



## Village of South Russell

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

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### PLANNING COMMISSION MEETING MINUTES August 8, 2024, at 7:30PM

**Members Present:** James Flaiz, Chairman, Mark Porter, Mayor William Koons, Ph.D., Elisa Budoff, Greg Bruhn

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

**Visitors:** Brian Becker, 6381 Chittenden Rd., Hudson 44236; Renee Shott, 15781 Grace Street, Newbury 44065

Meeting called to order by James Flaiz at 7:33pm.

Ruth Griswold conducted roll call.

**Mr. Flaiz said the first order of business is to approve the minutes from the Planning Commission meeting on July 25, 2024. He asked if there were any additions, corrections or comments. There were none. Mr. Porter motioned to approve. Mr. Bruhn seconded. On roll call vote, the motion carried unanimously.**

#### **Agenda Item 1: PC Case #24-13: 1188 Bell Road**

Ms. Renee Shott, owner of Meadowbrook Natural Wellness LLC, is seeking approval to operate a massage therapy business at the property located at **1188 Bell Road, Suite 101**, owned by Kenneth A. and Marie E. Burke.

Mr. Flaiz welcomed the applicant and asked her to tell the board about her business. Renee Shott introduced herself, and said she is a licensed massage therapist, and has been doing this for 17 years. Her business, Meadowbrook Wellness, just celebrated their ten-year anniversary. She said over the years, she has employed multiple people, and now feels it's time to change gears. Ms. Shott said she does not have any employees. She is going to school to obtain dual certification in health coaching and life coaching, which she hopes to apply to her massage practice upon graduation.

Mr. Flaiz asked board members if they had any questions. Mr. Porter asked Ms. Shott if her business would be by appointment only, or would she also take walk-ins. Ms. Shott said it would be by appointment only. She

does like to speak with her clients before they come in, to get a general idea of the nature of their complaints. She receives a lot of referrals from Precision Orthopedics in Auburn. Her focus is primarily with people who have head and neck pain, lower back or mobility issues. She does not do relaxation or spa massages, although on request, she can do scrubs to make things cozier. That seldom occurs, since this is more of a medical practice.

Mr. Porter noted that the lease allows her two parking spaces. Ms. Shott said that is correct, one space would be for her, and she schedules her appointments so that there is sufficient time for one patron to leave well before the next one arrives. She kept many of the restrictions made necessary by the pandemic, as they work well to ensure no client ever feels rushed before, during, or after the session.

Mr. Flaiz said he doesn't recall ever having seen the parking lot for this building full. Mayor Koons said he visited the building earlier in the week and noticed that the tenant occupancy is at about half right now. He said the building is very well kept. Mr. Flaiz said he thinks most tenants are sole occupants, so there shouldn't be a parking issue. Ms. Shott said it does appear that way, although she has not met any of the other tenants yet.

Mr. Flaiz said he thinks her business is a great fit for the Village, and asked board members if they had any other questions. There were none.

**Ms. Budoff motioned to approve the submission. Mr. Porter seconded. Mr. Flaiz asked for discussion on the motion. Hearing none, he asked for roll call. On roll call vote, the motion carried unanimously.**

Mr. Flaiz and board members welcomed Ms. Shott to the Village. Ms. Shott thanked the board and said she would like to leave some literature pertaining to her business for the board members. Mayor Koons asked Ms. Shott what made her choose South Russell for her business location. Ms. Shott said she lives just up Bell Road in Newbury. Her younger daughter goes to pre-school nearby, and she prefers to be in close proximity to her during the week. Most of her clientele is in the area as well. She said it is such a beautiful area, and she feels very safe and welcome.

**Agenda Item 2: PC Case #24-08-A: 1184-1186 Bell Road**

Mr. Brian Becker of Becker Signs Incorporated, applicant on behalf of Sharon Schmahl of Leap Orthodontics and Powerscourt Properties Ltd., is seeking approval to change the previously approved color of a new 21.34 square foot multi-tenant monument sign for the property located at **1184-1186 Bell Road**, owned by Powerscourt Properties Ltd.

Mr. Flaiz welcomed the applicant and recapped the first submission of the sign, which came before the Planning Commission on June 20, 2024. The board members all liked the design of the sign but had an issue with the blue background color that was proposed. He said the solicitor also went over the sign ordinance and confirmed that the maximum number of colors permitted on a sign is four. After researching online, he realized there is quite a debate as to if white should actually even be considered a color.

Mr. Flaiz said the Planning Commission's prior recommendation and approval was for the sign to have a black background, and the plans before them tonight are proposing the owner's preferred choice, which is more of a gray background that would match the gray in the word "Orthodontics". Mr. Becker said their intent was to try and provide a color that would match the roof of the building. He said it is challenging because it depends on which angle you look at it from, and the impact of the sun. At different times and angles, it can go from a dark

reddish gray to a light gray or silver. The pantone color is very close to what the roof is. The “Orthodontics” and the background are of the same color. He said if white is counted as a color, it would add up to five, but he was wondering if the official logos of Alexandra Fine Homes and Leap Orthodontics could be considered a color entity. He said they would prefer approval on the gray background, as it looks softer and blends in with the area a little better as well.

Mr. Flaiz said the board had approved a black background for the sign, and the options before them are a lighter gray, which is preferred by the owner, or a darker charcoal gray with plank boards. Mr. Becker said the planks help to break up the darker color.

Discussion followed among board members regarding code requirements, and the colors and architectural style of the building. Mr. Porter said he likes the idea of the sign color matching the roof, since that is the most prominent feature as you drive past. Mr. Flaiz said he likes the look of the planked charcoal background but understands that the owner prefers the lighter gray. Mr. Becker said the owner does think the lighter gray gives it a softer look. Ms. Budoff said it is very considerate of the owner to adapt the color of a portion of her logo to match the lighter gray. Board members agreed that the lighter gray would work well. Ms. Matheney asked if the board would be considering white as a color. Board members agreed that it would not be considered a color. Ms. Matheney advised them that the motion must state that as well, otherwise the applicant would have to appear before the Board of Zoning Appeals.

**Mr. Flaiz made a motion to modify the Planning Commission’s previous approval of June 20, 2024, and approve the Sherwin Williams 2848 gray background color for the sign. Further, the board has made the determination that white is not included in the color limit. Mr. Bruhn seconded. Mr. Flaiz asked for any further discussion on the motion. There was none. On roll call vote, the motion carried unanimously.**

Mr. Becker thanked the board. Mr. Flaiz said his company does very nice work.

Mr. Flaiz asked if there was any **Old Business**. Mayor Koons said he wanted to take a couple minutes to talk about the parking and traffic concerns on Industrial Parkway. He said since the area is no longer industrial, but has become a personal service area, there are some things that should be looked into. This was discussed at the Building Committee meeting this morning. Dave will be spending a lot of time working with the landlords to gather facts and get things squared away. Since they are talking about private property, the Village also must determine what they can and cannot do. This will take time and patience. He recalled that the board gave Augie’s proposed patio a trial period and said it may be something to think about for Hawaiian Guys and could be discussed further at the meeting in September.

Mr. Bruhn said after reading the recent emails from Ms. Truax, he visited the site again. He said there are a number of solutions possible. The building that Hawaiian Guys is in has a great deal more property than is currently being used, and their rear parking lot could be expanded. Whether it’s aesthetically pleasing or not, it is also possible to add another space or two in front of the building, perpendicular to the existing spaces. That would give them six spaces for carry-out, which should be more than adequate. The building at 477 Industrial Parkway also has vacant land behind their rear parking area.

Board members referred to an overhead view of the site and discussed possible improvements that could be made to the parking situation on Industrial Parkway. Mr. Flaiz said he has concerns regarding the absence of striped spaces and fire lanes. When people are parking all sorts of different ways, there may not be clear passage for emergency vehicles. With so much traffic and activity going on in that area, having evolved into the hot spot that it is today, there must be marked parking spaces, fire lanes and signage in order to provide safety and organization to the area. He feels any municipality would require that.

Mr. Bruhn said after reading all the emails, it struck him that the doctor’s problems seem to be more with their own building and its other tenants. They are the most recent tenant in their building, so they benefitted from the

Village's willingness to work with them on a situation with a less than standard parking situation. He thinks it's a little unfair of them to now say that the parking should now be strictly enforced for others. Mr. Bruhn went on to say that personally, he is in favor of allowing the Hawaiian Guys to have carry-out with limited hours. Ms. Budoff said her understanding of their proposed set up of a carry-out system indicates they are doing everything in their power to prevent traffic and parking problems. She asked Mayor Koons if he was suggesting allowing Hawaiian Guys the opportunity to have carry-out for a certain period of time, and then have them come back before the Planning Commission after the trail period. And if so, could the Planning Commission approve something and then revoke that approval. Mayor Koons said this is a tough decision, and they have spent a lot of time on it. He said part of him feels they are holding back a business from opportunity, but then again, they were already denied carry-out when they were initially approved. Ms. Budoff said initially, they had wanted carry-out for dinner from the food truck. She said Rachael expressed very well the last time they appeared, that they simply want to provide carry-out during their slowest days and times.

Mr. Flaiz said the Planning Commission did make it clear that one of the conditions of their initial approval was that no carry-out would be permitted. The recent request from Hawaiian Guys brought to light other issues that should have been addressed a while ago. The emails and photos from the other business owner and his visits to the area have confirmed that. He still believes that a carry-out operation at such a popular food place would generate too much traffic, and he has serious concerns about that. He said it is unfortunate for them, but it may be one of the worst locations in the Village to attempt carry-out service. He had hoped they could somehow work with another business that could offer their food for carry-out. Ms. Budoff said they did have opportunities to do that, but because the food industry is so heavily regulated, it was not a practical solution for them, and they truly want to just focus on their catering business and supplement their slower days during the lunch hours.

Mr. Flaiz said he does feel bad that the applicants are left in limbo, but the landlords must address the parking and traffic situation before the Planning Commission can fairly evaluate their proposal. He asked Mr. Hocevar if the Fire Prevention Officer has been able to assess the area. Mr. Hocevar said once he receives the parking layout, he plans to meet Sean Davis at the site and go over everything with him. Mr. Flaiz said he would like to see the Fire Prevention Officer look at the entire Industrial Parkway area to determine specifically what the area needs as far as fire lanes. Mr. Hocevar agreed. Mayor Koons said they also have to consider the area when there are large snowbanks that would impact emergency services. Mr. Flaiz wondered where the people who now park in the grass would park when snow makes that impossible. Mayor Koons said he does hate to hold back a business but agreed that it will take time to gather facts and do things right.

Board members discussed the next regularly scheduled Planning Commission meeting on September 12, 2024, and it was decided, due to scheduling conflicts, to move the date of the meeting.

**Mr. Flaiz made a motion to move the regularly scheduled Planning Commission meeting scheduled for September 12, 2024, to September 11, 2024, at 7:30pm. Mr. Porter seconded. On roll call vote, the motion carried unanimously.**

Mr. Flaiz asked members if there was any further Old Business. Mr. Bruhn said, having received copies of the parking regulations from other communities, how is the Planning Commission going to address the study of the Village's current parking regulations. Ms. Matheney said upon reviewing the regulations from the other communities, the Village is actually not far off. She said there might be some differences, for example, regarding the square footage of usable fitness area. Other than instances such as that, they are very much in line with the other communities. She said once things get squared away regarding the current issues on Industrial Parkway, they could then take a better look at the regulations for all the other business districts and see if anything needs changing.

There being no further business, Mr. Porter motioned to adjourn the meeting at 8:09pm. Mr. Flaiz seconded. Ayes all, the motion carried.



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James Flatz, Chairman

10/10/24  
Date



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Ruth Griswold, Board Secretary

10-14-2024  
Date