

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 10, 2010**

The Architectural Review Board met in regular session on Thursday, June 10, 2010 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Ron Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Pro Tem
Mr. Ivo Tombazzi
Mrs. Mary Ann Wervey
Mr. Carmen Miozzi

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary

CONSIDERATION OF MEETING MINUTES: **April 22, 2010**

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the meeting minutes of April 22, 2010.

ROLL CALL

Ayes: All
Nays: None

**Motion Carried.
Minutes Approved as Written.**

PROPOSAL

1. Addition Kenneth Pece
600 SOM Center Rd.
Eli Mahler Associates, LLC

OPEN PORTION

Chairman Dinardo called the meeting to order. We have just one item on the agenda. We have with us the homeowner and Eli Mahler to discuss.

Eli Mahler, Architect said we're proposing an addition 20 x 20, a family room, an extension on the existing kitchen, a cathedral ceiling. We'll match the vinyl siding that's on the house now (brought sample). Asphalt shingles will match. Windows & trim will match.

- **Siding**

Ken Pece confirmed the house was resided 3 years ago and siding is available. What's existing on the back of the house now will go on the addition. It's a 4" vinyl now.

- **Roof**

Ken Pece said the existing shingles are 15 years old. I don't have a sample tonight, but Parkhill Roofing is doing the roof and will match as close as they can. Chairman suggested Ken bring in shingle sample for John's approval.

- **Foundation**

Chairman said you show concrete block.

Ken Pece said the whole house is block. I put a room on the front. The only reason I put brick veneer on the front is because I didn't want to show block. The block is all painted gray.

- **Crawl Space**

Mr. Marrelli asked if crawl space is heated.

Ken Pece confirmed it is. It opens in the basement. I'm going to dig down deep enough to open it up to existing basement. There'll be ventilation.

- **Downspouts**

Chairman asked Ken if he has somewhere to take the downspouts. Ken demonstrates tie-in on plan.

- **Skylights**

Mr. Tombazzi said the skylight looks like a dome. Eli clarified there will be 2 flat skylights.

- **Structure**

Chairman asked Eli to comment on the structure, questioning what the LVL is bearing on.

Eli Mahler said it's a 15" steel channel. Carmen demonstrates the LVL is inside that and asked Eli weight wise, if that wall will carry that. Eli said it will. I will double check with the Engineer, and added they're using steel columns at each extreme.

Chairman asked, for support at your foundation are you going to grout those block solid? Eli said yes.

Mr. Marrelli gave marked up drawing with comments as noted to Eli:

1. You missed the weatherproof ground fault plug on the outside. You have to have one.
2. You have to have some kind of hand rail on your monumental stairway. It's 4 steps & a landing and that's 5. Ken said he'll do a railing. Ivo suggested a removable railing in the center.
3. Make sure you put your vapor barrier in the crawl space and stone base.
4. You probably want to put in insulation on the side walls. You don't need it under the slab, it's not live-in space.
5. The ice guard you've got. You show it coming out to the overhang. Usually it's 3' from the inside wall, not 3' from the gutter.
6. Bring in sample shingle from Parkhill Roofing for approval.

DECISION

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the proposed addition for 600 SOM as noted with revision drawings to follow.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mrs. Wervey, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved As Noted with Revisions to follow.

OLD BUSINESS

• **Beautification Committee reviewing Landscape Plans**

Chairman Dinardo referenced the Beautification Committee minutes from May 25th. We don't really have anyone that reviews landscape drawings.

Mr. Marrelli clarified we do. We have a Landscape Architect that we call in (maybe once every 5 yrs) to look at plans for big projects; Gil Kostelec.

Chairman asked about small projects. Maybe next time we receive a commercial application, we can call on the Beautification Committee to look at it.

Mr. Marrelli said if we do anything commercially we have to distinguish between doing an addition on a commercial building having landscaping vs doing something of the public nature, i.e. a corner or something at the ball diamonds.

Mrs. Wervey said my idea was that if an applicant came to ARB with a sign proposal, we could ask that applicant "Would you be o.k. with the Beautification Committee looking at your plan

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and giving you some input?" If the applicant says yes, we can refer him to the Beautification Committee and maybe they could jazz up that signage landscaping a little bit.

Chairman said then we need to talk about timing on when that Committee meets, if it's once a month or every other month, and we offer that proposal to an applicant, we'd have to gather that Committee for a Special Meeting.

Mr. Marrelli likes the idea but feels it's too complicated to carry out. Why can't we have the Beautification Committee go out and look at stuff that's out there today, approach the manager of the building and say "We're the Beautification Committee and we have an idea on how you can make this look a little better".

Mrs. Wervev refers to the recent sign proposal at the True North Station. Coming to us, they are at the point where they're willing to spend some money. Get them now while they can get it approved corporately and they'll do something nice and usually whatever we would want, especially landscaping because it's not a big ticket item.

Chairman suggests taking proposals on a case by case basis. Maybe we make the decision amongst ourselves if we want our Landscape Architect to join us at a meeting.

Mrs. Wervev's point is feeling like we're missing an opportunity to get something nice that looks good in the Village.

Mr. Klein added, missing an opportunity while the checkbook's open.

Chairman Dinardo just wanted to address their recent minutes. We would consider it but I feel it would be a timing issue that would cause a problem.

Note: Let's consider giving Beautification Committee an opportunity to review landscape plans on a case by case basis.

ADJOURNMENT

There being no further business, Mr. Miozzi, seconded by Mrs. Wervev made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 8:00 p.m.

Chairman

Secretary