



## Village of South Russell

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

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### PLANNING COMMISSION MEETING MINUTES March 10, 2022, at 7:30PM

**Members Present:** Steve Latkovic, Chairman, James Flaiz, Mark Porter, Mayor William Koons, Ph.D., Elisa Budoff

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

**Visitors:** Patrick Holtz, 31 Garden Park Drive, Amy Cseh, 528 East Washington, David Jezek, 528 East Washington, Colin Knott, 528 East Washington, Peter Cary, 6075 Chagrin River Road, Bentleyville 44022

In the absence of Mr. Latkovic, the meeting was called to order by James Flaiz at 7:33pm.

Ruth Griswold conducted roll call.

Mayor Koons motioned to temporarily appoint James Flaiz as acting chairman. Elisa Budoff seconded. On roll call vote, motion carried unanimously.

Mr. Flaiz asked for any comments or questions regarding the meeting minutes from February 10, 2022, and from the Special Planning Commission meeting on February 23, 2022. There were none. **Mayor Koons motioned to approve both sets of minutes. Mr. Porter seconded. On roll call vote, motion carried unanimously.**

#### **Agenda Item 1: PC Case #22-04: 528 East Washington Street, Suite A-New Tenant**

Mr. Flaiz asked the three individuals who were present for this submittal to introduce themselves. David Jezek introduced himself as the building owner, Colin Knott said he also has ownership in the building, and Amy Cseh said she is the prospective tenant.

Ms. Cseh said her business, Schoolhouse Salvage, has an existing 10,000 square foot location in Mentor, and has been in business since 2012. She said they are an architectural salvage antique store, she is very excited to move into South Russell, and they have many clients in the area.

Mr. Porter asked her to explain "architectural salvage". Ms. Cseh said her company also does building inspections for hazardous materials on projects that will be renovated or demolished. Since a lot of her projects

are historic rehabs, they started their salvage business to reclaim historical components of architectural significance. She said they have since evolved and added antiques and furniture as well.

Mr. Latkovic arrived at 7:36pm.

Mayor Koons asked Ms. Cseh if the antique market is thriving. Ms. Cseh said while traditional antique stores are not experiencing the boom that they are, they have experienced seven times growth during the Covid shut down of their business and have seen astronomical growth. She said part of their continued success is that they ship all over the country. Mayor Koons asked who their competition is. Ms. Cseh said since they are a very unique business model and a destination shop, they don't really have competition from traditional home décor businesses. She said they have a wide range of clients, and they will sell a \$5.00 item and ship it to Maine, and also sell numerous items, such as many large doors, to people for their homes.

Ms. Budoff asked what type of items they offer. Ms. Cseh said they have everything from barn beams, antique furniture, paint for furniture, small glassware items, reclaimed doors, and lumber.

Mayor Koons asked if they sell wholesale and retail. Ms. Cseh said they do both. Mayor Koons said they are moving into a great location and asked what their hours would be. Ms. Cseh said their business model has seen much success with limited hours, and their Mentor store is currently open Wednesday, Friday, Saturday, and Sunday, and they hope to pair those hours at the South Russell site, but may extend business hours to bring in the restaurant crowd in the area.

Mr. Flaiz asked how often new items would be in the store. Ms. Cseh said they get new things in every day, unlike the traditional antique store where you may see some of the same items as a year before. Mr. Flaiz asked how deliveries would work. Ms. Cseh said they do not have a loading dock, and deliveries will most likely be in the back, using a pickup truck or an 18' box truck. She said they may use the convenience of the front door for smaller items.

Mr. Flaiz asked Dave Hocevar if the outside storage area noted on the site plan is existing or new. Mr. Hocevar said it is existing.

Mr. Latkovic apologized for being late, and said he thinks this business is great for the area and for the range of clientele they attract. He said he is aware that the desire to discover reclaimed and refurbished items is really big right now, and he loves that they are bringing this business to South Russell. Ms. Cseh said she appreciates that, and they have about 15-20 clients in this area who are very excited to have them opening here.

Mr. Flaiz asked Mr. Hocevar if there were any issues. Mr. Hocevar said he and the Fire Marshal visited the site with the building owner, and it complies with zoning, and the Fire Marshal had no issues either. Mr. Porter said it doesn't appear to have any problems with parking. Mr. Hocevar said the parking would not be an issue.

**Ms. Budoff motioned to approve the submittal. Mayor Koons seconded. On roll call vote, motion passed unanimously.**

Ms. Cseh thanked the board and said they plan on doing a soft opening, followed by a grand opening in the spring.

## **Agenda Item 2: PC Case #22-05: 477 Industrial Parkway-New Sign-Multiple Tenants**

Mr. Latkovic asked Peter Cary to begin his presentation for the sign. Mr. Cary said he is proposing a new panel sign that matches the newly renovated building at 477 Industrial Parkway.

Mr. Flaiz complimented him on the improvements to the area. Mr. Latkovic said this looks like a great sign and asked the board if they had any comments or questions. Mr. Flaiz said the new location is much better for visibility concerns from the main drive. Mr. Cary said having the 477 in red to match the building makes it

easier for patrons to find their way. Mr. Porter said it is quite an improvement over the former sign. Mr. Flaiz said this is the most comprehensive sign submission he has ever seen. Mr. Cary said he impressed upon the sign contractor to get a decent presentation together for the board.

Mr. Latkovic asked if the sign would be LED back-lit. Mr. Cary said no, the sign is not lit at all. Mr. Porter asked if there were plans to light it in the future. Mr. Cary said he has no plans to light the sign, but at most they may put a ground light on it.

Mayor Koons said adding the red 477 numbers on the building is a very nice touch. Mr. Cary said the big issue with the area is that people drive back there and get confused, so one of the things they are trying to achieve is to better identify the buildings by updating the signage.

**Mr. Flaiz motioned to approve the submittal. Mr. Porter seconded. On roll call vote, motion passed unanimously.**

Mr. Latkovic said as far as deciding when PonyBoys should return to the Planning Commission, he would like to wait a while before having them reappear. Mr. Flaiz said he observed activity at different times and things seem to be running smoothly, and the valet is always up and running well when it should be. He said he did notice some people self-parking in different areas and walking to the restaurant. Mr. Latkovic said he had been to the restaurant on a Monday evening, and it was very good. He went on to say that the partnership now consists of only Kristen and Ryan Scanlon, and they are serious about making the restaurant a success and are very willing to work with the Village. Mayor Koons asked if there have been any complaints from the Hunan property. Ms. Griswold said there have been no complaints. Mr. Flaiz asked Mr. Hocevar if there have been any issues that he knows of. Mr. Hocevar said he has not received any complaints, and he recently had conversations with their sign contractor about their options for signage at the site, which are very limited. Mr. Flaiz said they should just put a sign on the building itself. Mr. Hocevar agreed. Mr. Porter asked Mr. Hocevar about the restrictions for placing a sign on the building. Mr. Hocevar said it would have to be a small sign, because of the frontage of the building, but it should be enough to give them some visibility.

Mayor Koons said Mr. Porter and he met with the Manor Brook HOA, and they had many questions about the landscaping plan. He told them the Village should receive it by the end of June, and that it may be discussed at the July 14<sup>th</sup> Planning Commission meeting. He wants to make sure all board members will be in town for that meeting. Mr. Latkovic and Mr. Flaiz both said they will not be in town for the July 14<sup>th</sup> meeting.

Mr. Latkovic said the Village can provide insight to the Manor Brook HOA in the form of a drafted landscaping plan as soon as it available, and they can review it prior to the Planning Commission meeting. Mr. Flaiz agreed and said when the Village receives the plan from the Village engineer, it should be sent to the HOA as well. Ms. Matheney said the plan can also be made available on the website. Mr. Porter said he feels that is a good way to handle it, as the Manor Brook HOA was just told that the Planning Commission meeting in July would address the landscaping plan, and if that changes, they should be made aware they will be able to see the plan as soon as it is available.

Discussion followed regarding the best Planning Commission meeting at which to discuss the landscaping plan.

Mr. Flaiz said they can be advised that the board will discuss the plan on August 11. Mr. Porter said there is also the possibility of holding a special meeting when the plan comes in, but if the Manor Brook HOA sees the plan, they will realize things are on track. He said he feels the Planning Commission should give their approval or denial before Council weighs in on it. Mr. Flaiz agreed and said the Planning Commission may require changes to the plan.

**Mr. Flaiz made a motion to cancel the regularly scheduled Planning Commission meeting on July 14, 2022. Mayor Koons seconded. On roll call vote, motion passed unanimously.**

**Old Business:**


**Review of the Solicitor's Zoning Code Recommendations**

This discussion was delayed for another meeting.

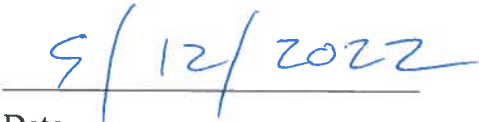
**Discussion of short-term rentals:** Mayor Koons said he feels that short term rentals are not an issue, although the Village may want to look at working together with HOAs and addressing long-term rentals. Ms. Budoff said when reading the emails resulting from the survey in the newsletter, half were in favor of regulations and one email had a concern from an HOA, indicating there were presently no issues but expressing concern about future problems.

Mr. Latkovic asked Mayor Koons if he was looking to table the entire issue regarding short-term rentals. Mayor Koons said yes, because he does not think it is a problem. Ms. Budoff said the ones that are active, that she knows of, are being very responsible. Mr. Latkovic said he is fine with that, and if the issue needs to be addressed in the future, the board has already done a fair amount of research, had discussions, and have crafted proposed regulations, so they will be prepared.

**There being no further business, Mr. Flaiz moved to adjourn the meeting at 8:04pm. Mr. Porter seconded.**



Steve Latkovic, Chairman



Date



Ruth Griswold, Board Secretary



Date