



Village of South Russell

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

PLANNING COMMISSION MEETING MINUTES

January 9, 2025, at 7:30PM

Members Present: Elisa Budoff, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

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

Visitors: Jim Tekavec, 540 East Washington Street

Meeting called to order by Mayor Bill Koons at 7:30pm.

Ruth Griswold conducted roll call.

Mayor Koons said the first item on the agenda is the selection of a chairperson, and he would like to nominate Elisa Budoff. Ms. Marino seconded. Mayor Koons asked for any discussion on the motion. Hearing none, he asked all those in favor to say aye. Ayes all, the motion carried.

Ms. Budoff said the next item is the approval of the minutes from the meeting on November 21, 2024. She asked for any additions or changes. There were none. Mr. Porter motioned to approve. Mr. Bruhn seconded. On roll call vote, the motion carried unanimously.

Agenda Item 1

PC Case #25-01: Pursuant to Section 3.05(b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days of the Conditional Use Permit Application submitted by Mr. Jim Tekavec of 540 Property Group. Applicant is rebranding Panini's, located at **540 East Washington Street**, and changing the name to **Tavern 6**.

Ms. Budoff said tonight's meeting is just to schedule the Public Hearing, and asked Mr. Tekavec if there was anything he would like to share tonight. Mr. Tekavec said basically the owners remain the same; they own a few different restaurants in different groups. He said they feel the Panini's brand has kind of worn itself out, and their rebranding will include all fresh foods that people prefer. He said they feel this location would be a good fit for Tavern 6, and they are fortunate to have ample parking at this site, much more than any other restaurants in the area. He said they are excited to open in South Russell.

Ms. Budoff said they definitely have the best parking. Ms. Marino asked if the menu would be similar. Mr. Tekavec said they plan to scale it down a little bit in the beginning, and they will work their way up to a menu similar to their other location, with daily specials and fresh soups of the day. He said everything will be made from scratch, including the soups and the salad dressings.

Mayor Koons said their reputation has preceded them. Mr. Tekavec said they like to be very active and involved in the community. Mr. Porter asked Mr. Tekavec if they are doing a lot of renovations to the site. Mr. Tekavec said no, they are just painting, recovering some booths and changing light fixtures to freshen the interior. He said they have had to order some kitchen equipment to accommodate the culture change of the menu items.

Mr. Porter asked Mr. Tekavec if they had a date set for opening. Mr. Tekavec said it would be some time in February. The property has good bones, and has been kept up very well, which makes the transition easier.

Ms. Budoff asked Ms. Matheny if they still have to go through zoning because it is a rebranding. Ms. Matheny said they must go through the Planning Commission, because they are operating under a Conditional Use, and the rebranding is considered a change in the operation of the Conditional Use. They do not need to go before the Board of Zoning Appeals. Ms. Matheny said they may have to go before the Architectural Review Board for signage. Mr. Tekavec asked Ms. Griswold if the sign company has submitted yet. Ms. Griswold said Agile Sign is mailing everything in but has been advised that the Public Hearing and Planning Commission Development Review and approval must occur before they go before the ARB.

Discussion followed regarding the best date for the Public Hearing, and it was determined that February 6, 2025, would be best. This would allow the sign company to appear at the February 18, 2025, ARB meeting.

Ms. Budoff motioned to schedule the Public Hearing, to be immediately followed by the Planning Commission meeting, rescheduled from February 13, 2025, for Thursday, February 6, 2025, at 7:00pm. Ms. Marino seconded. On roll call vote, the motion carried unanimously.

Mr. Tekavec thanked the board.

Ms. Budoff asked if there was any **Old Business**. There was none.

Ms. Budoff asked if there was any **New Business**. Mayor Koons said he would like to propose changing the procedures of the Planning Commission and begin at 7:00pm instead of 7:30pm. Ms. Budoff asked board members if that time would be convenient. Board members agreed.

Mayor Koons made a motion to have the Planning Commission calendar, beginning in February 2025, to show a 7:00pm starting time instead of 7:30pm. Mr. Porter seconded. On roll call vote, the motion carried unanimously.

There being no further business, Mr. Porter made a motion to adjourn. Ms. Budoff seconded. Ayes all, the meeting was adjourned at 7:41pm.

Elisa R Budoff
Elisa Budoff, Chair

Ruth Griswold
Ruth Griswold, Board Secretary

2-6-25
Date

2-6-2025
Date