ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Sept 8, 2022

The Architectural Review Board met in regular session on Thurs, Sept 8, 2022 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. Matt Phillips
Mr. Daniel Russell, Building Commissioner
Ms. Deborah Garbo, Secretary

Absent: Mr. Tom Lawler

CONSIDERATION OF MEETING MINUTES: Aug 25, 2022
Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of Aug 25, 2022.

ROLL CALL
Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips
Nays: None
Motion Carried
Minutes Approved as Written

PROPOSALS

1. Addition — Mayfield Innovation Center
   Mayfield City School District
   6080 Wilson Mills Rd.
   Thendesign Architecture (tda)
   (ARB denied 8/25)

2. In-Ground Pool — Dean & Frances Demczyk
   507 SOM Ctr Rd.
   Premier Pools & Spas

OPEN PORTION

Mayfield Innovation Center
6080 Wilson Mills Rd
Addition

Chairman Miozzi called the meeting to order. Our first order of business is an addition for the Mayfield Innovation Center at 6080 Wilson Mills Rd, Mayfield City School District. I know we went through this at the last meeting. I believe we're here to look at the roof issue, coping and how it's going to be finished.

Ryan Schmit from tda introduced both himself and Mia Katz from tda. This rendering illustrates that corner that was in question. This corner that we're looking at is taken from the back looking towards the street, it's internal to the site. The condition here is our new addition, this piece here is the existing building. Our building here is capturing that little extension piece right here which is essentially one room on the end of the building and we're using a couple of roof drains in through there. The detail is to bring the masonry up and back across the back side of that building. We're wrapping the roofing material up, we do have a couple of crickets on the back side of that roof and a couple of roof drains to collect on that edge. I don't know if there were any questions on the rest of the building, but that's that particular detail. We did include all of the roofing details if anybody wanted to look through those, there are wall sections and elevations.

Mr. Varelmann stated, I noticed on your revised submittals, you're adding material here, you're adding thickness to the roof.

Ryan Schmit replied, this fascia piece is to collect water, an edge for the blocking to help to hide those pieces back there, because the insulation, we do have the crickets that taper down to that.

Mia Katz replied, it only increases by a couple of inches, that's reflected in the rendering, that's really not that noticeable.

Chairman Miozzi stated, the mention on that membrane that's going up, you're showing it going back to siding material. What do you think that's going to be, 12 inches or 16 inches off the-

Ryan Schmit replied, this piece here basically is 12 inches, there's going to be a little variation obviously, it's going to be a little bit more than that in certain spots where you get deeper as you get down to your drain.

Chairman Miozzi stated, we're more concerned where that wall is.

Ryan Schmit replied, that type of wall, you're probably only going to see about 12" because that's going to be the tightest that those two get together because the roof insulation essentially tapers off to meet this edge, that's where it's going to be the closest. And as you get to the roof drains it'll obviously be a little bit more depth which will help with the water.

Chairman Miozzi asked, is that roofing membrane going to black or white?

Ryan Schmit replied, it'll be black to match the rest of the building, the old building is black on the big angled roofs. You're not going to see any of our membrane or any of this in through here, you are going to see the band that breaks things up for the roofing.

Ryan Schmit stated, someone had concern that as it's coming down 25', about it having charge and hitting that wall and splashing up. Again, it's a fairly low slope, we do have all this pitching back to this valley and then the collector drains.

Dr. Triner asked, how big are the roof drains?

Ryan Schmit replied, 6" rounds.

Dr. Triner stated, there's about 13,000 gallons coming off of that roof during when it rains.

Mr. Varelmann asked, any other changes since you developed the drawings?

Ryan Schmit replied, no. On the list of requirements, we did not see a roof plan on it so unfortunately we didn't include it the last time.

DECISION
Mr. Varelmann, seconded by Dr. Triner made a motion to approve the Addition for Mayfield Innovation Center at 6080 Wilson Mills Rd. for Mayfield City School District as proposed.

ROLL CALL
Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips
Nays: None **Motion Carried**
Drawings Approved

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Dean & Frances Demczyk
507 SOM Ctr Rd
In-Ground Swimming Pool

Chairman Miozzi stated, our next order of business is an in-ground swimming pool for Dean & Frances Demczyk at 507 SOM Ctr Rd. Please state your name and take us through the project.

Presentation by Scott Laing, Premier Pools & Spas

Scott Laing with Premier Pools introduced himself. Demczyk's are looking for an in-ground fiberglass pool. We landed on what we call a Belvedere, a 14' wide, 30' long. It has some seats in the deep end and decorative steps. Surrounding the pool is 4' concrete on each side except for on the house side it's another 4' with a 2' gap, there's already an existing patio area. Back yard is

pretty wide open, very flat. They're already surrounded by a 6' privacy fence on all sides except for here is a chain link.

This big covered patio area is work they've already had done. It's a patio area with a TV and fancy couches, that type of thing. They had an above ground pool there for quite some time that's been taken out. Now they're looking to step it up with this in-ground pool. In these backyard photos you can see the existing pergola with furniture. We're going 2' of Riverstone, 8', 4', 4', 4' of concrete surrounding that pool.

Mr. Varelmann asked, is that a one piece prefabricated pool?

Scott Laing replied, yes. The pool coming in and going in the ground will be a day, a day to backfill, a day for plumbing, on a good week, we could get front to back in 10 days if everything falls into place, concrete will be the last thing. We usually quote 3 ½ weeks.

Mr. Varelmann asked, anything special about this concrete?

Scott Laing replied, brushed, uncolored broom finish. Brushed uncolored concrete is the least expensive to install, but also has that textured broom finish, it's a lot safer than stamped concrete.

Mr. Varelmann asked about control joints.

Scott Laing replied, there'll be saw cuts in it but nothing especially decorative.

Mr. Varelmann asked, if you put saw cuts for controls on that side, like 10' on that center or closer?

Scott Laing replied, I'm the owner of the pool company, when it comes to subcontractors, I can't call exactly who is going to be on this job, it'll be one of three people. I do pretty much leave that to their expertise, I try not to micro manage their situation.

Dr. Triner asked, will there be any electric or lighting?

Scott Laing replied, with lighting in pools like this, it's low watt LED color changing lights. There's technically no electric in the pool per say. The electrician is doing all this stuff by the pump pad in this area here next to the house. But yes, we run a 1" conduit, it's low voltage lights, LED, color changing.

Chairman Miozzi asked, that's not going to drain into that storm cleanout going across his backyard, is it?

Scott Laing replied, certainly not, this is all self-contained water. There is no water supply line to the pool itself. There is no drain running from that pool to anywhere on the property.

Chairman Miozzi stated, I just know there's a storm line going across that backyard.

Mr. Varelmann stated, I read the specs on that, the water level throughout the year doesn't drain very much.

Scott Laing replied, you do want to keep it full. When it comes to these things, they're not that heavy, that unit itself, the pool is not more than 2500 – 2800 pounds in and of itself. It only becomes loadbearing once you fill it with water. Any swimming pool, not just fiberglass, if you drain a pool and then you have a torrential downpour and you have enough hydrostatic pressure pushing up from underneath, you could pop a pool out of the ground. You could pop a fiberglass pool, a concrete pool. The parameters do exist for disasters to happen. The number one rule of the game is get water in and keep water in because that's what's holding it in the ground, more so than the concrete.

Dr. Triner asked, is there going to be any walkways to the pool or are they just going to walk across the grass.

Scott Laing replied, I think they're just going to walk across the grass.

Chairman Miozzi asked, how much lower is that concrete from the existing concrete patio?

Scott Laing replied, very much at the same level. They should be similar, when you're doing concrete around pools, the pool is always the high point in the middle, there has to be a little bit of grade away in each direction, that way if it's dead flat when it rains, all the water will just sit on the concrete and stand. It's a pretty standard pitch in drainage for around swimming pools.

Dr. Triner asked, what's the grade like from the patio back to the drain in the back of the lot?

Scott Laing replied, that I can't exactly call, it looks incredibly flat. One of my first questions is always, do you get standing water anywhere in this yard. Because if there are, sometimes there's water mitigation circumstances that we have to take into consideration for either an installment of underground sump pump or giving them a pump to pump water from underground.

Chairman Miozzi asked, will you be picking up the grade and tapering it from the concrete to the existing yard?

Scott Laing replied yes, we're going to leave it as flat as possible, any swales that we see we always leave and maintain but they are pretty flat back there. I have to assume it grades to the rear.

Chairman Miozzi replied, it does grade to the rear and towards us next door. It's probably going to be about 8 inches from the edge of the pool to the other side.

Scott Laing stated, the last thing we ever want to do is disturb drainage. Our intention is to keep all the dirt on site and use it to grade.

Chairman Miozzi stated, it's existing fencing all the way around the yard.

Scott Laing replied, that's correct.

Mr. Russell asked, do you have the proper latches and self-closures for those?

Scott Laing replied, yes. On the chain link around the driveway they have some pretty standard latching mechanism, I don't know if it's a self-latch or not, I'll certainly get with them. But the rest of it I believe are 6' privacy fences, it's all enclosed. I'll ask him about their chain link.

Chairman Miozzi asked, any other questions?

There were none.

DECISION

Mr. Phillips, seconded by Mr. Varelmann made a motion to approve the In-Ground Swimming Pool for Dean & Frances Demczyk at 507 SOM Ctr Rd as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips
Nays: None **Motion Carried**
Drawings Approved

ADJOURNMENT

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

ROLL CALL

Ayes: All **Motion Carried**
Nays: None **Meeting adjourned at 6:20 p.m.**

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Chairman

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Secretary