

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 24, 2024**

The Architectural Review Board met in regular session on Thurs, Oct 24, 2024 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Dr. Jim Triner presided.

ROLL CALL

Present:

Dr. Jim Triner
Mr. Matt Phillips
Mr. Bob LaRiche

Mr. Daniel Russell, Building Commissioner
Ms. Deborah Garbo, Secretary

Absent:

Mr. Carmen Miozzi, Chairman
Mr. Steve Varelmann, Chairman Pro Tem

CONSIDERATION OF MEETING MINUTES: **Oct 10, 2024**

Dr. Triner, seconded by Mr. Phillips made a motion to approve the minutes of Oct 10, 2024 as written.

ROLL CALL

Ayes: Dr. Triner, Mr. Phillips, Mr. LaRiche
Nays: None Motion Carried
 Minutes Approved

PROPOSALS

- | | |
|--|--|
| 1. New Single Family Dwelling
(Resubmit New Model
from ARB Approval 8/22/24) | Montebello Subdivision
560 Magnolia Ct. S/L #1
St. Jude Dream Home
MELD Architects, Inc
Skoda Construction |
| 2. Roof Top Solar System | Jean Cregan
6839 Hickory Hill Rd.
YellowLite, Inc |

OPEN PORTION

Dr. Jim Triner called the meeting to order. Our first proposal tonight is a New Single Family Dwelling for Montebello Subdivision. Please state your name for the record.

**Montebello Subdivision
New Single Family Dwelling
560 Magnolia Ct SL #1 - St Jude Dream Home**

Presentation *by* Eric Husteck, Meld Architecture

Eric Husteck from Meld Architecture introduced himself. I'm here for the Montebello Sublot #1 that we're presenting. You guys all know where S/L #1 is, we actually already submitted for this and we're resubmitting. In case you're wondering why, it was because we realized that the house was actually wider than the lot was allowing. There was an oversight where a setback wasn't showing on the site plan by the Civil Engineer, so we're doing a narrower Model.

The photo right above SL #1 shows a good representation of what's going on the lot, it's S/L #22, the Daisy Model, it's the exact same colors and everything, same Model. The only difference is we're not doing a walk-out basement. There's no deck, there's no walk-out from the basement.

Site Plan

The Civil Engineer didn't show us the setback line, we thought it was here by the sewer easement, it was actually further than we realized, so now we're doing a narrower 40' wide lot instead of the 50' one that we presented earlier. This one fits nicely on the lot, we're behind the sewer easement, behind the 60' setback from Highland Rd.

Finishes

Vinyl Siding 1: Glacier White Board & Batten (front)
Vinyl Siding 2: Glacier White Dbl 5" Clapboard (sides & rear)
Cultured Stone: Harbor Limestone (along the base)
Trim: White
Window Trim Color: White
Gutters/Downspouts: White
Accent Metal Roof: Black
Asphalt Roof Shingles: Moire Black

Elevations

The elevations will probably tell the best story, let's go to the last slide please, that'll show us the final construction layout. You can see the Board & Batten on the top, clapboard siding along the bottom, sides and the rear. White windows, downspouts and gutters.

Dr. Triner asked, does anyone have any questions or comments?

Eric Husteck stated, also this is the Highland side where there's already a lot of trees and buffer.

DECISION

Mr. Phillips, seconded by Mr. LaRiche made a motion to approve the New Single Family Dwelling as resubmitted for Montebello Subdivision, 560 Magnolia Ct Sublot #1, St Jude Dream Home as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Jean Cregan
6839 Hickory Hill Rd.
Roof Top Solar Panel System
YellowLite, Inc**

Dr. Triner stated, our next order of business is a roof top solar system. Please state your name for the record.

Presentation by Reynard McPherson, YellowLite

Reynard McPherson with YellowLite introduced himself. I'm representing YellowLite. We're proposing to install 16 panels on the front of the house on the roof, it's a roof mount solar system. All of the equipment will be on the back of the house, so you won't be able to see any of the equipment. It's going to connect to the basement from the back of the house, down to the meter.

Mr. Phillips asked, is the meter currently in the back of the house or on the side?

Reynard McPherson replied, the electrical panel's currently in the basement. The solar meter will be on the back of the house. Because of the Fire Dept, there's going to be room to walk around the array for safety.

Dr. Triner asked, are the arrays going to be on the front of the house?

Reynard McPherson replied, yes.

Dr. Triner asked, have you done a shade plan?

Reynard McPherson replied, yes, for sure. We always do a shade analysis so that we know if it's good enough to do a project or not. If there's no sun, we can't install. We have customers that really, really want solar, we do the shade analysis and we have to tell them we can't do it unless you cut down the trees.

Mr. Phillips stated, the meter is actually on the side on my diagrams.

Reynard McPherson replied, I'm going to pass around this diagram (handout #1 & #2) that was just put together today and you can see where our equipment is going to go and then it's going to come into the basement to the control panel.

Mr. Phillips said, okay, it's all in the back, gotcha.

Dr. Triner asked, are you testing the power?

Reynard McPherson replied, no. What we'll do is connect into the grid so during the day you'll produce the electricity, the meter will spin backwards. So when you come home at night, then use your electricity, you'll get the credit that you put into the utility. Some people want to have batteries but that's your own preference. But if your utility is always going off, then you definitely

should get batteries. We do carry Tesla batteries and we can install them every day but not on this particular job.

Dr. Triner asked, anybody have any questions on the installation?

Mr. Phillips asked, there's no ordinance against it being on the front of the building?

Mr. Russell replied, there is an ordinance that we want them in the back but the Architectural Review Board may approve the placement of solar panels that are visible from any right-of-way.

Reynard McPherson stated, the panels are all black, the frame, the sills are all black. There were initially two different proposals, but their best production will be on the front so there won't be any panels in the rear.

Mr. Phillips stated, I guess it comes down to how big of an eyesore it is compared to efficiency.

Reynard McPherson stated, as I said, they are all black, it'll blend in with the roof.

Mr. LaRiche asked, what's the lifespan on these?

Reynard McPherson replied, we have a 30 year warranty but there have been panels in the past that were put up in the 70's and they're still producing, at a lower rate of course, but I would say it's a life time.

Dr. Triner asked, as far as the alignment goes, do you push it off to one side versus the other or is it in the middle?

Reynard McPherson replied, it definitely should be aligned in the middle, it should be symmetric. In looking at the picture, it looks pretty even.

Mr. Phillips stated, I think we should note that it should be a center alignment.

Reynard McPherson replied, I'll make a note of that, and let the guys know that we definitely should center it.

Dr. Triner asked, any further questions or comments?

There were none.

DECISION

Dr. Triner, seconded by Mr. Phillips made a motion to approve the Roof Top Solar System for Jean Cregan at 6839 Hickory Hill Rd as noted;

- **Solar Panel System Alignment to be centered.**

ARB Minutes

Oct 24, 2024

Pg #5

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

Dr. Triner asked, any other business or discussion?

There was none.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary