

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 25, 2023**

The Architectural Review Board met in regular session on Thurs, May 25, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem Lawler presided.

ROLL CALL

Present:

Mr. Tom Lawler, Chairman Pro Tem
Dr. Jim Triner
Mr. Matt Phillips
Mr. Steve Varelmann

Mr. Daniel Russell, Building Commissioner
Mrs. Mary Betsa, Clerk of Council, Acting Secretary

Absent:

Mr. Carmen Miozzi (Excused)

CONSIDERATION OF MEETING MINUTES: May 11, 2023

Dr. Triner, seconded by Mr. Phillips, made a motion to approve the minutes of May 11, 2023.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

1. Rooftop Solar Array

Darin Croft
803 Meadowview Ln
YellowLite

OPEN PORTION

**Darin Croft
803 Meadowview Ln
YellowLite**

. Presentation by Zach Lalkowski, Project Manager – YellowLite

We are looking to install 34 solar panels to offset over 55% of the customer's electric bill. We basically utilize the only three viable roofs that Darin has. They are either southeast or southwest facing. We provided the best opportunity to offset the building. With that, I will open it up for questions.

Mr. Lawler asked, do you show the rails these are sitting on?

Mr. Lalkowski replied, there should be some data sheets. The panel will stick four inches above the roof. They are black frames with a black panel.

Mr. Lawler asked, what is the black panel?

Mr. Lalkowski replied, the solar panel itself.

Mr. Lawler asked, and the rails are going to be what color?

Mr. Lalkowski replied, black.

Mr. Lawler asked, are you powder coating them? What is the finish of the rails?

Mr. Lalkowski replied, they have two different sets of rails. The white rails are used more for commercial. Residential is black. They are XR1000.

Mr. Lawler stated, it says clear finish on that one. XR100 you can do in black?

Mr. Lalkowski replied, yes.

Mr. Lawler asked, how big are these panels?

Mr. Lalkowski replied, 75 inches by 40 inches.

Mr. Lawler asked, what about the two transfer switches?

Mr. Lalkowski replied, those are existing.

Mr. Lawler asked, are they in the house or outside?

Mr. Lalkowski replied, they are outside.

Mr. Lawler asked, does anyone have any questions? These are all going to be on the street facing the side of the house?

Mr. Lalkowski replied, that's correct.

Mr. Lawler asked, what does the new ordinance say about street-facing side?

Mr. Russell replied, basically that's the only way they can do it. That house has a whole lot of trees around it.

Mr. Lawler asked, what study have you guys done to confirm this is the appropriate side of the house to be on?

Mr. Lalkowski replied, I am not quite sure. We have an engineer who handles all that. It never really crosses my plate and it's not a question I have ever heard before.

Mr. Lawler stated, I am inclined to get that information before we approve this.

Mr. Lalkowski asked, is there an engineer's letter in there?

Mr. Lawler replied, the letter from Synergy discusses more of the structural loading.

Mr. Lalkowski asked, does that answer your question?

Mr. Lawler replied, no, I am questioning why these need to be on the face of the house that's showing by the street and the sides and back.

Mr. Lalkowski replied, you never want to put it on a north facing roof. The sun's always going to be in the southern portion of the sky. Those are the three only spaces you can put solar on to make any financial sense. We have done over 175 projects and I would say that there are only 3 projects that have them facing north.

Mr. Lawler asked, when are you guys scheduled? Did you have this on schedule to install yet?

Mr. Lalkowski replied, no. We were going to schedule it once it got approved.

Mr. Lawler stated, I don't want to set a precedent of just allowing it based on something verbal. I am thinking we either approve as noted and they follow up with some type of written correspondence stating it needs to be on the south facing portion. What do you guys think?

Mr. Phillips stated, instead of tabling it, I think we should approve it as noted to get study done.

Mr. Lalkowski replied, we have a report.

Mr. Lawler stated, fine. If you share the report and it confirms what you saying, I am fine with that.

Mr. Russell stated, I can handle this on my end.

Mr. Lawler replied, that would be good. Agreed?

There was no further discussion.

DECISION

Chairman Pro Tem Miozzi, seconded by Mr. Phillips, made a motion to approve as noted. A report will be provided to the Building Department to confirm what has been said about the layout.

ROLL CALL

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

Nays: None

Motion Carried

**Approved Pending Submission of
Report to Building Department**

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:15 p.m.

Chairman

Secretary