



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

**BOARD OF ZONING APPEALS
MEETING MINUTES**

February 19, 2025, 7:00 p.m.

Members Present: Andy Hitchcock, Chairman; Mike Mulloy, Lindsey Self, Martin O’Toole, Cindy Matejcik

Other Officials: Bridey Matheney, Solicitor; Dave Hocevar, Building Official; Mayor Bill Koons; Leslie Galicki, Administrative Assistant

Visitors: Tim Flurry, 120 Ashleigh Dr.; Rob Meyers, 120 Ashleigh Dr.; Vivian Self

Mr. Hitchcock called the meeting to order at 7:00 p.m. Ms. Galicki conducted roll call.

Mr. Hitchcock stated that there was one item on the agenda. First, he asked Ms. Matheney to swear in the presenters. Ms. Matheney swore in the applicants, guests, and Dave Hocevar.

Mr. Hitchcock indicated there were two sets of minutes reviewed by board members. Mr. Hitchcock made a motion to approve as is the minutes of the December 18, 2024, meeting, seconded by Mr. Mulloy. Roll call – ayes, Mr. Hitchcock, Mr. Mulloy, Mr. O’Toole, and Ms. Matejcik. Ms. Self abstained. Motion carried.

Mr. Hitchcock made a motion to approve as is the minutes of the January 15, 2025, meeting, seconded by Ms. Matejcik. Roll call – ayes, Mr. Hitchcock, Mr. Mulloy, Mr. O’Toole, and Ms. Matejcik. Ms. Self abstained. Motion carried.

Mr. Hitchcock introduced Agenda Item 1, 120 Ashleigh Drive, but pointed out a typo on the agenda which suggested that the proposed structures are in total 1,807 square feet. It is actually 2,807 square feet.

Agenda Item 1: BZA Case # 25-04: Tim Flury of High-Tech Pools, applicant for the property located at 120 Ashleigh Drive, owned by Scott and Kelly Noble, is seeking approval for an area variance of 912 square feet as applicant shows proposed pool to be 1,000 square feet and Section 4.01(b)(1) of the South Russell Zoning Code limits accessory structures to 500 square feet per

acre. At 3.79 acres, this property would allow 1,895 square feet of accessory structures. Proposed structures total 2,807 square feet, requiring an area variance of 912 square feet for the proposed swimming pool.

Rob Meyers, Meyers' Homes, explained he had been involved with the customer for over 20 years and had built the home. They were before the Board of Zoning Appeals (BZA) for a height variance for the pool house about a month ago. At the time this was submitted, they did not realize that an area variance was also needed for the lot coverage. Had they realized they needed this, they would have presented it at the last meeting.

Tim Flury, High-Tech Pools, stated that the proposal is to put in a 20 by 50 swimming pool.

Mr. Hitchcock asked for questions from the board. Mr. O'Toole stated the proposal involves a 20 by 50 pool, which would be 1,000 square feet. He asked whether the proposal was just for the pool or also the deck around it. Mr. Meyers said it was just the pool. He explained that the way the code reads in South Russell is that there are only so many feet of accessory structure permitted. Also, according to the code, which they did not realize, is that a pool is considered a structure and not part of the landscape. Mr. O'Toole concluded that the proposed structures included the pool house the board approved last month. Mr. Meyers concurred.

Ms. Self asked if there were any concerns or anticipated concerns from neighbors about it being visible or too big and asked if 20 by 50 was a pretty normal size pool for a house this size. Mr. Meyer said yes, and added that if anything, it is not as big or convoluted. Many pools have wild shapes and rock stuff and slides. This is just a straightforward five-foot deep pool.

Ms. Matejcik addressed the lighting. She noted the plans said there was indirect lighting, but she wanted to better understand what kind of lighting would be around the pool as to the exposure, i.e. how high would it be allowed to be, where it is allowed to be placed, etc. Meyers stated that there will be lights in the pool as an option for the owners to have the pool lit. Other than that, there would only be landscape lighting and coach lights on the pool house. Ms. Matejcik thought the lights were 16-feet and asked Mr. Hocevar how high the lights could be in terms of the light reflecting out. Mr. Hocevar did not think this would be an issue only because there is something in the ordinances about lumens effecting adjoining neighbors. Ms. Self added that it appears that where the house is situated, it is set back the furthest on the cul-de-sac. They could have baseball field lights, and no one would see them, although she was not encouraging this. Mr. Meyers assured the board that the residents did not want this. They were looking for tastefully done and understated, not ostentatious.

Mr. Hitchcock asked for any further questions. He said that from his perspective, the board approved the pool house, and although one does not have to force the other, it does not seem like one should have a pool house without a pool.

Mr. Hitchcock made a motion for BZA Case 2004, for the property at 120 Ashleigh Dr., to approve an area variance of 912 square feet to permit accessory structures totaling no more than 2,807 square feet, seconded by Mr. Mulloy. Mr. Hitchcock asked for comments or questions on the motion. Hearing none, he asked for a roll call. On roll call vote, the motion passed unanimously.

The applicants thanked the board.

No old business was noted. Under new business, Mr. Hitchcock asked the Mayor to provide context to the proposed BZA/Planning Commission meeting. The Mayor said first, they were not going to have it. Mr. Hitchcock acknowledged this. The Mayor said the Planning Commission would be busy that night and they did not want the BZA sitting around. He added that the BZA could take the Zoning Code book and suggestions from Ms. Matheney, and this would be the first step if they could start seeing what needs to be done and what changes could be made. We, in turn, will come with some additional suggestions but we will start with the Planning Commission and the BZA can get started looking. Eventually everyone will get together probably in April. He added that this year looks like it will be meetings every month and there is a lot going on and going through the Building Department right now.

Mr. Hitchcock wondered if he missed an email containing Ms. Matheney's suggestions as mentioned by the Mayor. Ms. Matheney said she would make sure everyone has the suggestions she made a few years ago about the Zoning Code in general. The point for BZA is that since they see the variance requests, the board is being asked to identify those matters needing updating, amending, changing, or looking at different regulations. This is the information the Planning Commission is interested in knowing.

Ms. Self asked if a spreadsheet or list was maintained of the issues being seen repeatedly, like what had gone before BZA in the last two years, to see if there are patterns. Ms. Matheney said they do not have a formal list, but the agenda from previous meetings can be reviewed to compile a list.

Mr. O'Toole asked if at this juncture, they would be attending to the lighting specifications discussed previously about the Red Barn. Ms. Matheney did not know. She did not recall if this was part of her suggestion but knew that it had come up. She asked Mr. Hocevar if there is a Codified Ordinance outside the Zoning Code with respect to lighting. She did not think there was, other than addressing glare beyond a certain point. Mr. Hocevar said that was about it. Mr. O'Toole added that the board found itself at a juncture where it wished it might have had something. Ms. Matheney said that was correct and it was that kind of issue that comes up and the code is not clear and a little ambiguous and could use clarity.

The Mayor said that with that in mind, the next meeting is March 19th, and asked that any members who will not be available communicate this.

With no New Business on the agenda, Mr. Hitchcock closed the meeting to a close at 7:11 p.m.



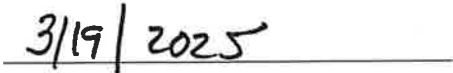
Andy Hitchcock, Chairman



Date



Ruth Griswold, Board Secretary



Date