



Village of South Russell

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

**PLANNING COMMISSION MEETING
MINUTES
February 9, 2023
7:30pm**

Members Present: James Flaiz, Acting Chairman, Mark Porter, Elisa Budoff

Member Absent: Steve Latkovic, Mayor William Koons

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

Visitors: Chris Kostura, 995 Bell Road; Greg Bruhn, 169 Chestnut Lane; Kristen Scanlon, 506 East Washington Street; Linda & David Holzheimer, 108 Southwyck Drive; Phyllis Marino, 124 Southwyck Drive

Mr. Porter made a motion to have Mr. Flaiz serve as Acting Chairman. Ms. Budoff seconded. On roll call vote, motion carried unanimously.

Mr. Flaiz called the meeting to order at 7:50pm.

Ruth Griswold conducted roll call.

Mr. Flaiz asked if there were any questions or comments on the Planning Commission Minutes from January 12, 2023. There were none. Mr. Porter motioned to approve the minutes from the Planning Commission Meeting on January 12, 2023. Ms. Budoff seconded. On roll call vote, motion carried unanimously.

Agenda Item 1:

PC CASE # 23-02: 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 Ryan and Kristen Scanlon, owners of PonyBoys Restaurant and applicant for the property located at 506 East Washington, owned by Mr. Thomas Violante, for a proposed sign on the front of the building.

Mr. Flaiz said the Planning Commission must schedule a Public Hearing because PonyBoys is operating a Conditional Use Permit, and therefore must appear before the Planning Commission for the replacement sign. Ms. Scanlon said they did not know they had to reappear before the Planning Commission since all they did was replace an existing sign with one that was even smaller. Mr. Flaiz asked Mr. Hocevar if there are any code issues regarding the sign. Mr. Hocevar said no, there are not.

Ms. Scanlon asked if there would have to be notifications sent regarding the next meeting. Ms. Matheny said yes, it is a requirement to notify all contiguous property owners and to publish a legal notice in the newspaper as well.

Discussion followed regarding the best date for the Public Hearing.

Mr. Flaiz motioned to cancel the regular Planning Commission meeting on March 9, 2023, and schedule the Public Hearing, followed by a Special Planning Commission Meeting for regular business on March 16, 2023 beginning at 7:30pm. Ms. Budoff seconded. On roll call vote, motion carried unanimously.

Agenda Item 2: South Russell Village Park Restroom

PC CASE # 23-01: The Village of South Russell Village is seeking approval for a proposed restroom to be located at South Russell Village Park.

Mr. Flaiz asked board members and visitors if they had any further comments or questions that were not brought up in the Public Hearing. There were none.

Mr. Porter motioned to approve the proposed restroom for the Village Park. Ms. Budoff seconded. On roll call vote, motion carried unanimously.

Old Business: Review of the Solicitor’s Zoning Code Recommendations

It was decided that the **Zoning Code Recommendations** would be discussed when more board members were present.

Mr. Porter advised the board that regarding the **Manor Brook 319 project**, a resident had requested some trees planted in an area referred to as the “notch”. This area is within the easement and South Russell would provide the maintenance. Council approved three 6-8’ trees for that area. The planting should occur sometime in the Spring of 2023. Ms. Budoff said she thought that made sense. Mr. Flaiz said he wants to see the residents happy. He said as soon as the pipes are replaced and the project is working, it will be great.

Mr. Flaiz asked if there was any **New Business** or public comment. There was none.

There being no further business, Mr. Flaiz motioned to adjourn the meeting at 7:55pm. Ms. Budoff seconded. On roll call vote, motion carried unanimously.


James Flaiz, Acting Chairman


Ruth Griswold, Board Secretary

4/23/23
Date

4-13-2023
Date