



Village of South Russell

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

PLANNING COMMISSION MEETING MINUTES MAY 9, 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 Hocevar, Building Official; Ruth Griswold, Board Secretary

Visitors: Brad Friedlander, 506 East Washington; Gary Mynchenberg, 16 Louise Drive

Meeting called to order by James Flaiz at 7:32pm.

Ruth Griswold conducted roll call.

Mr. Flaiz said the first order of business is to approve the two sets of minutes from the Public Hearing and Planning Commission meeting on April 11, 2024. He asked if there were any additions or corrections. There were none. Mr. Porter motioned to approve. Ms. Budoff seconded. Mr. Flaiz asked for any further discussion. Hearing none, he asked for roll call. On roll call vote, the motion carried unanimously.

Agenda Item 1: PC Case #24-05: 506 East Washington Street-Lopez

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. Brad Friedlander, who is seeking approval for a new canopy roof over the existing patio and permission for the temporary sign to become a permanent sign for Lopez Restaurant, 506 East Washington Street, owned by Mr. Thomas Violante.

Mr. Flaiz said at tonight's meeting, the Planning Commission will only be setting a date for the Public Hearing. He said Mr. Friedlander still has to provide drawings for his proposal. Mr. Friedlander said unfortunately his architect notified him yesterday that he is unable to complete the project due to health reasons. He said he would welcome any suggestions for an architect that may be able to assist him.

Mr. Flaiz said public hearings are usually set for about a month in the future. He is unavailable on June 13, and he would like to be present for the hearings, but only if it's convenient for the rest of the members. Mr. Friedlander said he would be fine if it were set for the month after that, since that would allow him more time to

have an architect prepare the plans. Mr. Flaiz said he didn't want Mr. Friedlander to have to miss so much of the nice weather. Mr. Friedlander said he doesn't anticipate being able to start the project until the fall.

Discussion followed between board members and the applicant as to what date would work best for the public hearing.

Mr. Flaiz made a motion to cancel the regularly scheduled Planning Commission meeting on June 13, 2024, and schedule a special Planning Commission meeting for June 20, 2024. Mr. Porter seconded. On roll call vote, the motion carried unanimously.

Mr. Flaiz asked for a motion to schedule the Public Hearing for 506 East Washington Steet, PC Case #24-05 for June 20, 2024, at 7:30pm. Mayor Koons so moved; Mr. Porter seconded. There being no discussion on the motion, Mr. Flaiz asked for roll call. On roll call vote, the motion carried unanimously.

Agenda Item 2: PC Case #24-06: 576 Industrial Parkway-That Hawaiian Guy's BBQ

Pursuant to Section 3.05(b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days on the Conditional Use Permit Application submitted by Ms. Rachael Sherry, applicant for the property located at 576 Industrial Parkway, owned by Mr. Mark Derry, for permission to re-review the discussion to allow carry-out operations from That Hawaiian Guy's BBQ from 11:00am-3:00pm.

Mr. Flaiz welcomed Mr. Mynchenberg, representing Rachael Sherry of That Hawaiian Guy's BBQ. He said in addition to the materials already submitted; they will need to see a parking circulation plan for consideration of the carry-out service. At the time of the original conversation, he visited the site, and it was a difficult area to turn around in. Mr. Mynchenberg said there is a walkway in the front with about four or five parking spaces, which is the proposed area for the take-out. The patrons who park there should be able to just back out. Mr. Porter asked if there would be a take-out window. Mr. Mynchenberg said no, the customers would either park and come in or have the order delivered to their vehicle.

Mr. Flaiz asked for a motion to schedule the Public Hearing for PC Case #24-06, 576 Industrial Parkway, for June 20, 2024, at 7:30pm. Mr. Porter so moved; Ms. Budoff seconded. There being no discussion on the motion, Mr. Flaiz asked for roll call. On roll call vote, the motion carried unanimously.

There being no further business, Mr. Porter moved to adjourn the meeting at 7:43pm. Ms. Budoff seconded. Ayes all, the motion carried.


James Flaiz, Chairman

6/20/24
Date


Ruth Griswold, Board Secretary

6-20-2024
Date