



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
September 6, 2022, 5:30pm**

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

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

Visitors: Tyler Doucet of Fluent Solar, John and Brenda Wahl, 506 Laurelbrook Drive;
Nabil Sahlani, 1607 Bell Road; Wendy and Mark Pace, 807 Bell Road

Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola motioned to approve the minutes of August 2, 2022. Mr. Marino seconded. Mr. Parsons abstained. Motion carried.

AGENDA ITEM 1: ARB CASE #22-17-A: 506 Laurelbrook Drive: Roof mounted solar panels. Presented by Tyler Doucet of Fluent Solar LLC. Resubmission from July 5, 2022.

Mr. Doucet said the changes required by the board have been made to the plans and asked if board members had any questions. Mr. Neola asked what determines how the solar panels are placed on the house. Mr. Doucet said they use a software system to determine where the power would be most optimized and explained the process further. Mr. Neola asked if the trees are impactful as far as placement of the panels. Mr. Doucet said only on the upper right-hand corner of the roof. Mr. Neola noted the panels shown as being in two rows are on the front of the house. Mr. Doucet said that is correct.

Mr. Parsons asked if the panels generally need to be aligned with the trusses of the house. Mr. Doucet said yes, they slide right into the trusses, and can withstand winds of up to 180mph. Mr. Neola said since the panels are actually put into a frame and slid onto the trusses, why couldn't they be centered on the roof. Mr. Doucet said they would be able to make that minor adjustment in the field, and that he would be overseeing the installation.

After further review and discussion, Mr. Neola motioned to approve the submittal as noted, with the panels on the front elevation being equidistance from either edge. Mr. Parsons seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #22-19: 1607 Bell Road: New three car garage addition with living space above. Presented by property owner, Nabil Sahlani.

Mr. Sahlani thanked the board for their service to South Russell and for keeping the Village a nice place to live. He presented his plans for the addition of a three-car garage with living space above it and said it was designed to blend in very well with the original structure.

Mr. Parsons asked if the new siding would match the existing. Mr. Sahlani said the existing house will be re-sided as well, to ensure a perfect match. He said they also provided architectural depth to the elevation by pushing the new garage addition back about 3'. He said the entire roof will also be redone.

Mr. Parsons referred to the rear elevation and asked if they could add colonial muntins to the windows or are the windows too small to accommodate muntins. Mr. Sahlani said he is working on getting larger windows, which he feels would look better, and that the muntins would also look nice. Mr. Parsons said it is a minor detail. Mr. Sahlani said they also plan on replacing all the windows in the house and adding muntins.

Mr. Neola referred to the front elevation and indicated that two of the three dormers have trim, and the dormer above the garage should also have matching trim. Mr. Sahlani said that would be a minor change.

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

Mr. Parsons made a motion to approve as noted, adding muntins to the rear windows and adding trim to the dormer. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #22-18-A: 807 Bell Road: New residential dwelling. Presented by Wendy and Mark Pace, property owners. Resubmission from August 2, 2022.

Mr. Pace began the presentation by saying that they took the board's suggestions and recommendations from the last meeting to their builder and requested they change the plans accordingly.

Mr. Neola referred to the front elevation and the floor plan and noted that the stone should be returned into the porch area by 2'. Board members agreed.

Discussion followed regarding the column at the front entry. It was decided that the column does not have relevance or add anything to the front entry and should be removed.

Referring to the windows in the rear, Mr. Neola noted that the windows do not have muntins. The applicants said that would be their preference. He said adding them to the window on the right side elevation would be appropriate.

Mr. Neola mentioned the screened porch panels meeting the floor could present maintenance issues, although it is not a problem architecturally.

Mr. Parsons made a motion to approve as noted, to have the stone returned to the front entry by 2', eliminate the front column and add muntins to the window on the garage elevation. Mr. Neola seconded. With unanimous vote, motion carried.


Old Business: None

New Business:

There being no further business, Mr. Neola adjourned the meeting a 6:18pm.




Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date