

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
September 10, 2026**

The Architectural Review Board met in regular session on Thurs., September 10, 2026 at 5:57 p.m. at the Mayfield Village Civic Center, Main Conference Room. Mr. Carmen Miozzi, Chairman presided.

ROLL CALL

Present:

Mr. Carmen Miozzi, Chairman	Mr. Daniel Russell, Building Commissioner
Mr. Steve Varelmann, Chairman Pro Tem	Ms. Lisa Levine, Executive Secretary
Mr. Matt Phillips	Mr. John Marquart, Economic Dev. Manager
Mr. Bob LaRiche	
Dr. Jim Triner	

Absent:

CONSIDERATION OF MEETING MINUTES: **August 27, 2026**

Mr. Varelmann seconded by Dr. Triner made a motion to approve the minutes of August 27, 2026

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved

PROPOSAL

- | | |
|----------------|---------------|
| 1. Garage Door | DP165, LLC |
| | Mars Electric |
| | 600 Beta Dr. |

OPEN PORTION

Chairman Miozzi called the meeting to order. First order of business, drive-in-door at EP 165 LLC, Mars Electric, 600 Bayard Drive, state your name and address for the record and we will go through the project.

Tyler Simone
Director of Construction
Diamond Properties

Tyler Simone stated, so, as you can see up top, this is the existing conditions today, and this is our proposed rendering. So, these three dock doors would stay exactly the same. The existing down ramp would stay exactly the same. What we're proposing is a new roll-up, 14 foot by 16 foot at grade door. So instead of a loading dock door, so this would have a small concrete ramp to make up the grade difference between grade and floor level, which is about 10 inches to a foot between the two. This will be for a new tenant who, you know, Dan is aware we're working through the occupancy application with them for Mars Electric, who is also right around the corner at 6655 Beta Drive, I believe. It's a kind of expansion of their warehouse and storage space.

Chairman Miozzi said, that looks like a garage door.

Tyler Simone replied, we also have the specs of the garage door. You know, medium-wise, they're going to match, but yeah.

Chairman Miozzi asked, it's pretty much going to be white like the other doors?

Tyler Simone replied, yeah,

Chairman Miozzi asked, same color?

Tyler Simone replied, exactly.

Chairman Miozzi asked, landing for the trucks-

Mr. Varelmann said, so I think that the concrete pad is a good idea, even if trucks sit there, so you don't get what's in your asphalt. So, for that reason, it's good. But what about the guardrails you have on each side?

Tyler Simone replied, that was a tenant requirement. They asked to have the guardrails just for a safety feature. So, they're going to be using this to bring forklifts in and out of the building with equipment. That was one of their requests to have the guardrails on either side. This one is kind of a drop-off. I have to go back and see exactly what the height of this is to see if it meets- I doubt it meets guardrail height now. So that drop might have been too high, and then that side I know is a-

Mr. Varelmann asked, is it galvanized steel?

Tyler Simone replied, that is going to be galvanized steel. Yes.

Chairman Miozzi said, All right.

Mr. LaRiche asked, would minusing the two parking spaces impede the overall –

Tyler Simone asked, in terms of like circulation of the site?

Mr. LaRiche replied, and for the many parking spaces you need for it.

Tyler Simone replied, it shouldn't. The site is decently over parked so these are the two spaces that would have to be removed as part of this. We don't believe that's going to have any impact on the parking requirements for the site.

DECISION

Mr. Varelmann seconded by Dr. Triner made a motion to approve as noted:

ROLL CALL

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

Abstain:

Nays: None

Motion Carried

Drawings Approved as Noted:

Chairman Miozzi said, good luck with your project.

Tyler Simone said, thank you so much, Dan, we'll make sure we get you that documentation on Monday. Thank you, everyone.

Chairman Miozzi asked, is there any other business to discuss this evening?

There was none.

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 6:04 p.m.

Chairman

Secretary