



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
February 6, 2024 5:30pm**

- Members Present:** Gary Neola, Chairman, Denis Marino
- Member Absent:** Ryan Parsons
- Other Officials:** Ruth Griswold, Board Secretary
- Visitors:** Jeff Clark, Easy Sign, 9478 Ravenna Rd, Twinsburg 44087; Chris Smith, 200 Fox Lane; Frank Spoto, 99 Leaview Lane

Gary Neola called the meeting to order at 5:31p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola motioned to approve the minutes of January 16, 2024. Mr. Marino seconded. With unanimous vote, the motion carried.

Agenda Item 1: Case # ARB 24-03: Fox Run Development-Replace Existing Monument Sign.
Presented by Applicant Jeff Clark of Easy Sign Holdings LLC.

Mr. Neola asked the applicant to begin his presentation. Mr. Clark introduced Chris Smith of the HOA and said he would be happy to answer any questions from the board.

Mr. Neola said he is not opposed to the proposed sign, but he is somewhat surprised that it has been simplified as much as it has. Mr. Clark asked if the change to a non-oval sign was an issue. Mr. Neola said that didn't matter, and asked if it would just be a white sign with black letters. Mr. Clark said yes, the letters would be engraved into the surface of the sign and painted black. The gray border is also engraved. He said the sign has been through the approval process with the HOA.

Mr. Smith said this proposed sign is similar to the one recently replaced for Kensington, which is where they got the idea.

Mr. Neola asked Mr. Marino if he had any comments. Mr. Marino said the gray border provides a little bit of contrast, and picks up the sandstone caps a bit. Mr. Clark said they wanted a nice, clean look. Discussion followed regarding the top and bottom trim being gray. Mr. Clark said it would make it look less traditional Western Reserve if the caps were different colors. Mr. Neola said the stone does not give it a Western Reserve look either. Mr. Clark said the rendering is pure white, but once it is installed it will be less glaring and will blend in more. He said shadow lines off of the molding will add dimension as well.

Discussion followed regarding different shades of white paint available. Mr. Neola said using a warm white would be a good idea, and actual color samples for the board to view would have been beneficial. Mr. Clark said the white paint will eventually age and fade as well. Mr. Smith said if the color will be changed, he will have to run it past the HOA again.

Mr. Neola made a motion to approve the plans as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.

Mr. Smith said he would mention the color issue to the board anyway.

Agenda Item 1: Case # ARB 24-04: 99 Leaview Lane-30 x 16 Detached Garage. Approved at Board of Zoning Appeals on November 15, 2023, Allowing an Accessory Structure to Project into a Front Yard. Presented by Applicant and Property Owner Frank Spoto.

Mr. Neola noted that the proposed structure will be located in the front yard. Mr. Spoto said yes, but no. It will actually be in his backyard, but because he is on a corner lot, his driveway is on Leaview Lane, but his front door faces Bell Road. Mr. Marino said it is one of those quirks. Mr. Neola said he understands now, and that it depends on how zoning looks at what is his front, side, and rear yard.

Mr. Neola said his biggest concern with the submission is that the proposed accessory structure doesn't relate at all to the house in terms of the siding and roof. He asked Mr. Spoto if he had given any consideration to matching these elements to the house. Mr. Spoto said it would be possible, he would have to go with vinyl siding instead of metal. Mr. Neola said the structure would be in fairly close proximity to the street, giving it a significant presence, and be very visible to people driving down the street.

Mr. Neola asked about HOA approval. Mr. Spoto said he is not part of an HOA.

Mr. Neola said he would like to see the plans revised to show the structure with lap siding and some trim around the windows and the door. He said for the standing seam roof, he would like to see it changed to a 16" spacing. Mr. Marino said matching the siding to the house would go a long way.

Mr. Spoto said that would not be a problem, and understands that the more it matches the house the better.

Mr. Neola asked what type of light fixtures would be installed on the exterior. Mr. Spoto said he would install coach lights. Mr. Neola said with vinyl siding and coach lights the structure will look very nice. He does not want to hold Mr. Spoto's project up, and hopefully the changes can be made in time for the next meeting.

Mr. Neola made a motion to resubmit with the plans revised to change the siding to lap siding, along with trim around the windows and the doors, and to change the standing seam spacing on the roof to 16" on center. Mr. Marino seconded. With unanimous vote, the motion carried.

Mr. Spoto thanked the board.

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:53pm.


Gary Neola, Chairman

2-20-2024
Date


Ruth Griswold, Board Secretary

2-22-2024
Date