



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

PLANNING COMMISSION MEETING
Record of Proceedings
July 9, 2020 7:30 p.m.

Members Present: Steve Latkovic, Chairman; Mayor William Koons, and Elisa Budoff

Members Absent: James Flaiz, Dennis Galicki

Other Officials: Bridey Matheney, Solicitor; Nancy Grattino, Board Secretary

Visitors: Peter Cary, 477 Industrial Pkwy; Alla Yesinovskiy, Allegria Studio

Chairman Steve Latkovic called meeting to order at 7:30 P.M.

Board Secretary Nancy Grattino conducted roll call. Flaiz and Galicki were absent.

CASE # 20-PC-02: 477 INDUSTRIAL PKWY, SUITE B – ALLEGRIA STUDIO – PETER CARY, APPLICANT/ PROP. OWNERS REP. – PROPOSED NEW TENANT

Latkovic asked Cary for the status of the tenant, All House Distilling LLC, and Cary advised there was a technical issue relating to fire suppression and the class of building. It would be a huge obstacle to have to install sprinklers, according to Cary, because of an inadequate water supply. The problem continues to be explored.

Cary introduced Alla Yesinovskiy, who had been a tenant in another building for the past three years developing her business. Cary reported that Yesinovskiy has a plan to expand her business in Suite B, 477 Industrial Parkway. This is the same Suite PC approved for a hair salon several months earlier. An architectural “fit plan” created for the business was provided to PC. Yesinovskiy provided a presentation to PC explaining the nature of her business. The business provides permanent make-up and cosmetic services. Additional services continue to be added. She is the founder and has a school where she provides training for clients and patients. Yesinovskiy stated she has clients in neighboring states and has the highest rate of business in the industry. A spa was added, and the business was approved by the Board of Cosmetology for spas. The business is regulated by the Geauga County Board of Health and rated as the best school and business because it is clean and sterile. She explained that they do not do traditional tattoo. Instead, it is restorative work that includes working with plastic surgeons as well as

physicians from the Cleveland Clinic and University Hospitals. As a result, she needs more space to grow. Additionally, Yesinovskiy is in discussions with a dermatologist to join the business to create a medispa. She added that there are separate areas for the hair studio, the medical, tattooing, and teaching areas.

The Mayor asked Yesinovskiy how many years she had been in business, and she replied since 2013. She is currently located in Bainbridge. The Mayor addressed the connotation of a tattoo parlor, and Yesinovskiy explained that she does not do traditional tattoo, but paramedical tattooing. She had no intention of conducting traditional tattoo. The Mayor asked if she treated people with severe burns. Yesinovskiy addressed the advantages and opportunities of having a dermatologist with the business. She explained that the work she does provides men and women who suffer a variety of issues with confidence.

Budoff referred to the type of medical facility involved with the death of Joan Rivers, and clarified that plastic surgery would not be performed with the business. Yesinovskiy stated there would be no plastic surgery. She did not think the dermatologist would be operating because she works at a hospital as well. It would likely involve skin care, consultation, and injectables. Latkovic clarified that when Yesinovskiy said "injectables," she was referring to Botox. Yesinovskiy stated that Botox is among many fillers, but there would also be micro needling, and possibly laser hair removal.

Latkovic referred to the documents provided by Yesinovskiy and indicated the layout included three spa rooms, a pedicure room, shower, massage, styling, reception, and a large opening. Yesinovskiy indicated that she has room dividers to utilize in the open area.

Latkovic advised that he welcomed the business.

Latkovic made a motion to approve case 20-PC-02 for 477 Industrial Pkwy, Suite B – Allegria Studio, seconded by Budoff. Roll call – Latkovic – Yes, Mayor Koons – Yes, Budoff – Yes. With Unanimous Vote, Motion Carried

Latkovic indicated there were no minutes to approve.

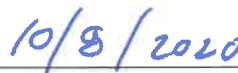
Old Business: Latkovic asked if there was any old business to discuss. The Mayor stated no.

New Business: Latkovic asked if there was any new business to discuss. The Mayor stated no.

Latkovic made a motion to adjourn, seconded by the Mayor.



Steve Latkovic, Chairman



Date