

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Feb 27, 2025**

The Architectural Review Board met in regular session on Thurs, Feb 27, 2025 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
Mr. Bob LaRiche

CONSIDERATION OF MEETING MINUTES: Feb 13, 2025

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of Feb 13, 2025 as written.

ROLL CALL

Ayes: All
Nays: None Motion Carried
 Minutes Approved

PROPOSALS

1. Monument Sign Village Veterinary Clinic
6529 Wilson Mills Rd.
Ruff Neon & Lighting
(BZA variances approved 2/18)

2. Addition Clarissa Westmeyer
741 Butternut Dr.
Meld Architects

OPEN PORTION

**Village Veterinary Clinic
6529 Wilson Mills Rd.
Monument Sign**

Chairman Miozzi called the meeting to order. Our first order of business is Village Veterinary Clinic, 6529 Wilson Mills Rd, Ruff Neon & Lighting. Please state your name for the record and take us through your project.

Jessica Ruff, 295 West Prospect, Painesville introduced herself. We're proposing to replace the existing sign. It'll be a ground sign, slightly smaller than the existing one. The proposed sign will be externally illuminated with two ground lights. It'll read as presented, Village Veterinary Clinic. It'll be non-illuminated, just externally illuminated with the two ground lights.

Chairman Miozzi asked, are you using composite material for the posts?

Jessica Ruff replied, yes. I know it says on there wood but it won't be wood, it'll be aluminum for the longevity.

Chairman Miozzi asked, does that have to be on a timer?

Mr. Russell replied yes, illuminated signs need to be turned off no later than 11:00 p.m. or when the premises are closed for business, whichever is later. And they did get approval from BZA for the setbacks.

Chairman Miozzi asked, for it to be closer or further away?

Mr. Russell replied, the code itself changed for the distances. Everything's been updated, it's going in the same spot, it was a zoning variance for a couple minor small variances.

Mr. Varelmann said, it seems to me these letters are very small under 'Village Veterinary Clinic' lettering. You won't be able to read them when you drive by.

Jessica Ruff replied, it's an accreditation, just something their facility wanted on there somewhere, it's an accreditation that they're proud of they received. We didn't want to take away anything from the 'Village Veterinary Clinic'.

Mr. Varelmann asked, how will you be able to control the lighting so you don't get a lot of light pollution beyond the sign?

Jessica Ruff replied, we'll make sure the spread of the floodlight accommodates, I think that one is 5' wide.

Mr. Varelmann asked, so there are no baffles or anything on the light itself to control it?

Jessica Ruff replied, correct. Nothing like that we could do.

Chairman Miozzi said, looking at the rendering versus what's there, is it mostly going to be shooting up?

Jessica Ruff replied, we'll make sure the spread is solely on the sign itself.

Dr. Triner asked, could you just have an up light on the sign, would that be enough light other than have a spot?

Jessica Ruff replied, those are options, but the sign there we do have spots.

Mr. Varelmann said, in our code we have lighting, such that it doesn't spill beyond where it's supposed to be.

Mr. Phillips stated, as long as the light on the ground is narrow enough that it just hits the sign, that should be fine.

Jessica Ruff replied, we'll make sure the spread is only on the sign, no spilling over or up lighting at all.

DECISION

Mr. Phillips, seconded by Mr. Varelmann made a motion to approve the Monument Sign for Village Veterinary Clinic, 6529 Wilson Mills Rd. as noted;

- **Sign light to illuminate sign only**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Clarissa Westmeyer
741 Butternut Dr.
Addition**

Chairman Miozzi stated, our next order of business is an addition for Clarissa Westmeyer, 741 Butternut Dr. Please state your name and take us through your project.

Eric Husteck with Meld Architects introduced himself and Jenny Glowe with Meld Architects. We'll be presenting on behalf of Clarissa Westmeyer whose also here in the audience with us.

Site Plan

Eric Husteck stated, this is for a private residence addition at 741 Butternut Dr. This is the piece here that we're adding. We're building everything within the setbacks. We don't intend to have any variances on this project. We're not going beyond the front setback of the existing house. We're staying within the sideyard setbacks and we're not going beyond the rear of the house as well. We're trying to work within the context of the existing house as it stands.

Mr. Varelmann asked, is that an air conditioning unit?

Eric Husteck replied, yes. It's a condensing unit.

Mr. Varelmann asked, are you modifying the form of the building around that or was that just leftover space?

Jenny Glowe replied, the intention was to keep the condensing unit where it is and also just to break up the plane of the rear of the house because there's a covered porch there. It worked with the layout to keep it there and if it needs to be moved, it can be relocated with clearances.

Dr. Triner asked, do you have clearance around the Master?

Eric Husteck replied, we do, yes. We definitely looked at the clearances that are required for condensing units to make sure it's well within reason. If I remember correctly, it was 3' around the outside which we have. But we'll definitely make sure that all the clearances are met.

Floor Plan

Eric Husteck said, this is the floor plan to show you how everything's laid out.

Elevations

Eric Husteck said, I'm going to have Jenny present the materials that were chosen for this project.

Jenny Glowe stated, we're matching existing materials on the house. The siding will be 8" exposure aluminum siding to match, we weren't able to get a sample of that. The entire roof is going to be replaced on the existing house with Weathered Wood asphalt shingles. The front porch portion will be a standing seam metal roof in this dark bronze color. The foundation brick will match the existing brick which is on this portion of the front of the house, that's going to be this Glen Gery cloudscape which is different from the one we showed in the presentation because when we got the sample, it didn't quite fit as well, so we switched it to this cloudscape. All the trim, fascia's and soffits will all match existing in details.

Eric Husteck said, the posts will be an Azek color PVC trim. The railing system will also be white, it'll probably be a vinyl system of some sort or it'll be pressure treated wood painted white. The patio is a concrete slab and the water table below it will be this brick wrapping around the bottom portion here. There will be a PVC trim covering the beam that'll come across here, siding to match existing. All window muntins will match existing, same styles and same grid layout, white to match existing. We have these gable louvres here that matches what's on the current existing house as well. We want to try and match the architectural details in the existing house.

Chairman Miozzi said, it looks like the foundation brick is red.

Eric Husteck replied, on the back it is. We do not want to match the back red brick. You can't see it from the front street, we don't think it's that pleasant anyways. The foundation brick on the

front of the house is a whiteish brick. So this cloudscape sample brick is to match what's on the front and the sides. We thought that was a much more attractive looking brick than the red in the back.

Chairman Miozzi asked, was that front brick painted?

Jenny Glowe replied, yes. It was a red brick and painted with a concrete stain.

Chairman Miozzi asked about the two front porch columns.

Clarissa Westmeyer stated, they're cedar sided.

Eric Husteck stated, we're not doing any of the red brick, it's all going to be a white brick around the whole water table, all the way around, around the fronts, the sides, the porch, it'll all wrap around.

Chairman Miozzi asked, will the decking be a composite?

Eric Husteck replied no, it'll be a concrete slab. It'll be a concrete foundation with that brick veneer wrapped around the concrete foundation. The stairs themselves will probably be a wood product, a pressure treated wood and painted white to match the railings and the columns.

Dr. Triner asked, and the downspouts?

Eric Husteck replied, downspouts will be white to match existing.

Mr. Varelmann said, you have two different brick colors on the foundation, is that visible from the street?

Eric Husteck replied, no. You could only see that red brick if you were to go in the backyard.

Clarissa Westmeyer stated, with the landscaping it's probably not going to be very noticeable. If it bothers me, I'll stain that red brick white.

Mr. Varelmann asked about lighting.

Eric Husteck replied, whenever we build porches we obviously never want to have them dark. We'll probably have recess cans in the ceiling soffit, same as under the eaves.

Mr. Varelmann asked, is that aluminum siding on the home?

Jenny Glowe replied, we're painting it to match.

Eric Husteck said, it's almost impossible to buy a product that looks exactly the same.

Chairman Miozzi asked, are you planning to change the weatherhead to the addition side of the house?

Eric Husteck replied, that would probably remain as is.

DECISION

Mr. Miozzi, seconded by Mr. LaRiche made a motion to approve the Addition for Clarissa Westmeyer, 741 Butternut Dr. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

ADJOURNMENT

Chairman Miozzi, seconded by Mr. LaRiche made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary