated, I just didn't know if that could be a requirement or if that steel is good enough. I'm not so much worried about the snowplows, they're just backing up. What's the spacing of the columns?

Dave Hunter replied, width is 2 parking spaces.

Mr. Russell asked, are you proposing the charging stations with this?

Dave Hunter replied, they're researching that. It'll be a future thing, when they identify it, I'll come back in with plans.

Mr. Russell asked the Members, would you want to see the charging stations if they come back with that, what they look like?

Consensus is no.

Chairman Miozzi stated, I was looking at this and wondered if it's right up against Beta.

Dave Hunter replied, it's almost 400 feet away from Beta.

Chairman Miozzi stated, if this goes up and somebody else wants one, it's just that we have no rules yet where we can put these things and where we cannot.

Mr. Varelmann asked, is the initial proposal that the energy goes to the grid?

Dave Hunter replied, yes. It's going to serve the building first just as any grid type system, the excess would go back to the grid. Maybe, they might have something that goes back, this system is so small.

Mr. Varelmann asked, if they want to use this for electric vehicles in the future will there be this large Tesla thing that would charge and then in turn charge the vehicles in the future?

Dave Hunter replied, I highly doubt that. That would be purely for if they had a power outage and they wanted to run the solar and actually be able to charge the batteries or charge the vehicles while the car was out. So far energy storage for that building, it just wouldn't make common sense because you wouldn't be able to back up nothing in there that they would be using. To do something that's going to charge those cars at a level 1 or 2 just doesn't make sense.

Mr. Varelmann asked, so that I'm clear, are you or are you not in the future proposing this as used to charge electric vehicles?

Dave Hunter replied, not the structure itself, that's a separate system. Sorry about the confusion, that's totally something separate.

Dr. Triner asked, do you know what the power demand of the building is at this point?

Dave Hunter replied, I'm not sure, but I think around 10% of an offset. They were looking at doing 40% which was about 4 carports that they wanted to try and do, but their plans didn't allow for that so they scaled way back.

Mr. Varelmann asked, is there a gutter that catches the water when it rains? Is the water just going to sheet off of this and go down to the sidewalk?

Dave Hunter replied, no. It will more than likely go back towards the grassy area.

Mr. Varelmann asked, is there a space between each panel so when it rains it drips down between the panels?

Dave Hunter replied, yes, there'll be a ¼" space for mounts.

Chairman Miozzi asked, is that 8' to the bottom of the beams?

Dave Hunter replied, yes.

Mr. Varelmann commented, this is a lesson learned from the Progressive installation. Will this line on the edge be straight, will this line top and bottom be straight? Because the drawings for the Progressive array showed them straight and when I pass it, I cringe every time I see them waving. It's very unsettling.

Dave Hunter replied, I understand. I get that comment all the time. Some people find it uniquely odd and attractive and some people can't stand to see it, we get it both ways. It was kind of forced because of the wetlands, the shale around the ground, a lot of things came into play. It was a golf course before so everything from 4' – 6' above grade had a pull factor that wasn't conducive with the height. If we went 1' above grade, we had to go 4 more feet lower which we were basically hitting the steel, so we couldn't go deeper. And if we went higher, for every 2" that we went higher, we had to go so many feet lower just because of the instability of the topsoil. The second plan was to try to grade it, and then when you try to grade it, you have the three wetlands that didn't allow you to grade it because then you're draining the wetlands. So there were several different things that came into play there.

Chairman Miozzi asked, are you digging footings down here?

Dave Hunter replied, 13', 2' wide and when we get to the last 2'they go 3' wide.

Mr. Varelmann stated, here's my concern. Let's say we're going to do this area right here. Your survey is going to show you the elevation of the footings all along here. So all along here, you're going to know the elevation of these. When you know that ahead of time, then you could make the top of these columns so that they're all level. Right Tom?

Mr. Lawler replied, right.

Mr. Varelmann continued, that's my concern. If you come in here and you're just going to start out with 8' or 10' columns and put them in wherever they are, then we're going to have a line that's not straight, we're going to have a wavy installation. So you have to take care to make sure that the top of your foundations are all the same height, and when you bury your columns, so that the top of your columns are all the same height.

Dave Hunter stated, we're going to make sure that we are completely straight all the way across. This is a complete steel structure, it doesn't have aluminum rails, so there is no tolerance for that, it has to be straight, we don't have an option here.

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to approve the New Solar Carport for Preformed Line Products at 660 Beta Dr. as noted;

- **Structure to be straight and level. The line at the top and bottom edge of this structure to be level.**

Chairman Miozzi asked, any discussion?

Dr. Triner asked, are they planning on someday expanding this system?

Dave Hunter replied, not that I know of. They've had their several meetings and this is where they wanted to go. I think this is more of a selling feature to see an example of it. They're selling solar products.

ROLL CALL
Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler
Nays: None **Motion Carried**
Drawings approved as Noted.

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

ROLL CALL
Ayes: All **Motion Carried**
Nays: None **Meeting adjourned at 6:45 p.m.**

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Chairman

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Secretary