



Village of South Russell

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

PLANNING COMMISSION PUBLIC HEARING MINUTES

February 9, 2023

7:25pm

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

Members 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 Public Hearing to order at 7:25pm.

Ruth Griswold conducted roll call.

Agenda Item 1: South Russell Village Park Restroom

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

Mr. Flaiz said although the mayor is the applicant for this proposal, he is currently out of town and unable to present the details for the proposed restroom. He asked Tim Alder, Service Director for the Village of South Russell, to tell the board about the proposal.

Mr. Alder said the proposal is for the installation of a Double Rocky Mountain vault type waterless restroom with a timed lock. He said the entire structure is made of cement and aggregate, although the finished product will look as though it has a metal roof, wood siding and stone. The two vaults will be cleaned once a year, but twice a year if deemed necessary. Mr. Flaiz asked how the cleaning would be handled. Mr. Alder said they would hire a septic company.

Mr. Flaiz referred to the site plan on the large screen, and asked Mr. Alder to walk them through the placement of the restroom. Mr. Alder said the proposed restroom will be situated to have the doors facing west, as this orientation would enable parents to see their children that use the restroom when they enter and exit. Mr. Flaiz asked if it would be placed where the portable toilets are usually situated. Mr. Alder said that is correct.

Mr. Flaiz said it looks as though it is fairly close to the road, and asked Dave Hocesvar if the setback met zoning. Mr. Hocesvar said the front setback is 75', the side yard setback is 25', and the proposed placement does meet zoning.

Mr. Alder referred to the photo of the Double Rocky Mountain structure on the large screen and said there would be a light at the front, and a storage area at the rear of the structure. He said the plan is to keep the restroom accessible 24/7 after the installation, and the timed lock would be utilized if that becomes an issue. Mr. Porter asked where the clean-out would be situated. Mr. Alder said the clean-out is at the rear, facing the power lines. Ms. Budoff asked if the restroom would be open all year. Mr. Alder said yes, that is the plan. Mr. Porter asked about the proposed color and texture. Mr. Alder said they will attempt to match the pavilion by having the stone match the chimney, and the siding and roof color will also match as closely as possible. Mr. Porter asked if the submission would appear before the ARB. Mr. Alder said yes it will.

Mr. Flaiz asked for comments or questions from the visitors in attendance. David Holzheimer of 108 Southwyck Drive introduced himself and said he would like to see things going on at the park be simplified and kept natural looking. He said the shelter is very distinctive looking, and he would like to see the restroom kept very low profile, and efforts made to have it blend in with the tree line. He asked if the stacks could be grey-brown and not the very noticeable black color. Mr. Alder said they are black for a reason, as they absorb the sunlight, which creates the draft necessary for air movement.

Ms. Budoff referred to the stone colors and the board and batten siding and said the combination of the two are very low-key, and the structure will look much better than the porta-potty. Mr. Holzheimer agreed, and said he understands that the goal is not to make it a monument, but he would just like things to be kept as simple as possible. He asked if it could be done without the stone. Mr. Alder said they want it to match the pavilion. Mr. Holzheimer asked if it could be placed further back into the trees. Mr. Alder said it would not meet the zoning requirements.

Mr. Flaiz said the Planning Commission does not normally delve into design elements, and the submittal will be evaluated at the Architectural Board of Review. Mr. Flaiz said he does like the choices of the given options, and whoever picked them out has done a good job with that. Mr. Holzheimer said he is supportive of the proposal.

Phyllis Marino of 124 Southwyck Drive asked if there is an overall plan for the park. Mr. Flaiz said there is a Park Committee in the Village, which is made up of a Council member and some citizens. He said he was on Council in 2006 when the land was purchased, and it is very restrictive as to what can be done. A developer had wanted to build 300 houses on the land, and that was prevented by the Village purchasing the property. He said there are 3 acres on Bell where the Village can do whatever they want, and the rest of the land must remain natural. There are 10 acres on the Washington Street side that can be used for active recreation. The Village is quickly running out of space to do much of anything else on the Bell Road side, because of the 3 acre restriction.

Ms. Matheney said there is a Master Plan of the Village Park that can be viewed on the website.

Mr. Holzheimer said he is concerned that many random proposals will pop up in the future, such as a butterfly garden, flagpoles or dedicating a group of trees, all of which are good ideas, but may have a haphazard effect on the park as a whole. Mr. Flaiz agreed and said the Park Committee has to obtain Council approval before doing anything in the Village Park. The committee meetings are on the Village calendar and are open to the public for comments.

Greg Bruhn of 169 Chestnut Lane asked if there would be lights inside the restroom. Mr. Alder said there will be lights and power to the building. Mr. Holzheimer asked if the lights would be on all night. Mr. Alder said the light on the outside would be on all night, and the interior lighting may end up being on motion sensors with timers.

Ms. Marino asked if the facility would have flush toilets. Mr. Alder said no, there will be no water source to the building. Mr. Flaiz said the restroom will be similar to the one they have installed at Frohring Meadows, which is a vault style, with no running water.

Mr. Holzheimer asked if the lights would be on all night. Mr. Flaiz said it sounds like there will be a security light, such as the pavilion has, on the outside. Mr. Alder said it will be on all night, just like the pavilion light. Mr. Holzheimer asked if there could just be a motion light instead of having a light on all night. Mr. Alder said the lights provide a deterrent to vandalism.

Ms. Holzheimer asked when the installation would take place, and how long it would take to install. Mr. Alder said they are planning on having it done in the Spring of 2023, and it will only take a day to install. He said there is a backlog on the ordering end, so the sooner they can order it the better.

Mr. Holzheimer said there has obviously been a lot of thought put into the project, and he respects that, but he would really like to see a light activated by motion rather than a 24-hour light.

Mr. Flaiz asked for any further questions or comments. There were none.

Mr. Porter motioned to adjourn the Public Hearing at 7:50pm. Ms. Budoff seconded. On roll call vote, motion carried unanimously.


James Flaiz, Acting Chairman

4/13/23
Date


Ruth Griswold, Board Secretary

4-13-2023
Date