



**Village of South Russell  
5205 Chillicothe Road  
South Russell, Ohio 44022  
440-338-6700  
ARCHITECTURAL REVIEW BOARD  
MINUTES  
May 20, 2025 at 5:30 pm**

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

**Other Officials:** Mayor Bill Koons, Ruth Griswold, Board Secretary

**Visitors:** Jerry Penick, 117 Countryside Dr; Tom Breitsch, 127 Countryside Dr

Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola asked if there were any comments on the meeting minutes from March 18, 2025. There were none. Mr. Parsons motioned to approve the minutes. Mr. Marino seconded. With unanimous vote, the motion carried, and the meeting minutes were approved.**

**Agenda Item 1: ARB Case # 25-10:** Country Estates Homeowner Association Community Pavilion. Presented by Jerry Penick of Country Estates HOA. Approved at the Planning Commission meeting on May 8, 2025.

Mr. Neola referred to the plans for the community pavilion. He said it seems like a pretty basic gabled roof structure. He asked the applicant what type of roofing materials would be used. Mr. Penick said they will be installing a standing seam metal roof. Mr. Neola asked if they had chosen a color for the roof. Mr. Penick said it would be black. Mr. Neola asked if the structure would be constructed with treated wood. Mr. Penick said he apologizes, but he is not that familiar with that detail, since it was chosen by the team. He said he believes it will be either cedar or treated wood. Mr. Neola said from an appearance perspective, either one will work.

Mr. Neola asked board members if they had any comments. Mr. Parsons asked what the flooring would be. Mr. Penick said the floor will be bluestone. There would be a lot of complications getting cement trucks back to the site, which is why they decided on the bluestone.

Mr. Neola said although it's probably a little more expensive than concrete, it will be a nice finish. Mr. Penick said when taking in the cost of pumping the concrete, it turned out to be about the same.

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

Mr. Penick thanked the board.

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 5:38 p.m.

  
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Gary Neola, Chairman

Date: 6.3.2025

  
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Ruth Griswold, Board Secretary

Date: 6-3-2025