



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
February 21, 2023, 5:30pm**

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

Other Officials: Gerald Canton, Council Member; Tim Alder, Service Department; Ruth Griswold, Board Secretary

Visitors: Rachael Sherry, 44 E Bel Meadow Lane; Justin Davies, Paskevich & Associates; Paul Papageorge, 1184 Bell Road

Gary Neola called the meeting to order at 5:35 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of February 7, 2023. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-04: 1000 Bell Road-Proposed Restroom Facility at South Russell Village Park. Presented on Behalf of the Village by Council Member Gerald Canton and Tim Alder of the Service Department

Mr. Neola asked the applicants to begin their presentation. Mr. Canton thanked the board members for their service. He said ever since the park land was purchased, the Village has added value with the pavilion, playground and the butterfly garden. The proposed restroom will be simple to install, great to use and easy to maintain. The service department employees will dig the foundation. They will attempt to match the pavilion color and materials as closely as possible. The doors will face west, so that parents

can see their children coming and going to the restroom. He said the proposal received approval from the Planning Commission on 2-9-2023.

Mr. Alder said the Planning Commission also approved exterior lighting, interior motion lights, and timed locks. The stone on the facility will match the fireplace and chimney on the pavilion as closely as possible. The only remaining issue is the color of the proposed board and batten siding. The manufacturer was unable to send physical samples, but they told him to choose a color from the Sherwin Williams color chart, and they would match it.

Mr. Neola said a photo of the existing pavilion would have been helpful in determining which model of the restroom would be most compatible. Mr. Alder said the Double Rocky Mountain design was chosen because it offers a male and female side, in addition to having a storage area in the center, which is accessed from the back.

Mr. Neola said it would be difficult for the board to select the best color match, and since the intention is to try and match the pavilion as closely as possible, it should be left up to them to choose. Mr. Alder said their goal is to have the restroom blend in with the surroundings as much as possible. Mr. Neola asked if the stone and paint color could be chosen from physical samples, rather than photos or copies. Mr. Alder said he will request expedited samples from the company so that the Park Committee can select from them.

Mr. Neola asked board members for any other comments. Mr. Parsons said he agrees with what Gary said, and he has no concern with color selections.

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

Agenda Item 2: Case # ARB 23-03-A: 972 Bell Road-Resubmission from Meeting on 2-7-2023 for Proposed Front Entry. Presented by Paul Papageorge of Alexandra Fine Homes Inc., Applicant for Property Owned by Brego, LLC.

Mr. Neola said he understands that the homeowner no longer needs a front setback variance. Mr. Papageorge said that is correct; the front porch was redesigned to be code compliant. He referred to the photo of the front elevation, indicating the decision to create a cover over the existing front porch with brackets on either side for support. He said the revised plans also show that the door to the right was replaced with a window as required by the board.

Mr. Neola said it looks like he has complied with the requirements from the previous meeting and asked board members if they had any questions or comments. There were none.

Mr. Neola made a motion to approve the revised portion of the plans as submitted. Marino seconded. With unanimous vote, motion carried.

Agenda Item 3: Case # ARB 23-05: 576 Industrial Parkway-Proposed Smoke Shack
Accessory Structure with Fence Enclosure. Presented by Justin Davies of Paskevich & Associates, Applicant for the Property Owned by Mr. Mark Derry, and on Behalf of the Tenants Rachael and Duane Sherry of Hawaiian Guys BBQ.

Mr. Davies began the presentation by saying that Hawaiian Guys BBQ will be moving into a space that currently has three other tenants and has been approved to operate a catering kitchen. He referred to the large screen and indicated the location of the proposed smoke shack in relation to the existing building and adjacent properties. He said the smoke shack is a semi-enclosed structure made of split face block, and the location will maintain the required 15' distance from the building, per the Fire Marshal. Mr. Davies said the Planning Commission also required the installation of a fence for safety purposes, which is also on the plans.

Mr. Neola asked the applicant if he had a sample of the split-face block, and Mr. Davies showed the board a sample. Mr. Neola asked about the material being used for the roof and fence. Mr. Davies said the roof will be a corrugated metal roof and the fence will be black aluminum. He said the only other change on the exterior will be to the existing side door, which will be removed and replaced with a double door, to allow better access for equipment.

Mr. Neola asked if they would be installing any signage. Mr. Davies said as of now, there has not been a decision on a sign, but they will come back before the board if they decide to install any signage.

Mr. Neola said the project is a fairly clean and straight forward approach and he has no issues with the proposal. He asked board members for comments or questions. **Mr. Parsons agreed and made a motion to approve the submittal as presented. Mr. Marino seconded. With unanimous vote, motion carried.**

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:00pm.



Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date