

Building Committee – December 7, 2023

Attendees: Jerry Canton (JC), Chris Bell (CB), Bill Koons (BK), Ruth Griswold (RG), Dave Hocevar (DH)

The meeting was called to order at 8:00 a.m.

BK received the letter of resignation from Dan D'Agostino as Building and Zoning Inspector. The committee will bring to Council. After the resignation is accepted, the Village will be able to move forward with the 2024 Dagg Inspections contract.

The committee discussed Bill Gallagher from CT Consultants. He has been doing our commercial building planning reviews for many years. CT will be dissolving that portion of the business. The committee discussed continuing to utilize Mr. Gallagher independently once his service is no longer offered by CT. His service fee has been, and would continue to be, a pass through directly to the contractor. There is no cost to the village. Per DH anyone who does this service needs to be certified by the State of Ohio, which Mr. Gallagher is. The committee agreed that Mr. Gallagher's historical knowledge and experience working with our committees is beneficial to the Village. The committee agreed and will take this to Council.

DH reported that there are currently many teardowns, rebuilds, and remodels occurring within South Russell. This is keeping everyone very busy.

DH noted that he was approached by a businessman who is exploring the possibility of having a microbrewery on Industrial Parkway. He is doing his homework and Dave is providing him answers to any building and/or zoning questions he has. If the gentleman moves forward, this will go to Planning Commission and would need to be approved for conditional use.

DH sent a letter and provided zoning language to the resident of 504 Manorbrook. There has been suspicion that she is running a baking company at the residence. The resident said that she is not doing any baking for customers at that address.

BK noted that 132 Lakeview has been doing a lot of work and the exterior is improving. There have been many complaints by neighbors leading up to this point.

DH reported that a letter has been sent to the Geauga County Prosecutor's Office regarding 1233 Bell Rd. The Village has gone to court three times so far with this property owner. The Village has not received any communication back from the County regarding the recent letter.

Chagrin Valley Fire Department has asked South Russell to require all commercial buildings have a Knox Box. These are key boxes that only the fire department can access during an emergency. South Russell is the only member community that does not require these. After discussion, the committee agreed to move forward with this and bring it to Council.

DH reported that DRY Insurance is moving to the second floor of Red Barn Commons and will be renting out their existing office on the corner of Bell and Chillicothe.

DH noted that he and the Fire Inspector will be working in tandem. When the commercial fire inspections occur, Dave will tag along and make sure that the businesses have their certificate of occupancy.

The meeting adjourned at 8:25 a.m.