



Village of South Russell

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

PLANNING COMMISSION

PUBLIC HEARING

MINUTES

February 6, 2025, at 7:00 PM

Members Present: Elisa Budoff, Mark Porter, Bradley Fink, Phyllis Marino, Greg Bruhn

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

Visitors: Jim Tekavec, 540 East Washington, Mark Smith, 521 East Washington, David Jilbert, 524-H and 528-A East Washington

The **Public Hearing** was called to order by Elisa Budoff at 7:00 pm.

Ruth Griswold conducted roll call.

Agenda Item 1:

PC Case #25-01: Mr. Jim Tekavec of 540 Property Group LLC, owner of **Tavern 6 Restaurant**, is seeking approval for the rebranding and name change of the current Panini's Restaurant, located at **540 East Washington Street**, to Tavern 6.

Ms. Budoff inquired if any guest were present to comment and there were none. Mr. Tekavec would like to rebrand the business and offer a fresh food concept and remain family friendly. Would not be open real late. Sundays and Mondays they would be open until 9:00 pm, Tuesday-Thursday until 10:00 pm and Friday-Saturday until 11:00 pm. He has been in business for 10 years in March. Feels this would be a good location. He has hired employees for this location. He would just repaint inside and refresh it. He would put some tv's up. The sign would be the same size. He will keep the patios and freshen them up also. Everything up to code with the fire codes and before they open a full inspection will be conducted.

Ms. Budoff asked if there were any other questions or comments. There being no further business, Mr. Porter moved to adjourn the public hearing. Ms. Marino seconded. Ayes all, the meeting was adjourned at 7:06 pm.

The **Planning Commission** was called to order by Elisa Budoff at 7:06 pm.

Ruth Griswold conducted roll call.

Ms. Budoff said the first item on the agenda is the approval of the minutes from the January 9, 2025 meeting. She asked for any additions or changes. There were none. Mark Porter motioned to approve. Phyllis Marino second. On roll call vote, motion carried unanimously.

Agenda Item 1:

PC Case #25-01: Mr. Jim Tekavec of 540 Property Group LLC, owner of **Tavern 6 Restaurant**, is seeking approval for the rebranding and name change of the current Panini's Restaurant, located at **540 East Washington Street**, to Tavern 6.

Ms. Budoff asked if any guests were present to comment on the agenda item. There were none. She welcomed Jim Tekavec and asked him to share what they are hoping to accomplish. Mr. Tekavec said basically the owners are seeking to rebrand the business and offer a fresh food concept and remain family friendly. They will not have any frozen food items on the menu and will not be open late. The hours will be Sunday and Monday until 9 pm, Tuesday thru Thursday until 10 pm, and Friday and Saturday until 11 pm. He said the Tavern 6 in Kirtland will be celebrating their 10-year anniversary in March. They believe the new South Russell site will be a good spot for a Tavern 6, and they hope to employ 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 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 like 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.

Greg Bruhn motioned for approval for the rebranding and name change of the current Panini's Restaurant, located at 540 East Washington Street, to Tavern 6. Mark Porter seconded. On roll call vote, the motion carried unanimously.

Mr. Tekavec thanked the board.

Agenda Item 2:

PC Case #25-02: Mr. David Jilbert of BAC Distributing is seeking approval to expand his Naturepedic Warehouse Storage Facility, for mattress supports such as organic fibers, sheets, duvets etc., currently located at 528 East Washington Street. The proposed expansion would include **524-H and 528-A East Washington Street**, owned by David R. Jezek of Washington Center LTD.

Ms. Budoff welcomed Mr. Jilbert. He stated that the gymnastic place where he wants to move into and as they have move out and it's empty and the other place is supposed to be available to him March 1st. The gymnastic place is Unit H. All the units are connected. There is only 1 loading dock, and he would have access to all the spaces. He would have doorway access to the vacant spaces. That would be a big expansion, and he currently has inventory someplace else that is being held. He would not be doing any manufacturing at this location; it would be just for component parts. The fire chief has been out to the building to inspect it and had no issues. He had moved into his warehouse the middle of last year. He had put in rack storage in there at the time. The parking lot was brought up as being an issue and Mr. Jilbert indicated he does not do any retail at this location. He stated that the space is more valuable to him as a warehouse at this time. He has a lease agreement with the owner of the building that he would have parking in the back of the building. He does not have assigned spaces in the back of the building, although he is assigned up to 6 spaces. Mr. Jilbert indicated also that they might do some shipping. He stated that there is a third door that is blocked up and they might unblock that door. Mr. Jilbert indicated that there are no consistent employees with desk. He brings them in on an as needed basis. They currently don't have their own bathroom but now will with the addition of the units. He does not have a vision to put office space in. He does not have a plan to modify the existing windows in the units.

Ms. Budoff motioned to approve the expansion of the Naturepedic warehouse. Mr. Porter seconded. On roll call vote, the motion carried unanimously.

Agenda Item 3:

PC Case #25-03: Mr. Mark Smith of Heritage Landscaping & Fencing is seeking approval to install a new black chain link fence at the property located at **521 East Washington Street**, owned by Jackie Stimac of 521 HQ LLC.

Ms. Budoff welcomed Mr. Smith and stated she drove back to the location and asked Mr. Smith what his plan were. Mr. Smith indicated that the closest property line is maybe 15 or 20 ft. to the property line, there is a 3 rail, split rail fence. Because the fence is positioned off the back corner of the building, you can see it from the road, but it's like 60 ft. so it's a good bit off the road. The fence would be for the owner's dog. Ms. Budoff indicated that it looked like they are a good distance off. She indicated it looked like the property goes all the way and it's all woods. They would not be going into the woods. Mr. Hocevar stated that the setback for fences is 3 ft. and that it meets all the requirements. The board indicated that the setback is pretty far and it's in the back of the house and no one would see it.

Ms. Budoff motioned to approve the fencing at 521 East Washington Street. Mr. Porter seconded. On roll call vote, the motion carried unanimously.

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


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

Ms. Budoff stated that their next meeting would be joint on March 13, 2025. There may be 2 items for regular planning commission meeting. It would be decided to have that meeting first and then the zoning code meeting.

There being no further business, Mr. Porter made a motion to adjourn. Ms. Budoff seconded. Ayes all, the meeting was adjourned at 7:25 pm.


Elisa Budoff, Chair

5-8-2025
Date


Ruth Griswold, Board Secretary

5-8-2025
Date