

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 26, 2023**

The Architectural Review Board met in regular session on Thurs, Oct 26, 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. Daniel Russell, Building Commissioner

Mr. Steve Varelmann, Chairman Pro Tem

Ms. Deborah Garbo, Secretary

Dr. Jim Triner

Mr. Matt Phillips

Absent:

Mr. Bob LaRiche

CONSIDERATION OF MEETING MINUTES: Aug 24, 2023

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the minutes of Aug 24, 2023 as written.

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Minutes Approved

PROPOSALS

1. Solar Array
Derek McDowell
6543 Highland Rd.
YellowLite

2. Montebello Subdivision
New Single Family Dwelling
Skoda Construction
Meld Architects
 - 1) **592 Magnolia Ct S/L #17**
PP # 831-10-039

 - 2) **594 Magnolia Ct S/L #18**
PP # 831-10-040

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is roof top solar array for Derek McDowell, 6543 Highland Rd., YellowLite. Whoever is here to present, please state your name for the record and walk us through your project.

**Derek McDowell
6543 Highland Rd
Solar Array**

Dave Hunter, Project Manager with YellowLite introduced himself. We're proposing to do a 14.76kw system which is going to produce almost 1700 kilowatt hours of energy for one year. This project is going to be going on the front of the property on roof 1 & 2. I have an amended drawing (distributed) to show that we're moving these two modules here and placing them here on roof 2. They're a little close to shading but it didn't make the numbers skew that much.

Mr. Varelmann stated, I didn't like how they (modules) didn't fill out this part here on the original plan. It looks better now.

Dave Hunter replied, that squares up the look a lot better.

Chairman Miozzi asked, you couldn't put them on the back of the house?

Dave Hunter asked, on the north side?

Chairman Miozzi replied, I don't know how the sun works.

Dave Hunter stated, this is the south side, the sun is shining from this direction. It's lower in the wintertime, it gets a little higher in the summertime. If we're putting them on the north side, the power we'd lose is better than what you would produce. Typically nothing goes on the north side of the property.

Mr. Phillips asked, will you be taking out this tree here for this?

Dave Hunter replied, no.

Mr. Varelmann stated, I know there was some change in our zoning code about 1 or 2 years ago regarding placement of solar panels.

Mr. Russell replied, it is the requirement of the Architectural Review Board to review for placement of solar panel locations that are visible from any public right-of-way.

Mr. Varelmann asked, does it comply with everything that's in the code?

Mr. Russell replied, yes it does comply. If they're in the front and could be seen from the right-of-way, it has to be approved by the Architectural Review Board. The applicant has to demonstrate the necessity of the location per Code Section 1187.08.

Mr. Varelmann stated, the original way you showed I thought it would've looked odd. But given that you straightened it up on this addendum, I think it looks more uniform now.

Chairman Miozzi stated, I was actually thinking about adding more across the top.

Derek McDowell, homeowner replied, there're two controllers and a maximum number of panels you could have for every controller. If we were to add two more, we would actually need the third controller and that would increase the cost substantially.

Chairman Miozzi stated, it's definitely an improvement. Are you painting the conduit that's going down the side?

Dave Hunter replied, we're painting the conduit, there's going to be a small piece coming up here to get on that roof, then a small piece along the back. We'll paint it to match the roof and the siding.

Chairman Miozzi asked, so you're adding them for the main power or is coming down?

Dave Hunter replied, it's coming down. This is where his service is at, the panel's on the first floor because there's no basement so we can't put any equipment inside so it'll be on that far side and the disconnect.

Dr. Triner asked, was there a study done for location?

Chairman Miozzi stated, I'm taking his word that it would be less efficient on the back side. I think going across, at least with the darker roof it doesn't come out as much.

Derek McDowell stated, I think this is actually an older picture of my roof, the shingles I have now are a little darker.

Mr. Varelmann stated, it is what it is, I don't think you'd be doing the design any better for what you have. I don't really have any objections within the limitations of the design of your solar panels.

DECISION

Mr. Phillips, seconded by Mr. Miozzi made a motion to approve the Roof Top Solar Array for Derek McDowell at 6543 Highland Rd as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Montebello Subdivision
New Single Family Dwellings**

**592 Magnolia Ct S/L 17, PP # 831-10-039
&
594 Magnolia Ct S/L 18, PP # 831-10-040**

Chairman Miozzi stated, our next order of business is New Single Family Dwellings for Montebello Subdivision, Sublots 17 & 18. Please state your name and take us through your proposal.

Eric Husteck with Meld Architects stated, we're presenting sublots 17 & 18 now.

S/L 17 (Corner lot)

Vinyl Siding 1: Glacier White Board & Batten Dbl 5

Vinyl Siding 2: Glacier White Dbl 5

Asphalt Roof Shingles: Moire Black

Accent Metal Roof: Black

Trim, Gutters, Downspouts, Windows: White

Cultured Stone: Gray Cobbles

S/L 18 (Center Lot)

Vinyl Siding 1: Sea Slate Board & Batten Dbl 5 on front

Vinyl Siding 2: Sea Slate Dbl 5 on sides & back

Asphalt Roof Shingles: Moire Black

Accent Metal Roof: Black

Trim, Gutters, Downspouts, Windows: White

Cultured Stone: Oxford LedgeStone

Chairman Miozzi asked, are the matte black metal roofs on all the houses?

Eric Husteck replied, pretty much, but there's one that has a gray, that's S/L 29.

Mr. Varelmann asked, can you show us for reference what's adjacent?

Eric Husteck points out sublots 17, 18, 19 & 20 on site plan to see the neighborhood context.

Chairman Miozzi asked, so both these houses are going to have the same color soffits and downspouts?

Eric Husteck replied, yes. That's kind of standard across the development, all the downspouts, trim and windows.

Chairman Miozzi stated, I recall some in black.

Eric Husteck replied yes, some are in black, that's the owners choice. We're excited about this Sea Slate color, it's a little bit bluish, a little different from the others which is nice.

Eric Husteck stated, S/L 17 is our Daisy Model, it's the same as S/L 22 and 23. The same exact models.

Chairman Miozzi asked about gable vents.

Eric Husteck replied, that's a buyers choice as well. We as Architects prefer the gable vents, but sometimes the buyers do eliminate those. And we do prefer the triangular ones that are shown in the drawings as well. Sometimes they change to rectangular ones.

S/L 18

Eric Husteck stated, this is a new model, we're looking at this for the first time. We're excited about this model, as we're doing a nice Great Room.

Chairman Miozzi stated, I'm looking at that front porch. Is that going to be a cedar accent?

Eric Husteck asked, are you talking about the decorative gables?

Chairman Miozzi replied, yes.

Eric Husteck stated, they're going to match the trim. They'll be a white color to match the trim and the columns will be white.

Chairman Miozzi asked, is there a gap between the two sidings?

Eric Husteck replied yes, there is a gap, the ceiling is open. It's going to actually be a truss.

Mr. Varelmann stated, this window on the left elevation is off a bit.

Eric Husteck replied yes, we intend to line those up. That is actually high, the intent is to be centered.

Mr. Varelmann stated, that's the only comment I had.

Eric Husteck stated, vinyl railings which are typical of all the houses will be a white railing system with black spindles and the deck boards will be in gray, usually the composite material in Trex or something and then the fascia's are white on the deck.

DECISION

S/L #17

Mr. Varelmann, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling at Montebello Subdivision, 592 Magnolia Ct, Sublot 17 as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

DECISION

S/L #18

Dr. Triner, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling at Montebello Subdivision, 594 Magnolia Ct, Sublot 18 as noted.

- **Align Windows Left Elevation**

ROLL CALL

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

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 6:30 p.m.

Chairman

Secretary