



## Village of South Russell

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

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**PLANNING COMMISSION MEETING  
MINUTES  
March 16, 2023  
7:30pm**

**Members Present:** Steve Latkovic, Chairman, Mark Porter, Mayor William Koons, Elisa Budoff

**Member Absent:** James Flaiz

**Other Officials:** Jarred Flynn, Solicitor; Dave Hocesvar, Building Official; Ruth Griswold, Board Secretary

**Visitors:** Kristen Scanlon, 506 East Washington Street; Bradley Fink, 905 Bell Road; Phyllis Marino, 124 Southwyck Drive

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

Ruth Griswold conducted roll call.

**Mr. Latkovic said there are two sets of minutes to approve from the Public Hearing and Special Planning Commission meetings on February 9, 2023. Mr. Porter motioned to approve. Ms. Budoff seconded. On roll call vote, motion carried unanimously.**

**Agenda Item 1:**

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

Mr. Latkovic said the discussion from the Public Hearing can be referred to in those minutes, asked the applicant to provide a quick overview of their sign for the benefit of these meeting minutes.

Ms. Scanlon said they replaced their previous sign with the current smaller sign and did not know they needed approval. She said they hope to change the color of the lighting to be more subtle color.

Mr. Porter asked if the Architectural Review Board still needs to approve the sign. Mr. Hocesvar said yes, the applicant still has to appear before the ARB.

**Mayor Koons made a motion to approve the sign. Ms. Budoff seconded. On roll call vote, motion carried unanimously.**

Discussion followed regarding the proposed exterior lighting the applicants want to install, and the need for a Public Hearing. Mr. Flynn suggested the applicant appear before the ARB for all the lighting at one time.

Mayor Koons mentioned that although the area around PonyBoys is very busy, there does not seem to be any issues with the parking situation, and complimented Ms. Scanlon on their efforts.

**Agenda Item 2: PC Case #23-03: Review of Traffic Signal Support Easement to be located at 306 and Bell Road.**

Mr. Latkovic asked for an overview of the project. Mayor Koons said basically it will be the installation of a large modern light pole, approximately 10" in diameter, and located a little farther north due to an existing underground gas line. The pole will bring improvement to the intersection. He said now that the weather is getting warmer, they plan to stake out the area where it will go. Mr. Yert, owner of the property on which it will be installed, has signed an easement agreement, and also wanted assurance that if the pole blocks his sign, then the Village will pay to have the sign moved. Mr. Porter said the Village Engineer is confident that the sight line will not be interfered with.

Mr. Latkovic asked how extensive the improvements to the intersection would be. Mayor Koons said he believes there will be three new poles altogether, but only one requires an easement onto private property.

**Mr. Latkovic made a motion to approve the easement agreement. Mr. Porter seconded. On roll call vote, motion carried unanimously.**

Old Business: None

New Business: None

**There being no further business, Mr. Latkovic adjourned the meeting at 7:50pm.**



Steve Latkovic, Chairman

4/13/23

Date



Ruth Griswold, Board Secretary

4-13-2023

Date