



Village of South Russell

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

PLANNING COMMISSION MEETING
Record of Proceedings
December 9, 2021
7:30PM

Members Present: James Flaiz, Acting Chairman, Dennis Galicki, Mayor William Koons, Ph.D.,
Elisa Budoff

Member Absent: Steve Latkovic

Other Officials: Bridey Matheney, Solicitor; Dave Hocesvar, Building Official; Ruth Griswold, Board
Secretary

Visitors: Kristen and Ryan Scanlon, 5260 Chillicothe Road, 44022
Guy Rutherford and Lucia Santana, 3314 Hyde, Cleveland Hts. 44118

Meeting called to order by Mr. Flaiz at 7:54pm.

Ruth Griswold conducted roll call.

Mr. Galicki motioned to approve the minutes from November 9, 2021. Mayor Koons seconded. On roll call vote, motion carried unanimously.

Mr. Flaiz began the meeting by following up on the Public Hearings which were held regarding **PC Case # 21-10-A**, for a proposed **PonyBoys restaurant at 506 East Washington Street**. He said the original Public Hearing commenced on November 9, 2021, and after much discussion, the hearing was continued until this evening at 7:00pm. The Public Hearing was conducted and closed after further discussion and review of additional proposals which were presented to the Planning Commission. He said a number of items were discussed in the Public Hearing, and there was a sense that Planning Commission members were inclined to approve the application subject to several conditions.

Mr. Flaiz said the approval of PonyBoys at 506 East Washington Street is conditioned upon the following:

- 1. Prior to any issuance of the Certificate of Occupancy, applicant must file written agreements with the building department from Ed Gottschalk and**

Washington Street Properties for the 12 off-site parking spaces and keep them updated on a yearly basis.

- 2. The seating limit before 5:00pm will be 32 seats, the seating limit after 5:00pm will be 48 seats.**
- 3. Prior to any issuance of the Certificate of Occupancy, applicant must file a written agreement with the building department from KEI for the pedestrian access, and keep it updated on a yearly basis.**
- 4. There will be no outdoor seating.**
- 5. The total building occupancy limit will be 60 people.**
- 6. The Conditional Use permit will be reviewed by the Planning Commission on or before July 30, 2022.**
- 7. The business will be subject to random site visits by Village personnel to confirm compliance with the conditions.**
- 8. The Planning Commission will approve parking layout #3, which includes the valet staging area near the building and parallel parking along the eastern side of the parking lot.**
- 9. The restaurant must have valet service after 5:00pm, during business hours, and with a minimum of two valets.**

Mr. Flaiz asked board members if they had anything to add to the conditions or any additional comments. The board members had none.

Mayor Koons motioned to approve the submittal with the nine conditions outlined by Mr. Flaiz. Mr. Galicki seconded. On roll call vote, motion carried unanimously.

Mr. Flaiz told the applicants that the board would have had to deny their application if it had not been for their hard work in creating well thought-out options for parking plans. He wished them luck and said the board would see them in July, perhaps sooner. He added that he looks forward to seeing them as a patron as well.

Mr. Flaiz then addressed the next item on the agenda, **PC Case # 21-11** for a proposed new tenant, **Lucia Santana Beauty**, to be located at **549 East Washington Street, Unit 4**. He asked the applicants to begin their presentation to the board.

Lucia Santana and Guy Rutherford introduced themselves. Mr. Rutherford explained that his wife, Ms. Santana, is a brilliant business owner and a micro-pigmentation artist. He said such an artist employs a procedure that either augments existing eyebrows or creates eyebrows for clients. He said the technique and tools used are similar to those used for tattooing, and a semi-permanent ink is placed just below the skin level, creating the illusion of eyebrows or fuller and shapelier existing eyebrows. He went on to say that the procedure is governed by the Ohio Board of Health, and under the Ohio Revised Code, they have given authority to the County Health Boards to issue licenses for micro-pigmentation. He said one of the conditions prior to applying for a license from the County Board of Health is that they must show written verification from the jurisdiction in which they will be operating that the business is permitted under their Zoning Code.

Mr. Flaiz said in addition to any State regulations, South Russell requires all new business uses to appear before the Planning Commission for Development review. He said after hearing the applicant's presentation, he understands that this is very different than a tattoo business. He asked Mr. Hocevar who the current tenant is.

Mr. Hocevar said he believes it is currently vacant. Discussion followed regarding the location of the building on Washington Street.

Ms. Budoff asked if any other services would be provided. Ms. Santana said the only service she provides is the micro-blading for eyebrows. Ms. Budoff said this procedure seems like something many cancer patients may benefit from. Mr. Rutherford agreed, and Ms. Santana said she has helped cancer patients in the past.

Mayor Koons asked Ms. Matheney if the Village would have any issues pertaining to this business becoming operational. Ms. Matheney said there are no legal issues.

Mayor Koons asked the applicants what type of signage or advertising they would have in order to make their business successful. Ms. Santana said currently 80% of her clientele come from referrals, and she is planning to increase her social media presence. She said she would be interested in contacting the local Chamber of Commerce as well. Ms. Budoff asked if she feels the demand is great enough to be successful by doing micro-blading exclusively, with no other services offered. Mr. Rutherford said Ms. Santana has been successful in the business in Beachwood for a couple of years and now wants to move to a larger location with a better market for the service.

Mr. Flaiz asked Mr. Hocevar if he saw any problems with this submittal. Mr. Hocevar said he did not, and as standard procedure, he would perform a safety inspection of the unit prior to issuing an occupancy certificate.

Mr. Galicki made a motion to approve the request from Ms. Jucileide Santana, PC Case# 21-11, to locate a microblading business called Lucia Santana Beauty at 549 East Washington Street, Unit 4. Ms. Budoff seconded. On roll call vote, motion carried unanimously.

Mr. Flaiz welcomed the applicants to the Village of South Russell. Mr. Rutherford and Ms. Santana thanked the board for their time, and said they hope to open the business within a few weeks.

Under **New Business**, Mr. Flaiz asked board members if they wanted to discuss the Solicitor's Zoning Code recommendations. Because of the time involved, it was decided that it would be better to do so at a later date.

Under **Old Business** was the discussion of Short-Term Rentals. Ms. Matheney said there is going to be a survey question in the newsletter asking Village residents if they think there needs to be regulations regarding short-term rentals. She said continuing the discussion after receiving their feedback would be better. Mayor Koons asked what number of replies, out of the 1,400 homes, would be considered successful. Discussion followed regarding the anticipated success of the survey.

Mr. Flaiz asked board members if there was anything else they wanted to discuss.

Mr. Galicki said he had an issue that he wanted to address with the solicitor and the building department. He said a citizen within the community asked him whether the fencing installed at MC Art Studio meets the intent of the Planning Commission with respect to being a removable fence. Ms. Matheney said it is removable, and something installed in the ground allows the posts to be lifted up and out. Mr. Hocevar agreed that the installation method of the fence allows it to be removable. Mr. Galicki then mentioned the contractor who installed the fence still has his company's advertising signs up. Mr. Flaiz said MC Art has been abusing the ordinances regarding signs, and in his opinion, they should be cracked down on. Mr. Galicki said he realizes the Village wants to be good neighbors and promote businesses, but MC Art may be pushing the envelope a bit. Mr. Flaiz said when talk of fencing first came up, he was concerned, but he thinks their fence does look very nice. Discussion followed regarding temporary signage in the Village, as well as signs painted on the windows.

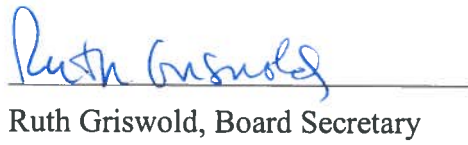
Mr. Flaiz asked board members if they had any other issues they would like to discuss. They did not.

There being no further business, Ms. Budoff motioned to adjourn the meeting at 8:25pm. Mayor Koons seconded.



James Flaiz, Acting Chairman

2/10/22
Date



Ruth Griswold, Board Secretary

2-10-2022
Date