

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Oct 25, 2012**

The Architectural Review Board met in regular session on Thurs, Oct 25, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conf Room. Chairman Dinardo presided.

**ROLL CALL**

**Present:** Mr. Ron Dinardo Chairman  
Mr. Joshua Klein Chairman Pro-Tem  
Mr. Ivo Tombazzi  
Mr. Carmen Miozzi

**Absent:** Mrs. Mary Ann Wervey

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

**CONSIDERATION OF MEETING MINUTES: Oct 11, 2012**

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the minutes of Oct 11, 2012.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Minutes Approved As Written.**

**PROPOSALS**

1. Generator First Energy  
6670 Beta Dr.  
Four Points Architectural Services  
Note: Variance approved 10/16
2. Scorekeeper Tower Mayfield High School  
Wildcat Stadium  
6116 Wilson Mills Rd.  
ThenDesign Architecture Ltd  
Note: Variances approved 10/16

**OPEN PORTION**

**First Energy  
6670 Beta Dr.  
Generator**

Chairman Dinardo called the meeting to order beginning with First Energy's Beta Lab generator proposal, noting that a setback variance was approved for placement on Oct 16<sup>th</sup>.

Mark Ferguson, AIA with Four Points Architectural Services introduced himself and Brian Makan, Electrical Engineer with Peters, Tschantz & Assoc. We're going to install a generator on the north side of the building. In doing so, we want to make sure it's not visible. We're going to be creating a u-shape screen. The masonry screen wall will be a matching brick to match the existing building. We're not removing the existing landscape. We're going to tuck the screen wall right between the areas of landscaping.

There's an area right through this side of the north elevation where there's a transformer right behind there and on the other side of that is another group of landscaping. We're going to put the generator in the open area here and flank it with more burning bush to give it color. There are some existing burning bush on one side of the area and full grown mature arborvitae on the east side. Our intent is to really conceal it and make it an element that falls back into the building. The screen wall is about 9' tall. The existing wall is a two-story building about 18' high.

Mr. Tombazzi asked if the existing wall has a cap on it.

Mark Ferguson replied yes it does.

Chairman Dinardo said you have called out on your section a precast concrete retaining block, a wall that's going to go around the brick wall structure. What material is that?

Mark Ferguson replied that's more of a landscaping base. The intent is to come in here with a white limestone all the way around the perimeter.

Chairman Dinardo asked, the precast concrete retaining block, is that just an edge? Is it just one block 8 or 12 inches high?

Mark Ferguson replied it'll be a couple blocks. This is a mound that comes down. Some areas around this mound will be exposed more than others, so there might be 8 inches in one area, but maybe two blocks in the other area.

Chairman Dinardo said I'm looking at the front screen wall elevation that shows it, I just didn't know what color that material would be.

Mark Ferguson said we're keeping it an earth tone color.

Chairman Dinardo asked, and the size of that?

Mark Ferguson replied 6' tall. It's 6 x 12 feet, it's just a landscaping block.

Chairman Dinardo said I read the Board of Appeals minutes. They asked a lot of questions, probably the same we would have asked here. You did a nice job tucking it in the existing landscaping.

Mr. Tombazzi asked if the chain link fence is galvanized.

Mark Ferguson replied it'll be galvanized. There're screen slats in it too.

Mr. Marrelli asked how the truck will get to the tank to fill it up.

Mark Ferguson said they have a hose that'll go from the parking lot to the street. Tire tracks on the lawn won't be an issue, there won't be any.

Chairman Dinardo notes the generator is diesel operated with a double wall tank. John, how loud is our generator here at the Civic Center?

Mr. Marrelli replied not very loud, pretty quiet.

Mr. Klein said the technology they encase this stuff in now is much better, all insulated and soundproof.

**DECISION**

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve generator placement at First Energy Beta Lab at 6670 Beta Dr. as noted.

**ROLL CALL**

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

Nays: None

**Motion Carried.**

**Drawings Approved & Signed As Noted.**

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**Mayfield Wilcat Stadium  
6116 Wilson Mills Rd.  
Scorekeeper Tower**

Chairman Dinardo said our next item is a Scorekeeper Tower for Mayfield High School Wildcat Park Stadium, noting that three variances were approved on Oct 16<sup>th</sup>.

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Jeff Henderson with TDA Architecture introduces himself and John Folkman, Director of Business Services Mayfield School District. This is one of the last pieces to get put into the Wildcat Park; the Scorekeeper Tower, for placement behind the two baseball fields. It's located behind both home plates. It's a two-story.

The variances that were approved were for setback, area, and height. This is defined per code as an accessory building / tool shed. The reason for the height is because we have to elevate this above the bleachers.

We're proposing to use hardy plank siding which is similar to what's been used on the existing and new storage buildings, the same colors & materials. Colors are white & crème. There's a small cover reflective of what happens on the existing buildings. We're using the same metal green for the overhangs.

Mr. Marrelli asked if it's an awning or canvas.

Jeff Henderson replied no, it's a built cantilevered structure. In this case, it's made out of wood. There are windows, they are horizontal sliders. The intent is for keeping score, controlling the scoreboard. There aren't any announcements per say. They don't have a speaker system. The lower level is a small storage area and small concession area for limited concessions, i.e. candy. It won't have water, just electrical. The main part, the concession area opens to the outside. That was always the intent, without having to get into the stadium, they could operate the concessions.

Mr. Marrelli asked if there'll be any heating or cooling.

Jeff Henderson replied no, considering the season it'll be used in.

Mr. Marrelli thinks it could get hot up there.

Jeff Henderson said it'll be very simple, limited, with just power and lights. We didn't want to do any sanitary because for one it's costly. There was no real need. We have the restrooms right there. The bleachers are portable aluminum, they sit on a slab.

Mr. Miozzi asked if they talked to the Mayfield Booster people.

John Folkman replied yes.

Mr. Miozzi said I talked to a few people and one of their concerns and mine as well are the bleachers. Any new field that's being built, they're putting in that black mesh behind home plate, first section, 6 feet behind so no one distracts the pitcher. I've been to Varsity games and the problem when they didn't have mesh up, the kids all stood behind there and it was very distracting.

Jeff Henderson and John Folkman agreed they can go to the District with that recommendation.

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Mr. Miozzi said another of their concerns were bathrooms. They always had the port-o-potties back there.

Mr. Marrelli said now they have the bathrooms.

Mr. Miozzi said that's still a distance to walk for parents with little kids.

Chairman Dinardo said the trim board is 8". Do you think it should be wider? I wonder if it should be 10". Seems thin, looks weak.

Jeff Henderson replied wider is an option.

Chairman Dinardo asked about any signage.

Jeff Henderson replied there's no intent for signage at this point.

Discussion ensued on some design options; overhangs, metal coping @ top, building it out, giving some depth, i.e. throwing some wolmanized wood behind it, giving it some dimension, more than just the flashing.

Mr. Tombazzi asked about framing, post details structure wise, what's the detail going to be when you put the finish on it?

Jeff Henderson replied everything is wood frames. I don't know if that's a pipe column or just multiple studs in the corners. There's hardy board over that, in any case, that'll be covered up and you won't see that.

Chairman Dinardo said that'll depend on how you detail the beam coming across.

Jeff Henderson confirms that framing & electrical drawings will be submitted that will clarify all these concerns.

Chairman Dinardo asked about windows.

Jeff Henderson replied white single hung aluminum windows with horizontal sliders. No windows on the back side.

Chairman Dinardo complimented Jeff on the nice job. When will you start construction?

Jeff Henderson said certainly before the season. They can build this through the winter.

Chairman Dinardo asked about cost. I know our Recreation Director was looking at something similar to this for our softball field.

Jeff Henderson said priced out in masonry was about \$150,000. It's probably around \$90,000 or \$100,000 for this, 1,000 sq feet, so about \$100 / sq. ft. There's really nothing in this, it's mostly structural.

### **DECISION**

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve Scorekeeper Tower for Mayfield High School Wildcat Park Stadium at 6116 Wilson Mills Rd. as noted.

### **ROLL CALL**

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

Nays: None

**Motion Carried.**

**Drawings Approved & Signed As Noted.**

### **ADJOURNMENT**

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

### **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Meeting adjourned at 8:10 p.m.**

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Chairman

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Secretary