

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
December 14, 2023**

The Architectural Review Board met in regular session on Thursday December 14, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Carmen Miozzi, Chairman  
Dr. Jim Triner  
Mr. Matt Phillips  
Mr. Bob LaRiche

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

**Absent:**

Mr. Steve Varelmann Chairman Pro Tem

**Consideration of Minutes: November 9, 2023**

The Minutes will be considered by the Architectural Review Board at their next meeting.

**PROPOSAL**

1. Addition  
Patricia Arko  
6621 Ridgebury Blvd.  
Design Visions, Inc.  
Skoda Construction, Inc.

**OPEN PORTION**

**Patricia Arko  
6221 Ridgebury Blvd.  
Design Visions, Inc.  
Skoda Construction, Inc.**

. **Presentation by Mike Skoda – Skoda Construction, Inc.**

The owner would like to put an addition off the back of the house. This is Ridgebury right here. She would like to put an addition at the back of the house 5 feet off the side of the house into the back. It will be a primary bedroom and bathroom. The materials will all match. The roof will be the same. Black roof and shingles to match the existing house. She would like to do a T1-11 to match her garage and her existing porch over here.

Chairman Miozzi asked, is it a log home?

Mr. Skoda replied, it is a log home. Her whole garage is T1-11 and same with the porch. This is the corner from 5 feet in. This is her existing porch with T1-11 and her garage. This is the addition we are putting back off the house.

Chairman Miozzi asked, is that aluminum soffit they have right now?

Mr. Skoda replied, yes.

Chairman Miozzi asked, what are you doing with the transition between the T1-11 before it goes into the peak?

Mr. Skoda replied, it will be T1-11 around the whole length.

Chairman Miozzi asked, is there anything to keep the water getting into that seamline and going into the back?

Mr. Skoda replied, this isn't a seamline, it's just showing a cutout.

Chairman Miozzi stated, usually they make a drip edge. Are there any doors on it, or is it all windows?

Mr. Skoda replied, there's a new patio door that comes off the laundry room that's going to be in the addition.

Chairman Miozzi asked, are you going to have vinyl windows? What's in the house right now?

Mr. Skoda replied, vinyl. We are going to use vinyl for the addition as well.

Chairman Miozzi stated, the rest of the house is cinderblock.

Mr. Skoda stated, she has a minimal crawlspace in there. We are going to do a crawlspace in the addition. We are going to paint the T1-11 to match the house.

Mr. Phillips asked, will the new door that's going in going to have light?

Mr. Skoda replied, yes.

Mr. Phillips asked, will the covered porch be matching?

Mr. Skoda replied, this is the existing enclosed covered porch with T1-11. This would be the addition off the back of the house back here.

Mr. Phillips asked, and the corners you are going to keep the same colors?

Mr. Skoda replied, yes.

Chairman Miozzi asked, the windows will have the muntin guards on them?

Mr. Skoda replied, yes.

Chairman Miozzi asked, are you tying in the back?

Mr. Skoda replied, yes.

Chairman Miozzi stated, I can't see the gutters on this.

Mr. Skoda replied, she has gutters. It's kind of hard to see because of the picture. The gutters are white.

Chairman Miozzi stated, so the back of the house will be black gutters with white fascia on it. I am assuming you are going to do the soffit behind the gutters and the gutters will be white?

Mr. Skoda replied, yes. If you want her to have black gutters, that's fine.

Chairman Miozzi stated, I don't mind at all them being white.

Mr. Phillips stated, all the gutters are the same color, keep that consistent.

Chairman Miozzi stated, with the soffit being black.

Mr. Skoda asked, do you want the fascia behind it then also?

Chairman Miozzi stated, the front is black. I don't see any white, but the soffit material underneath, is that black also or the same color as the siding?

Mr. Skoda stated, we can match it with the siding. White fascia board, blue soffit and black gutters.

Chairman Miozzi stated, it looks like they kept the gutters consistent. I will put on the print match existing trims.

There was no further discussion.

**DECISION**

Chairman Miozzi, seconded by Mr. Phillips, made a motion to approve as noted. The gutters and soffit should match existing.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**REVIEW AND DISCUSSION ONLY  
(MUNICIPAL PROJECT)**

**The Grove New Restroom Facility  
425 North Commons Blvd.**

- Presentation by Diane Wolgamuth, Director of Administration and Shane McAvineu, Director of Parks and Recreation

Ms. Wolgamuth stated, thank you very much. I think most of you know me, I am Diane Wolgamuth, the Director of Administration for the Village and this is Shane McAvineu, our Parks and Recreation Director. We provided you with a quick memo to explain the plans received from the Architect. We would like to give you some background. We applied for a grant to put in permanent restrooms at the Grove and it was approved. The contractor has been selected. They chose RSA Architects as their Architect. They have started putting together their plans. We haven't really selected materials. We just wanted to come and review it with you and let you know what's going on. I am going to turn it over to Shane because he is going to go over this. Even since we gave you the memo the other day we met with the Architect yesterday and we have made some changes. We will go through that as well

Mr. McAvineu stated, one of the major changes that we had was the recommendation about the location of the building. We have taken the building and rotated it 90 degrees. The restrooms are going to face closer to SOM. That way there will be a little more privacy there. The map does not show that. Basically we are talking about this building right here. We are going to push it back around here. It will cover this section here. Also, this is our emergency egress for the Fire Department so we want to feed those lines out in that direction. This is the food truck grounds so when people leave the restrooms, they can go down by the food trucks. We discussed with the Architect about privacy in the restroom. We were going to initially extend this divider further out. It will still be ADA compliant. Later down the road we will be putting a divider that goes out in front of that for privacy like the one at the softball fields. The exterior materials, the lower brick

is going to be the exact same stone that's currently at The Grove. The Architect recommended putting a band of a similar sandstone type of material that would blend with that to break it up a little bit. They will be bringing in samples. The question is whether it is going to go all the way up or whether we are going to go with the band around there. We added a metal roof over the shingle roof. The roof will be similar to the brown on the Grove. We still have to finalize the colors, but it will be complimentary to the bandshell. It will be a sandstone. We added gutters into this to run off into the proper sanitary runoff. There will be overhangs. There will be metal doors on the outside. There will be drinking fountains.

Chairman Miozzi asked, is that glass block there with window vents on them?

Mr. McAviney replied, we didn't cover that yesterday. We have another meeting on January 5<sup>th</sup> with the architect to finalize some of these.

Ms. Wolgamuth asked, do you think glass block is a good idea?

Chairman Miozzi replied, I think it's a good idea.

Mr. McAviney stated, there will be outlets on the exterior of the building. There will be some landscape improvements to hide that area a little bit. They've done improvements all the way through here. They've put concrete pads in here. Picnic tables will be there. All the electrical lighting is in the process of being put in there. It's going to light up the parking lot in that area for people to go to the food trucks and restrooms.

Mr. Phillips asked, will there be lights on the exterior of the building?

Mr. McAviney replied, yes. They will also shine along the perimeter. There will be 4 on this side, 4 on this side and then 2 and 2. We will be adding lighting to solve the problem of it being dark.

Mr. Phillips asked, are you going to have a walkway all the way around it?

Mr. McAviney replied, we are going to extend here. On the backside, there's a service utility door, so there will be a concrete walkway there. We could potentially put one here, but this is all nice landscaping there. I like the greenspace. It would look a little too crowded with concrete everywhere.

Chairman Miozzi asked, the walkway is going to come down along the side across and then over?

Mr. McAviney replied, yes. There's enough clearance. There's a universal family changing restroom on the corner. We had to have enough ADA clearance to push that back. Also, if we have an emergency situation, there's enough space. We talked about those particular things that needed to be addressed.

Mr. LaRiche asked, the doors aren't going to be power activated?

Mr. McAvineu replied, no, they won't be power activated.

Mr. Triner asked, are there unisex rooms?

Mr. McAvineu replied, that's what the back corner is. They call it the family room/universal room.

Mr. LaRiche asked, you talk about the privacy of the men's room. You are not concerned at all about that for the women's room with the door right there opening up into the common area of the restroom.

Mr. McAvineu replied, we talked about it. If we see when we open it up, we are going to put a wall on the outside to block the view from coming in. We have the money in the budget and it's potentially something we will do when it starts being built. We have plenty of space to put a wall on the outside of each of them if necessary. We have rotated it so if you are looking down the hill from the Grove you can see the side of the building. The universal room is a one-person door open, door shut. You're done, you leave.

Mr. LaRiche stated, it looks good.

Chairman Miozzi stated, you might think about spacing out the glass block on the wall evenly.

Mr. Phillips stated or add another one.

Mr. Triner agreed.

Mr. McAvineu stated, so put a third one in.

Chairman Miozzi stated, a third one or space them out evenly between the door and the end of the wall.

Mr. McAvineu stated, I like that idea. Everything we do is LED and energy efficient. . If you have any questions or need additional feedback, please let us know. We still have time to make changes.

Mr. McAvineu and Ms. Wolgamuth stated, thank you very much.

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All                      **Motion Carried**  
Nays: None                    **Meeting adjourned at 6:24 p.m.**

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Chairman

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Secretary