



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
November 1, 2022, 5:30pm**

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

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

**Visitors:** Donald R. Yert, 1225 Bell Road; Joe Brown, 14314 Delaware Ave, Lakewood 44107; Mara Holland, 108 Dorset Dr; Angelina Koberna, 107 Dorset Dr; Mary Ann Serafino, 9478 Ravenna Rd, Twinsburg 44087.

Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of October 18, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-22: 1225 Bell Road-** Sign for Red Barn Commons. Presented by Mr. Don Yert, property owner.

Mr. Neola asked the applicant to begin the presentation. Mr. Yert said he has been to the Planning Commission three times and his plan has been revised to have the sign turned off at 10:00pm every night, since the sign is on Bell Road and is near residential areas. Mr. Yert said he will have either two or four tenants and will begin advertising the spaces for lease once the project is completed, in about six months. Mr. Neola asked if the tenant names would be in black lettering. Mr. Yert said yes, they would probably be in black.

Mr. Neola asked board members for any questions or comments. Mr. Parsons confirmed the thickness of the sign box.

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

Mr. Yert thanked the board for their help and encouragement.

**Agenda Item 2: ARB CASE # 22-23: Kensington Green Front Entry:** Entry sign with fencing. Presented by Mary Ann Serafino of Easy Sign Holdings LLC, on behalf of Kensington Green HOA.

Mr. Neola asked the applicant to begin the presentation. Ms. Serafino said they are proposing replacement of the existing sign with an updated sign that would take up the same footprint, incorporating the stone with a new single-sided sign carved with the leaf logo. They would replace the existing fencing where existing, and all posts would be sleeved in vinyl. Mr. Neola noted the lighting on top of the piers and asked if the sign itself was illuminated. Ms. Koberna said there is an existing small spotlight that will remain and illuminate the new sign.

Mr. Neola asked for material samples. Ms. Serafino showed the board samples of the sign itself, the proposed cultured stone, and caps and bases of faux sandstone. Mr. Neola asked how the sign would be stabilized. Ms. Serafino said the fencing will be attached to the pillars on either side, and there will be framework and fencing that is not visible from the front.

Mr. Neola asked the board for any questions. There were none.

**Mr. Neola made a motion to approve the sign as submitted. Mr. Marino seconded. With unanimous vote, motion carried.**

**Agenda Item 3: ARB CASE # 22-24: 304 Hazelwood Drive:** Rear dormer and front portico. Presented by Joe Brown, applicant for owner Eric Brown.

Mr. Neola asked the applicant to begin the presentation. Mr. Brown said that in addition to the rear dormer and front portico, they will be replacing the siding on the house and installing a new driveway, along with interior remodeling. Mr. Parsons referred to the egress double hung windows on the south elevation, and said they seem large in proportion to the dormer and other windows on the house, and they would only be 6" off the floor. Mr. Neola said that they would have to have tempered glass if they are within 18" of the floor. Mr. Brown said that he would be fine with installing smaller windows as long as they comply with egress. Discussion followed regarding egress requirements. Mr. Marino said installing sliders would meet egress requirements. Mr. Brown said there is a slider on the rear elevation, and one on the front elevation. Mr. Neola said he won't say he can't do what he is proposing, but it may be beneficial to revisit the window type and size for the dormer. Mr. Brown said he likes the idea of having the windows further from the floor, especially with children.

Mr. Parsons referred to the front portico, and asked for clarification on the framing, and which elements would be visible. It was determined that the roof would be gabled, and the ends of the beams would not be visible.

Mr. Brown said the house has been vacant for a year, and his son, who was raised in the house, is making these renovations and improvements. He said the neighbors will be very pleased with the improvements.

Mr. Neola asked the board for any further comments. There were none.

**Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 6:02pm.

  
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Gary Neola, Chairman

12.20.2022  
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Date

  
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Ruth Griswold, Board Secretary

12-20-2022  
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Date