



## Village of South Russell

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

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**PLANNING COMMISSION MEETING  
MINUTES  
May 11, 2023  
7:30pm**

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

**Member Absent:** James Flaiz

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

**Visitors:** Bob and Jo Royer, 233 Manor Brook Drive; Mike Roeder of EMOD Construction; Phyllis Marino, 124 Southwyck Drive; Chris Smith, 200 Fox Lane; Christopher Woofter, Chagrin Falls Schools; Jennifer Bencko, Chagrin Falls Schools

Mr. Latkovic called the meeting to order at 8:14pm.

Ruth Griswold conducted roll call.

**Mr. Latkovic said he had no comments on the minutes from the meeting held on April 13, 2023. Mayor Koons motioned to approve; Mr. Latkovic seconded. On roll call vote, motion carried unanimously.**

**Agenda Item 1:**

**PC CASE # 23-04: Mr. Mike Roeder of EMOD LLC, on behalf of Mr. Christopher Woofter, Director of Operations for Chagrin Schools, is seeking approval to replace the current two-classroom modular unit with a four-classroom modular unit at 1155 Bell Road, Gurney School.**

Mr. Latkovic asked that the Public Hearing minutes be referred back to for the discussion. He asked Ms. Matheney to provide a quick overview of the development review standards.

Ms. Matheney began by saying that the duty of the Planning Commission is to investigate and ascertain that the plans for development comply with conditions, and conditions must be provided by the applicant in order to receive a zoning permit to develop the property. She said it must be determined that the project is harmonious,

will not adversely affect neighboring properties, that the design is harmonious, and the water supply is adequate. Since the school is operating under a Conditional Use, per Chapter 7 of the Zoning Code, consideration must be given to ensure if the use would be properly located per the adopted land use plan, the use will generate minimum traffic in the residential neighborhoods, the use is necessary to serve the surrounding residential areas, the location, design and operation of the use shall not discourage or interfere with appropriate neighborhood development or impair the value of the surrounding areas, and the use shall comply with all applicable provisions of the zoning code, including parking, loading, sign regulations, frontage regulations and any other supplementary regulations.

Mr. Latkovic said considering the request is for a replacement of an existing modular classroom, the use of this is needed for the school, the fact that it is integrated behind the school, there is a parking and ingress and egress plan, and the use itself is consistent with the development of the whole area, he fully supports the project. He said he appreciates the time, effort and dedication shown by Mr. Woofter and the district. He said two of his children have been through the program, and he is very happy that the modular unit is being replaced, and that there is a continuing investing in the future.

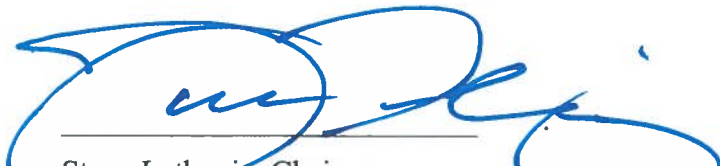
**Mayor Koons made a motion to approve the replacement of the modular classroom. Mr. Porter seconded. On roll call vote, motion carried unanimously.**


**Old Business: Review of the solicitor's zoning code recommendations**

Mr. Latkovic said this discussion should be brought up at a meeting when all board members are present.

**New Business:** Ms. Budoff asked the mayor to share the status of the lighting on the Red Barn Commons sign. Mayor Koons said he spoke with Mr. Yert the day after the issue was brought up. Mr. Yert had recently agreed to sign an easement agreement to allow a traffic light post on his property and may now believe that he, in turn, should be permitted to have his sign lit up. Mayor Koons said he would speak with him again when he gets back into town. Mr. Latkovic said the reality is that one issue has nothing to do with the other. The Planning Commission spent a lot of time working with Mr. Yert, and it is very concerning that he is now refusing to comply with the conditional approval of his property. He said if he refuses to comply, he would be happy, as chairman of the Planning Commission, to send Mr. Yert an official letter detailing his rights, if it has to come to that.

**There being no further business, Mr. Latkovic adjourned the meeting at 8:12pm.**

  
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Steve Latkovic, Chairman  
*James FAIZ Acting Chair*  
*9/14/23*  
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Date

  
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Ruth Griswold, Board Secretary  
*9-19-23*  
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Date