



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

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
April 6, 2021 5:30 P.M.

Members Present: Gary Neola, Chairman; Denis Marino, Ryan Parsons

Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary

Visitors: None

Chairman Gary Neola called the meeting to order at 5:32 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons made a motion to approve the minutes of March 16, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.

CASE #ARB 21-06: 5210 CHILICOTHE ROAD-UNIT F- "PREVIOUSLY ADORNED" SIGNAGE- PRESENTED BY APPLICANT AND OWNER'S REPRESENTATIVE, BRIAN BECKER OF BECKER SIGNS INC.

Mr. Becker presented proposed signage for a new tenant, "Previously Adorned". The photos showed signage on the façade as well as the monument sign.

After review and discussion, Mr. Neola motioned to approve the sign package as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.

CASE #ARB 21-07: 1281 BELL ROAD-PROPOSAL TO RETAIN EXISTING STONE ON LEFT FRONT ELEVATION OF HOUSE-PRESENTED BY HOMEOWNER WENDY REPCHIK

Ms. Repchik had appeared before the ARB on January 19, 2021 and was approved for exterior changes to the house, which included removing all the existing stone and replacing with siding. Her current request is to retain some of the existing stone on the left front elevation of the house and whitewash

the stone to subdue some of the red and orange tones. She provided photos of the stone showing that it is in very good condition as opposed to the areas of crumbling stone which they are removing.

Mr. Marino asked if the whitewash was comparable to paint or stain. Ms. Repchik said it is more like a paint, and it actually adheres to the stone better. She referred to side-by-side photographic examples she submitted of before and after applications of whitewash over stone.

Mr. Parsons asked what type of roofing and siding would be installed. Ms. Repchik said the roof will be charcoal, the vinyl siding will be white, the windows will be trimmed out in 1x4s and painted black.

Mr. Marino said he thinks by retaining some of the stone, it provides a nice break to the siding. Mr. Neola said both keeping some stone or removing it completely would work, but he understands the reason why they want to leave some of it. He said he likes the idea of some of the natural stone bleeding through the whitewash.

Mr. Neola asked board members for any further questions or comments. There were none.

Mr. Parsons made a motion to approve the submittal as presented. Mr. Marino seconded. With unanimous vote, the motion carried.

New Business:

Mayor Koons addressed the board regarding regulating solar panels in the Village of South Russell. He said they should expect to see the issue addressed in the code later this year and wanted their opinions on solar regulations that they have seen.

Mr. Neola said it is important that solar panels are not obstructed from receiving full sun, otherwise the maximum amount of energy cannot be produced. He said there are many things to consider in addition to the site review. Discussion went on in relation to possible zoning restrictions, solar systems that feed into the electrical systems, batteries, etc. Mr. Parsons said if they were to start seeing proposals for one whole side of a residential house to be solar panels, that may be an issue. Mr. Marino said that solar panels on the front of a house may not sit well with the neighbors.

Mr. Neola thanked Mayor Koons for bringing the issue to their attention, and said he agrees that they would likely be seeing more interest in solar panels and has no problem with solar power if the installation makes sense.

Mr. Marino said lot coverage and aesthetics would be important factors to consider. Mr. Parsons said regarding roof installations of solar panels, they would have to be judged on a case-by-case basis, and that as Mr. Neola stated, zoning is important when the placement of solar panels is proposed in a yard area. Mr. Neola said it is important to remember that the first one that comes through will set a precedent for all those coming afterwards. Mr. Marino commented that the zoning presently allows only one outbuilding or additional structure, and that the number of solar panels may need to be regulated as well.

Mr. Neola said that the County Planning Commission is working on updating their zoning code, and that at their next meeting, he could bring up the possibility of them providing a template as to how to deal

with solar panels. Mayor Koons thanked the board members for their input, and said that as policies are created, there will be many more discussions on the topic, but he just wanted to get the conversation started.

Mayor Koons also advised the board that per their review of the treehouse at 11 Kensington Drive on December 15, 2020, Dave Hovevar will be contacting the homeowner to go over the requirements of their conditional approval.


Mayor Koons then asked the board members if they could provide him with any suggestions for candidates who would be a good fit to serve on the Building Code Board of Appeals for the Village of South Russell. He said the ordinance requiring fences around pools has recently been brought up and may be a case that the Board of Appeals would need to review.

Discussion followed regarding fencing around pools as it relates to homeowner's insurance and state and local codes as well.


There being no further business, Mr. Neola adjourned the meeting at 6:03 P.M.



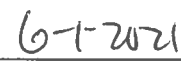
Denis Marino, Acting Chairman



Date



Ruth Griswold, Board Secretary



Date