



Village of South Russell

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

SPECIAL PLANNING COMMISSION MEETING MINUTES

November 17, 2022, at 7:30PM

Members Present: Steve Latkovic, Chairman, James Flaiz, Mark Porter, Elisa Budoff

Member Absent: Mayor William Koons

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

Visitors: Lorraine Sevich, 11 Ridgecrest Dr; Kristen Scanlon, 5260 Chillicothe Road; Gary & Jo Ann Mynchenberg, 16 Louise Dr; Duane Sherry, 44 East Bel Meadow Lane; Justin Davies, 1708 Euclid Ave; Phyllis Marino, 124 Southwyck Dr; Greg Bruhn, 169 Chestnut Lane; Patrick Holtz, 31 Garden Park Dr

Meeting called to order by Mr. Latkovic at 8:17pm.

Ruth Griswold conducted roll call.

Mr. Latkovic motioned to approve the minutes from October 13, 2022. Mr. Porter seconded. On roll call vote, motion carried unanimously.

Agenda Item 1:

PC CASE # 22-10: Pursuant to Section 3.05(b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days on the Conditional Use Permit Application submitted by Ms. Kristen Scanlon, owner of Ponyboys Restaurant and applicant for the property located at 506 East Washington, owned by Mr. Thomas Violante, for a proposed sign on the west side of the building.

Mr. Latkovic welcomed the applicant. Ms. Scanlon said they are seeking permission to have a sign painted on the building, as they have found many people still do not know where they are located. It would say "Ponyboys" in simple block letters with "Restaurant and Bar" underneath. After learning that code will not allow more than 75 sq feet for all exterior signage, they will be making it smaller than the currently depicted 75 square feet, as they hope to install another lighted sign on the building in the future. Mr. Flaiz said this site has challenges due to not being able to install either a pole sign or a monument sign.

Mr. Latkovic said while it is fine to provide some context, the visit tonight is simply to set up a date for the required Public Hearing. **After discussion, Mr. Flaiz made a motion to schedule a Public Hearing and Special Planning Commission meeting on Monday, December 12, 2022, at 6:00pm. Mr. Porter seconded. On roll call vote, motion carried unanimously.**

Agenda Item 2: PC CASE # 22-09-A: 576 Industrial Parkway-Hawaiian Guys BBQ

Mr. Justin Davies of Paskevich & Associates, applicant for the property located at 576 Industrial Parkway, owned by Mr. Mark Derry, and on behalf of the proposed tenants Rachael and Duane Sherry, is seeking developmental review and approval for a proposed catering kitchen, an enclosed area for BBQ smokers, and a stationary food truck.

Mr. Latkovic began the Development Review regarding Hawaiian Guys BBQ. He asked the applicant what the interior space would consist of. Mr. Davies said the cooking area would have an oven, range, fryer, a walk-in cooler, and various sinks. The larger space is an area for prep, and also for cold and dry storage. He went on to point out the areas on the plan that would have offices and restrooms. Mr. Latkovic asked how much square footage they would occupy. Mr. Davies said the existing building is 2,076 square feet and the proposed smokehouse is 375 square feet.

Mr. Latkovic asked if they could install fencing from the end of the building to the end of the smokehouse for safety reasons. They said they could certainly do that. Mr. Hocevar said he wouldn't have a problem with that as long as it complies with zoning and is at least 3' off the property line.

Mr. Flaiz asked if having a chimney on the smokehouse would help lessen the impact of the smoke. Mr. Sherry said in his experience, it would not make a difference. Discussion followed regarding how well the smoke would dissipate due to the design of the smoke shack.

Mr. Flaiz asked if there have been any complaints received from St Joan of Arc. Ms. Griswold confirmed that no complaints have been received.

Mr. Latkovic said he is familiar with smokers and how they operate, and he does not have any real concerns about the smoke shack. His concern is having the outdoor cooking so close to other businesses and asked the applicant how they feel that would be received by all the fitness establishments in the area. Mr. Sherry said they have spoken to the other businesses and his prospective neighbors enjoy the menu options at Hawaiian Guys. The landlord is also very supportive and eager for them to have their business there.

Mr. Flaiz asked how their delivery process would work. Mr. Sherry said they go to Restaurant Depot, since compared to other choices, they are reasonable and dependable. They use their own company pickup truck to get their product.

Discussion then began relating to the immobile food truck and how to differentiate this temporary kitchen from a standard food truck. Mr. Latkovic said to allow this would not be undermining the Village's food truck regulations, and this could be viewed as a temporary building that is a truck, so that it could be utilized as a catering kitchen only, and only until the build out is completed. Ms. Matheney asked if there was a chance that the Health Department or the City of Cleveland would not give them the required licenses. Mr. Sherry said they already had the Burton and Chagrin Fire Departments perform a walk-through for a temporary use permit, and both departments said the interior was very well built.

Ms. Budoff expressed concern that the temporary kitchen would not be approved by the Fire Department. Mr. Davies said he spoke with the Fire Prevention Officer, Sean Davis, who said that as long as Hawaiian Guys obtains all necessary board approvals, he would fully support their decisions.

Mr. Porter said he is in favor of this because it does not meet the definition of food trucks in South Russell, no food will be sold from it, and it is only temporary until the permanent kitchen is up and running. Mr. Flaiz and Mr. Latkovic said it makes a huge difference to them that they will not be selling food from the truck.

Discussion followed regarding how to craft the motions for approval.

Mr. Flaiz made a motion to approve the Conditional Use permit for a catering kitchen and commercial kitchen at 576 Industrial Parkway. Mr. Latkovic seconded. On roll call vote, motion passed unanimously.

Under Development Review, Mr. Flaiz made a motion to approve the catering business and commercial kitchen at 576 Industrial Parkway and to approve the smoke shack, subject to approval by the Fire Prevention Officer. The condition of the smoke shack is that a fence be installed from the building to the smoke shack on the west side and the fence must be approved by the Building Commissioner. There will be no counter sales permitted. The approval is also for an immobile, temporary kitchen on the property, the location of which is subject to approval by the Fire Prevention Officer and the Building Commissioner and shall be removed from the property no later than June 30, 2023. Mr. Latkovic seconded. On roll call vote, motion passed unanimously.


Board members wished the applicants success.

After discussion regarding where to meet for the **Special Planning Commission meeting on December 8, 2022, at 9:00am**, it was decided to meet at the intersection of 306 and Manor Brook Drive and continue the meeting in Council Chambers.


Old Business: None

New Business: None

There being no further business, Mr. Latkovic adjourned the meeting at 9:08pm.



Steve Latkovic, Chairman



Ruth Griswold, Board Secretary

12/12/22

Date

12.13.2022

Date