

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
April 27, 2023**

The Architectural Review Board met in regular session on Thurs, April 27, 2023 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  
Dr. Jim Triner  
Mr. Matt Phillips

**Absent:**

Mr. Tom Lawler, Chairman Pro Tem

Mr. John Marquart, Economic Dev. Manager  
Mr. Daniel Russell, Building Commissioner  
Ms. Deborah Garbo, Secretary

**CONSIDERATION OF MEETING MINUTES:**

**April 13, 2023**

Dr. Triner, seconded by Mr. Phillips made a motion to approve the minutes of April 13, 2023 as written.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips  
Nays: None

**Motion Carried**

**Minutes Approved**

**PROPOSALS**

1. Addition Theodore & Renee Wetzel  
6180 Hemingway Rd.  
David Pelligra Architects, Inc  
Ferritto Homes, LLC
2. Addition Canon Medical Systems, USA, Inc  
6655 Beta Dr. Ste #150  
Panzica Construction

**OPEN PORTION**

Chairman Miozzi called the meeting to order. Our first proposal before us tonight is an addition for Theodore & Renee Wetzel, 6180 Hemingway Rd. Whoever is here to present, please state your name for the record and proceed.

**Theodore & Renee Wetzel  
6180 Hemingway Rd.  
Addition**

Domenic Ferritto with Ferritto Homes introduced himself. I have some photos of the existing house (distributed the photos).

We're adding to the existing porch and that's going to be part of one of the new gables. We're adding one over the garage and then a double gable over the front porch.

**Materials**

This is an extension to the porch, so we're putting in a foundation matching the existing stone. That's it as far as the masonry. We're re-doing the whole roof in this Weatherwood. This is a sample of the vertical siding, but only in white.

Chairman Miozzi stated, you're showing cultured stone on the front.

Domenic Ferritto replied, this is existing, so all I have to do is to match the porch. This is an extension here too, we're bringing it out 1 foot.

Chairman Miozzi asked, are they getting a new front door?

Domenic Ferritto replied no, the front door is existing. They're just getting a completely new roof.

Chairman Miozzi asked, are you staying away from that 2<sup>nd</sup> story window?

Domenic Ferritto replied, yes.

Mr. Varelmann asked, anything happening with the shutters?

Domenic Ferritto replied, no. The only thing we're going to do is wherever we need to replace gutters and downspouts, they'll be white.

Chairman Miozzi asked, are you wrapping the columns in Azek, I know it's listed as white, painted wood.

Domenic Ferritto replied, yes, I usually put Azek on the bases just to keep the wood off the ground.

Chairman Miozzi stated, that east elevation, that gutter looks hideous, the downspout, can you take that back to the house corner?

Domenic Ferritto replied, that's existing the way it is now. We'll fix that.

Dr. Triner asked, will the new gable be as far out as the rest?

Domenic Ferritto asked, which gable are you talking about?

Chairman Miozzi replied, the one on that front porch.

Mr. Russell asked, the new roof line over the porch, is that going to extend to where the existing front faces that house or is it going to extend beyond that?

Domenic Ferritto replied, this gable is going to extend in the existing front of the porch, this one is going to come out a little bit further. The homeowner's been waiting 30 years to do this, now it's happening.

Chairman Miozzi asked, is that stone available, or can you get pretty close?

Domenic Ferritto replied yes, we're getting something real close.

Chairman Miozzi asked, does it have a sandstone cap on it, the ledger stone on top of the existing going across?

Domenic Ferritto replied, I'm not sure it that does or not. We're just adding this little piece right here on the corner.

Chairman Miozzi stated, everything looks good.

**DECISION**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the Addition for Theodore & Renee Wetzel at 6180 Hemingway Rd. as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

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**Canon Medical Systems, USA, Inc  
6655 Beta Dr. Ste #150  
Addition**

Chairman Miozzi stated, our next order of business is Cannon Medical Systems, USA, Inc, 6655 Beta Dr. Ste #150. Whoever is here to present, please take us through your project.

Mr. Varelmann stated, because this is my project, I'll have to recuse myself from the vote.

Chairman Miozzi asked, will you be walking us through it?

Mr. Varelmann replied no, I'm going to ask Jae. But a little bit of background on the project. Cannon Medical Systems, I don't know if you're aware, but they're moving their headquarters for their Medical Systems, USA to Cleveland. This will be the first facility and this facility is very important to them. People all across the country are involved in the designing. It's going to have two MRI's, two CT Scan machines, and what they call a Bi-plane which is like a Cath Lab X-ray machine, and use it for training and sales. So if the hospital in Boston is looking at buying their equipment, they'll come here.

Chairman Miozzi asked, are you training people there also?

Jae Duk Cho replied yes, there will be some training.

Mr. Varelmann stated, so Panzica's leading on the design and I'm the Project Manager. Jae with CBLH Design is leading Architecture. With that, I'll turn it over to Jae.

### **Presentation by Jae Duk Cho, AIA, NCARB, with CBLH Design**

#### **East Elevation (Front Entry)**

Jae Duk Cho stated, like Steve said, we're taking over about 14,000 sq ft of the Quality Electro Dynamics space. They will need their own private entry. We're proposing this canopy out front on the east side with their logo name of the area for the training facility. All this up here is the entry. We've proposed 4 ADA parking spaces. There's a new ADA ramp, there's about an 18" grade difference from the parking level to that first floor level.

So coming in, all the materials around that, the white and the red is new metal panel. We propose a concrete ramp with some planter areas.

Chairman Miozzi asked, those planter boxes, are those going to be made of concrete?

Jae Duk Cho replied, concrete with some kind of landscape material with flower beds.

Chairman Miozzi asked, are you stamping it like a stone?

Jae Duk Cho replied, it wouldn't be stamped. We're thinking more of a smoother look.

Mr. Varelmann stated, a modernist aesthetic look.

Jae Duk Cho replied, yes.

Chairman Miozzi asked, colored concrete?

Jae Duk Cho replied, no. It'll be a light gray.

Jae Duk Cho stated, the back is existing metal siding & brick.

Chairman Miozzi asked, those panels, are they smooth or are they corrugated at all?

Jae Duk Cho replied, we wanted more of a monolithic look, there will be some joints. As they come in, they'll be seeing our entry.

Chairman Miozzi asked, are you doing a roof drain on that?

Jae Duk Cho replied, we're catching it back towards the north.

Chairman Miozzi asked, just letting it go in the parking lot?

Jae Duk Cho replied, there's no walkway back there, it's all parking. We're getting a survey done.

Mr. Russell stated, you would have to attach it to the system because you can't have water run across a parking area or walkway where someone could slip. You're going to have to do something. You can't have that water draining on a driveway or a walkway where it gets icy.

Mr. Phillips asked, is that stonework coming out to build that piece that's going to be added?

Jae Duk Cho explained, right now that's an existing dumpster that's not enclosed, so we would enclose it so when you're traveling up there, you don't see dumpsters.

Mr. Phillips asked, are there going to be lights in the awnings?

Jae Duk Cho replied, two lights, probably a third.

Mr. Phillips asked, will the sign itself be illuminated?

Jae Duk Cho replied, we don't know that yet, we think it would.

Mr. Varelmann stated, the signage will be submitted as a separate application and they have signage standards that have been developed with Signarama in California. Signarama here will be in touch with them out there.

Chairman Miozzi stated, seeing that's a handicap ramp, do you need railings on that?

Jae Duk Cho replied, it's an 18" grade, anything below and I forgot the exact amount, but we're less than ADA requirements so there's no railing required.

Jae Duk Cho stated, one thing because of the location of where the slug is because it's right in the middle of MARS here and QED's over here, they don't really have a loading dock access. So

one of the reasons we do this drive is so that as a truck comes in to unload the MRI & CT equipment, they have that access then.

Mr. Varelmann stated, they could switch out equipment as the new models become available, changing out an MRI or a CT Scan machine through the front door.

Jae Duk Cho stated, it's a pretty tight space.

Mr. Phillips stated, make sure you don't have to cut it open again.

Jae Duk Cho replied, exactly.

Chairman Miozzi asked, is everyone good with that?

No questions or concerns from the Board Members.

### **West Elevation (Back Side)**

Jae Duck Cho stated, the back side which is the west side, there's the break room and then they would have access to come here. In talking with the owner of the building, Premier Development, they would like it more enclosed, having privacy from this other warehouse, Mayfran. So we're proposing this type of fence, it's more opaque.

Mr. Varelmann stated, this Mayfran parking lot is out a couple feet lower than this grade and so that privacy fence creating that patio area will be along here.

Chairman Miozzi asked, will you be coming down the chain link fence at all?

Jae Duck Cho replied, we're coming up close to it. There'll be screening on 3 sides with access doors on each side, the north & south side.

Dr. Triner asked, does that existing chain link fence belong to this building or Mayfran's building?

Jae Duck Cho replied, I believe it's Mayfran's fence. Then within this patio area we're thinking of pavers (displaying a sample of the pavers). Right now it's a 2 x 2 pattern or it could be 16 x 32, more decorative, not just your 8 x 12 locked paver. Lastly, we're proposing an awning, we're talking with Sunbrella on fabrics that we're thinking of, we want it to blend in with the building so it kind of disappears. We're trying as close as we can to match that brownish siding look.

Mr. Russell asked, what's the separation you're going to have between the two fences, because of maintenance issues.

Jae Duck Cho replied, this wouldn't go all the way down to the grade. There would be posts every 10' or 12'. You'd be able to get underneath it, we're thinking about 1' or 18".

Mr. Russell asked, are you going to leave that section grass, stone or something?

Jae Duck Cho replied, probably a maintenance gravel, so it'd be easier for maintenance.

Chairman Miozzi asked, so you're adding to the back of the building, correct?

Jae Duck Cho replied, correct.

Mr. Varelmann stated, we did look originally at a structure to create a space but it wouldn't be allowed by zoning because of the setbacks, so that's why we're going with a fence because that doesn't require a variance.

Chairman Miozzi asked, so those doors are actually fence doors?

Mr. Varelmann replied, correct.

Chairman Miozzi stated okay, because when you said doors, I was getting confused. So you're just doing a fenced in area?

Jae Duck Cho replied, correct. The gate is more of because the owner wanted access to come through. We'll need probably two awnings for that whole length.

Chairman Miozzi asked, and the height of those panels?

Jae Duck Cho replied, they'll probably be up from the ground 4" – 6" and then an 80' long panel. Think of it more as a privacy fence.

Chairman Miozzi asked, you're going to have a 1' area between your fence and the screening?

Jae Duck Cho replied, correct, that's for that gravel maintenance.

Dr. Triner asked, will this privacy fence ever require maintenance?

Jae Duck Cho replied, I don't believe so. I think there's a 30-year warranty on this.

Jae Duck Cho stated, this whole facility is in between two areas. This north side, this is where the conference room is, this is the main entry. There's an overhead that we're taking out, that's where the main entry would be. Then coming in and going north is the conference room area. The west side, there's an office area here and a break room here.

## **Windows**

Jae Duck Cho stated, we're going to match the medium bronze window color.

Chairman Miozzi stated, going back to the pictures, is there any reason they're not equally spaced, those three windows?

Jae Duck Cho replied, the north side, there's some cross bracing. This is centered within the conference room and this is the reception area. There are going to be columns in between.

Dr. Triner asked, so the CT equipment must come in pieces, right?

Jae Duck Cho replied, yes. The biggest machine are the MRI machines, they do fit within our opening which is 8' wide & 8' high. The CT & Cath Lab equipment come in many pieces.

Dr. Triner asked, any affect from the magnetic field from the MRI.

Mr. Varelmann replied, would be, but there's shielding that we have a separate consultant who will design and install shielding for it.

Jae Duck Cho stated, right now with the MRI's, they're called gauss lines that wrap around here. What they call RF shielding, which is a galvanized steel or copper shielding for the screen room, would isolate that so it would mitigate the gauss lines or the magnetic field out. For the CT Radiology equipment room, they already have requirements for that, it's lead shielded.

Chairman Miozzi refers back to the windows, for aesthetics, is there any way to make that center window smaller?

Mr. Varelmann stated, I'm told the building has about five different additions.

Chairman Miozzi asked, any further questions or comments?

There was none.

### **DECISION**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the Addition for Canon Medical Systems, USA, Inc at 6655 Beta Dr, Suite #150 as noted.

- **Gutter needed for Front Entrance.**

### **ROLL CALL**

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

Recuse: Mr. Varelmann

Nays: None

**Motion Carried**

**Drawings Approved as Noted.**

**ADJOURNMENT**

Mr. Miozzi, seconded by Dr. Triner, made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All  
Nays: None

**Motion Carried**  
**Meeting adjourned at 6:35 p.m.**

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Chairman

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Secretary