



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

**ARCHITECTURAL REVIEW BOARD
MINUTES**

February 18, 2025, at 5:30 p.m.

Members Present: Gary Neola, Chairman; Ryan Parsons, Denis Marino

Other Officials: Leslie Galicki, Administrative Assistant

Visitors: Michelle Bissler, 1194 Bell Road; Iliana Kazandjieff, Agile Sign & Lighting Maintenance; Bill and Katie Stone, 137 Fairview Road; Andrew Reynolds, Pantuso Architecture; Heather Davies, Davies Architecture

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

Administrative Assistant Leslie Galicki conducted roll call.

Mr. Parsons made a motion to approve the February 4, 2025, meeting minutes, seconded by Mr. Marino. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 25-05: New sign for Tavern 6, located at 540 East Washington Street, owned by 540 Property Group LLC. Presented by Iliana Kazandjieff of Agile Sign & Lighting Maintenance.

Mr. Neola stated that it appeared the Panini's sign was being taken out and the Tavern 6 sign installed in its place. It is the same size, etc. Ms. Kazandjieff stated that it is two flat faces. Mr. Parsons asked if the sign was internally lit, and Ms. Kazandjieff confirmed that it is.

Mr. Neola made a motion to approve the submission, seconded by Parsons. With unanimous vote, the motion carried.

Agenda Item 2: ARB Case #25-06: New window on east bay, removal of shutters, whitewashing all exterior brick for the property located at **1194 Bell Road**, owned by Michelle Bissler, CPA. Presented by Heather Davies of Davies Architecture.

Ms. Bissler informed the Board that Davies Architecture was not present. Mr. Neola verified she was the owner of the building and advised that the Board could still look at the plans. He noted that most of the work was in the interior of the building with creating offices and so on. Ms. Bissler concurred. Mr. Marino observed that Bissler would be turning the location of the former automatic teller machine (ATM) on the building into a bay window. Mr. Parsons addressed the exterior brick and Ms. Bissler explained that when the interior renovations are complete, the exterior will be painted to bring uniformity to the bricks which are all currently different ages and colors.

Mr. Neola had no comments on the submission and Mr. Marino said that the plans were very straightforward.

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

Mr. Neola informed Ms. Bissler that she could obtain the permits through the Building Department once the plans were reviewed by the department. Ms. Bissler questioned whether this was for the exterior or interior, and Mr. Neola explained it would be for the whole project. Ms. Bissler thought the builder, Hoar Construction, was doing the permitting for the interior. Mr. Neola further explained that since the ARB has completed its review and approval, the contractor should be able to come and get the permits. Mr. Marino noted that the next case involved the same property and Mr. Parsons advised that it involved the signage for the same project.

Agenda Item 3: ARB Case #25-07: Sign on front of building for the property located at 1194 Bell Road, presented by owner Michelle Bissler, CPA.

Mr. Marino asked if the sign would be on two faces over the entry. Ms. Bissel responded that initially no, that it would just be on the front.

(Heather Davies, Davies Architecture, arrived at 5:41 p.m.)

Mr. Neola asked if the signage was backlit, and Ms. Bissler confirmed it was.

Mr. Neola made a motion to approve the submission, seconded by Mr. Marino. With unanimous vote, the motion carried.

Agenda Item 4: ARB Case #25-08: Rear addition, new dormer on front, window modifications and a new detached garage for the property located at 137 Fairview Road, presented by Andrew Reynolds of Pantuso Architecture, on behalf of owners William and Kate Stone. Garage was approved at BZA on 1-15-25 for size and setback variances.

Andrew Reynolds advised that he was an architect for Pantuso Architecture and introduced owners, Bill and Katie Stone. Mr. Reynolds explained that the project involved renovations and additions to the house, adding a front dormer and side porch. In the back, on the rear dormer, modifications are being made to extend the rear dormer. On the detached garage, the existing garage is being taken down. A new detached garage is being proposed that will tie in better with the existing house by matching the roof slope and Tudor style. The setback, height requirements, and square footage for the garage were approved by the Board of Zoning Appeals (BZA). The materials on the house will match. A rough sawn lumber was discussed for the side porch with a little brick half wall. On the garage, Hardie siding was discussed as well as vinyl windows and asphalt shingles to match the house.

Mr. Reynolds added that Mr. and Mrs. Stone found some repurposed leaded glass windows for the dormers to serve as accent pieces on the house and garage. Mr. Neola clarified that the windows were found in the house, and Mr. Stone clarified that he purchased them in Detroit and noted that it is difficult to find small cross hatch leaded glass. Mr. Neola agreed. Mr. Parsons verified that Mr. Stone obtained these for both the house and garage. Mr. Stone advised that he obtained a pair for the dormers on the house, which are more ornate casement windows that swing in the old fashioned 1920's way. There is a single one for the garage which they may make into a hopper window.

Mr. Neola added that he liked the way the third garage is set back, and thought it was a nice touch. Mr. Stone said that they thought about attaching the garage, but it just did not work.

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

Old Business: Mr. Neola advised that the Board previously discussed shifting the next meeting to the following week on March 11th because two members will be unavailable on March 4th. Mr. Neola suggested that if there are no submissions by the submission deadline of February 24th, the meeting can be cancelled. Parsons added that if there are submissions, the meeting will be rescheduled to the following week, which would be March 11th. Mr. Neola advised that in this case, there would be two meetings in a row with the next meeting scheduled for March 18th.

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:59 p.m.



Gary Neola, Chairman

3.18.2025

Date



Ruth Griswold, Board Secretary

3.18.2025

Date