



## Village of South Russell

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

---

### PLANNING COMMISSION MEETING MINUTES

May 8, 2025, at 7:30PM

**Members Present:** Elisa Budoff, Chair, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

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

**Visitors:** Dustin Kaplan, 38 Paw Paw Lake Dr; James Yoder, 9656 Sterling Ct, Twinsburg 44087; Rob Truax, 17731 Lost Trail, Chagrin Falls 44023; Mark Derry, 136 Lakeview Lane; Jerry Penick, 117 Countryside Dr; George Vanderbilt, 122 Countryside Dr; Tom Breitsch, 127 Countryside Dr

Ms. Budoff called the meeting to order at 7:00 pm.

Ruth Griswold conducted roll call.

**Ms. Budoff said the first item is the approval of the minutes from the meeting on February 6, 2025. She asked for any additions or changes. There were none. Ms. Marino motioned to approve. Mr. Bruhn seconded. On roll call vote, Elisa Budoff-Yes; Mark Porter-Yes; Phyllis Marino-Yes; William Koons-Abstain; Greg Bruhn-Yes. The motion carried.**

Ms. Budoff said before they get started, there are two things she wants to address: one for this specific meeting, and one to set the tone for all meetings moving forward. She said she has been newly elected as chair of the Planning Commission this year. First, for tonight, she would like to flip the order of the agenda items and have PC Case #25-05 for Country Estates present first, followed by PC Case #25-04, Dustin Kaplan of OrthoSport. She wants to do this because the second item may take longer.

Ms. Budoff said she is bringing her organizational skills to the structure of the Planning Commission meetings. Traditionally, only the applicants before the Planning Commission meetings are there to speak, unless there is a Public Hearing portion prior to the meeting. She said in the past, they have allowed the public to speak, and she will continue to honor that. However, she wants to have some order, and she is taking a page out of the Village Council structure. At Planning Commission meetings, the public will be allowed to speak for five minutes, and the speaker will get warnings when they have two minutes left, and then again when they have one minute left. Ms. Budoff said the applicants will speak first, and be given as much time as they need, within reason. Then questions and comments will be opened up to Planning Commission members. Afterwards, any guests will be permitted to speak for five minutes. She asked if commission members had any questions. There were none.

**Agenda Item 1**

**PC Case #25-05:** Mr. Jerry Penick, applicant on behalf of the **Country Estates Homeowners' Association** (HOA), is seeking approval for the construction of a new HOA community pavilion (L) 40'x (W) 20'x (H)12' on HOA unplotted common property at **128 Countryside Dr.**

Ms. Budoff asked the applicant to begin his presentation. Jerry Penick introduced himself as president of the HOA for Country Estates and introduced George Vanderbilt as a longtime resident who is heading up the project. Mr. Penick said back in the 1970s when Country Estates was established, there was a small 20 x 20 pavilion on a different portion of the property, on the opposite side of the pond. It had fallen into disrepair, and the pond needed dredging, and tennis courts have been removed over the years. The neighborhood has saved up money to have the pond dredged last year, and this year they would like to build a new building. He said Dave Hocesvar told him if they had picked the same location and done a remodel on the existing structure, they would not have had to come before the Planning Commission. He said it made more sense for them to move the location to the west side of the pond where there was more sunlight and room. Mr. Penick said their proposal is for a 20 x 40 structure, located a couple hundred feet from the nearest neighbor.

Ms. Budoff said she had looked at the plans and driven back to the proposed area. She asked if it met zoning standards and has been through the Architectural Review Board. Mr. Hocesvar said the proposed structure complies with the code and the Architectural Review Board will see the submission only after Planning Commission approval. She asked the applicant if residents at 128 and 126 Countryside, who would be most impacted with residents going back and forth to the pavilion, are okay with the proposal. Mr. Penick said yes, they are fine with the proposal and will be much happier once the bulldozers and heavy equipment are finished.

Ms. Marino asked what the primary use of the pavilion would be. Mr. Penick said the neighborhood has quite a few social functions and it would also be a gathering place for family events.

Mr. Bruhn asked if there would be live music permitted, and if so, would the hours be limited. Mr. Penick said there may be a neighbor who would utilize a small amplifier on occasion, but they would comply with Village rules as far as noise and music. Mr. Bruhn asked if there was any water retention or drainage issue that must be addressed. Mr. Penick said no, the pond dredging done last year made it down to its original depth of 6-9'. There was acreage cleared and filled with the sludge, then covered with topsoil. All areas of work have been overseeded.

Mr. Porter noted that the drawings show a chimney and a fireplace. Mr. Penick said the rendering that was submitted is incorrect; there will be no chimney or fireplace. He said they plan to have a fire pit towards the pond, approximately 30-40 feet from the pavilion. Mr. Porter asked if they would have grills for cooking. Mr. Penick said no. Mr. Porter asked if they would add them at a later date. Mr. Vanderbilt said if the community shows interest in it, it may be considered. Ms. Budoff said they have several grills in Lake Louise, and asked if they decided to install grills, would the HOA need to come back to the Planning Commission for approval. Mr. Hocesvar said no. Mr. Porter asked if the Fire Prevention Officer had to inspect to ensure safety regulations are being followed. Mr. Vanderbilt said both the fire pit and possible grills are future projects that have yet to be funded. Mr. Penick said they would certainly seek all approvals for any permanent fixtures, if and when they are needed. For now, they are keeping it very simple.

Ms. Budoff asked if there will be electricity installed. Mr. Penick said yes, Kennington Electric will be hired to do the work for them. It will be a simple and straightforward installation. Ms. Budoff asked if they had swimming in their pond. Mr. Penick said no. Ms. Budoff asked if they planned on having any fireworks at any time, since that is a separate code to comply with. Mr. Penick said they would not be authorizing that.

Mayor Koons asked the applicant if there was any concern about the pavilion being used as an unauthorized gathering place or being subject to vandalism. Mr. Vanderbilt said the neighbors would be able to recognize such activity and report it immediately.

Ms. Budoff asked if they would have a porta-potty for the pavilion. Mr. Vanderbilt said no, but perhaps if there's a major event, they would bring one in just for that.

Mayor Koons asked about lighting. Mr. Penick said they considered putting in a timer for two low level security lights up under the eaves but thought it may become more of an annoyance for the neighbors. He said they're going with a basic switch for now, and if it does become a security issue, they may have to change it out to a photo eye, upon agreement with the neighbors.

Mr. Porter asked if there was any vehicle access to the pavilion. Mr. Penick said there is an easement which is owned by the HOA that goes from the cul-de-sac to an area near the pond. It is fenced off with a gate. He said it is currently a gravel base with grass growing over it. No vehicle access is allowed, except for construction traffic.

**Ms. Budoff asked if there were any other questions. Hearing none, she made a motion to approve the applicant's request to allow the HOA to construct a 40 x 20 x 12 community pavilion on the common property (PPN 29-019310) near 128 Countryside. Mr. Bruhn seconded. On roll call vote, the motion passed unanimously.**

The applicants thanked board members.

## **Agenda Item 2**

**PC Case #25-04:** Mr. Dustin Kaplan, applicant and owner of **OrthoSport HQ, LLC**, is seeking approval to operate a physical therapy and fitness business at the property located at **576 Industrial Parkway**, owned by Mark Derry.

Dustin Kaplan introduced himself and his business partner Dr. James Yoder. He said they own OrthoSport HQ at 576 Industrial Parkway, and began their business five years ago, during Covid. Mr. Kaplan said ever since then, he has lived in South Russell in the Paw Paw Lake community with his dog Pippin. They love it here and are trying to do good by serving the community's needs. They have operated as OrthoSport for about five years and have approximately 1,400 patients, and over 400 of them come from South Russell. They have many outstanding 5-star reviews, and they serve other communities throughout the Chagrin Valley area. OrthoSport is involved with area schools, the Chamber of Commerce and numerous charities. They are a physical therapy clinic, and they do some fitness, but their goal is sports physical therapy and helping to bridge the gap to get people into fitness classes. Mr. Kaplan had prepared some informational documents for the board and distributed them to members.

Ms. Budoff asked how clients come to OrthoSport. Mr. Kaplan said about 90% of their referrals come from doctors. They hold injury screening events, and visit other clubs for screening at no charge, and provide advice and recommendations. If their recommendation is for them to come to OrthoSport, a discount is given.

Ms. Budoff asked if they require a prescription. Mr. Kaplan said no, they do not. Ms. Budoff asked if they take healthcare insurance. Dr. Yoder said they operate what you would call a hybrid clinic. They work with Medicare and with all insurance on an out-of-network basis, so it depends a lot on the plan. They have a pretty strong out-of-pocket component to their business. He said they've found that it allows them to provide the best care, and they have changed their model a few times trying to provide people with the best care, but to also save them money and make it as cost-effective as possible.

Ms. Budoff asked if they work mostly with recreational athletes. Dr. Yoder said their clientele consists mostly of active people, some high school athletes, and about 20% of their case load is Medicare patients. He said it's a good mix of the overall population.

Mayor Koons said their location is in a high demand area, off the beaten path. He asked why they chose that location. Dr. Yoder said he and Dustin know each other from college. Dustin began a personal training business, and he was doing physical therapy as a side hustle, which is when he met Mark Derry. When Mark had space open up in his building, he and Dustin joined together to form OrthoSport. Dr. Yoder said it has become a more popular location since they have been there. Mayor Koons asked what the youngest age of their patients is. Dr. Yoder said pediatric physical therapy is a specialization of its own; their youngest patients are mostly middle school and high school age.

Mr. Porter said one of the big issues in that area is always parking, and the board has heard and seen how businesses back there are affected by parking. He asked the applicants how many parking spaces they have assigned to them by the landlord. Mr. Kaplan said they have put up five or six signs in the area, and those spaces are utilized during peak times. Some patrons park further down from the office, since Living Lean does not have too many classes in the afternoon. He referred to the graph he created in the informational documents, indicating that after 8:00 am, the parking lot is wide open. He said they stagger their therapists, so not everyone sees patients at the same time. Mr. Kaplan said their busiest times are between 8-10 am. Dr. Yoder said he thinks that for 80% of the time, the parking lot is 1/3 full. Living Lean operates mostly in the morning hours from about 6:00 am-10:00 am, and that is when they do 90% of their business. He said they start seeing patients around 6:00 or 7:00 am, and their full staff arrives between 8 and 9:00 am. Two or three days a week, the parking lot may be busier, but at worst, it is a very minor inconvenience. Dr. Yoder said he could count on one hand how many times, in the past five years, a patient has been unable to find a place to park. They've discussed with Mark about painting lines and fixing potholes, but that's the only real issue they have.

Mr. Porter said so, they have five or six assigned parking spaces, and the two of them open up and start things going. Mr. Kaplan clarified and said their spaces aren't officially assigned to them, but Mark allowed them to put up signs, and they probably could have put up more signs with no problem. Dr. Yoder said their staff parks in the back in the morning, leaving the spaces for their patients, but in the afternoons, there's no one there. Mr. Kaplan added that the reason they put up signs wasn't because of parking capacity issues, but rather for their Medicare patients.

Ms. Budoff asked if all their patients have scheduled appointment times, or do they allow drop-in. Mr. Kaplan said they only have scheduled appointments and do not have drop-ins. Ms. Budoff requested that they advise all their patients as to where to park. Mr. Kaplan said they realize it can be fairly confusing, especially if it's their first visit, so they send all their clients an email directing them where to park. They also have a sign directing them. Ms. Budoff asked if, to the best of their knowledge, had they lost any patients due to parking difficulties. The applicants responded no.

Mayor Koons asked if a lot of their clients need to park near the door due to mobility issues. Mr. Kaplan said no, there aren't too many of those, but they do walk their patients out to their car if wintry conditions make it slippery. Mr. Porter asked if they had clients on walkers or in wheelchairs. Dr. Yoder said wheelchairs are rare, from a physical therapy standpoint they don't see patients with significant neurological issues, they are better served elsewhere. Sometimes a patient may have a new ankle sprain, or a handful of Medicare patients may use a walker, but those patients are less than 3% of their clientele. He went on to say that they just extended their one-year lease, and if parking had been an issue, they would not have done that. Mr. Porter asked if they see their parking need increasing in the next year or two. Dr. Yoder said he doesn't think so, since their facility is pretty much at capacity. The only scenario would be if a space opens in their building, they may consider expanding.

Ms. Budoff asked the maximum number of staff members that would be there at one time. Mr. Kaplan referred to the graph he created, which noted that the peak number of staff would be six at one time. Mr. Porter asked if the patients park up front, and they and their staff park in the back. The applicants said that is correct. Ms. Budoff asked if Hawaiian Guys allows them to use their parking if they're not there. Dr. Yoder said there are times patients may park further away, but their communications with Mark have been able to minimize those circumstances.

Ms. Budoff asked for public comment. Robert Truax of Chagrin Osteopathic at 477 Industrial Parkway said he is a client of OrthoSport. Dr. Truax said he is present tonight to express concern that their building will not get overflow parking from 576 Industrial Parkway. He said two weeks ago they had that problem. He wants to make the Planning Commission know that when people are looking for parking, there are not a lot of available spaces, and if they have open spaces, people tend to park there. Mr. Porter asked if non-customers park in his lot despite his signage. Dr. Truax said they do not have signs, because his building owner will not allow it.

Mr. Bruhn said given the configuration of the area, he doesn't see how that could happen very often. Dr. Truax said it happens enough that he's here. Mr. Bruhn said he was quite alarmed after seeing the video sent to the Planning Commission by Colleen Truax, so he made several different trips on different days and at different times, to observe the parking situation. He was there at 8:30 am, 9:00 am, 9:25 am, 11:25 am, 3:25 pm and 4:35 pm. During none of those sample times did he observe any parking problem. He told Dr. Truax there were always vacant spaces in front of his building, at least one, and often there were two or more. There were always empty spaces along the drive and in the back of 576 Industrial Parkway. He said he found it interesting that the video showed one kerfuffle, and yet, this week, on three different days and several different times, there really is no apparent need for a whole lot of dialogue about this.

Ms. Budoff asked Dr. Truax if he knew what day and time the video was taken. Dr. Truax said it was on a Friday. Discussion followed. Ms. Budoff asked Mr. Derry if he wanted to talk for 5 minutes. Mr. Derry said the video was at the 9:30 am hour, which is their busiest, and it was a one-off. He told the board that if they come

down and observe the situation, any time, any day, 97% of the time, the parking lot is free and clear. The crowded times do happen, and it may happen again, but that is not the norm. Mr. Derry said he stands out there and directs traffic to minimize the impact of such days.

Mayor Koons suggested the Planning Commission should move to approve or disapprove OrthoSport before continuing. Ms. Budoff said yes, because after checking with the solicitor, the parking discussion should be under New Business.

Mr. Porter asked Dr. Truax if he has any idea why his landlord will not allow signage in front of his business. Dr. Truax said all they will tell him that there is no assigned parking. Mr. Porter asked Mr. Hocevar if the Village has any input on that. Mr. Hocevar said no, only with fire lanes and handicapped parking. Ms. Budoff suggested painting something on the ground, since they don't allow signs. Mr. Porter said the obvious solution is for Dr. Truax to have signs for his parking, like OrthoSport. Dr. Yoder said he doesn't see how there would be any issues if there were signs that said Chagrin Osteopathic, since most of the time when people park there, they do so because they think it's just part of the parking for the building.

Mr. Porter asked the applicants why it took them five years to come before the Planning Commission for approval. Mr. Kaplan said they started OrthoSport as first-time business owners during Covid, and honestly, they had no idea that they were supposed to come to Planning Commission for approval. He said when they first found out, they came to the Village and applied. Dr. Yoder said they were pretty clueless, and they apologize for that. Mr. Porter asked Mr. Hocevar if the Fire Prevention Officer had been to their facility. Mr. Hocevar said he believes he has, and if the Planning Commission approves the business, both he and the Fire Prevention Officer will do a walk-through of the facility prior to issuing a Certificate of Occupancy. Mr. Porter said that is their major concern for the occupancy for any businesses moving in because we don't want to have a situation where the business burns, and the patients are inside, and the doors don't open. He said it's fortunate that this didn't happen during the five years you've been operating there, and they'd like to make sure it doesn't ever happen for any business. Mr. Derry said the Fire Prevention Officer has inspected the whole building over the years, at least once or twice a year. He has taken responsibility for the whole building to be safe, and they are in compliance with the Fire Prevention Officer's requests.

Ms. Budoff addressed the applicants and said they are not the first business to come before the Planning Commission after the fact, although they may be one of the longest. She said any other businesses moving into the building now know they must do this as well, and Mark Derry is aware of the requirement also. Ms. Budoff asked if there were any other questions. There were none.

**Mr. Porter made a motion to approve the application submitted by OrthoSport HQ, and have it be retroactive to the date they started the business. Mr. Bruhn seconded. On roll call vote, the motion passed unanimously.**

Ms. Budoff officially welcomed the applicants to the Village. She said the Truaxes have sent a few letters to the board, and one of the things they asked is that OrthoSport please let their clients know to do their best to not park outside of where your address is. Mr. Porter said they would like to see both of their businesses grow.

Ms. Budoff asked if there was any **Old Business**. Mayor Koons said he would like to make sure that future submissions by applicants are seen by the board prior to the meeting, to give board members time to review the materials ahead of time.

Ms. Budoff said under **New Business**, they will discuss parking at 477 and 576 Industrial Parkway. She asked Dr. Truax if he had ever lost any patients, or had patients complained, due to the parking. Dr. Truax said they have not lost any patients, but they have had complaints. He said it's early, they've been there four years, and they want to be there for ten years, and he doesn't want it to become such a problem. Mr. Bruhn asked Dr. Truax how many people are on his staff. Dr. Truax said it's him and his wife. He said they do have the goal to expand, and Cross Fit also wants to grow and expand, and then there's Suite C, which is currently vacant. He said he needs planning for five years from now. Mr. Bruhn said if there's just two of you, it's highly unlikely they would need more than three or four spaces at a time. Discussion followed regarding current tenants, possible future tenants, and parking.

Mr. Bruhn asked Dr. Truax why he and his wife don't park in the back like the owners of OrthoSport. Dr. Truax said they park off to the side. More discussion followed, and Dr. Truax said all the parking for his building is shared parking. Mr. Bruhn said it doesn't seem there is such an overwhelming demand that it can't be handled by having staff park on the side. Ms. Budoff asked who was parking in their spots. Dr. Truax said there are times that people from 576 park there. Ms. Budoff asked if there was ever any more than one car from Mr. Derry's property parked in your lot at the same time. Dr. Truax said yes, sometimes it's two. Ms. Budoff said the car in the video that was asked to move was parked in front of Suite B, not in front of Dr. Truax's office. More discussion followed. Ms. Budoff said in the video, she counted a total of 37 vehicles, and she learned that spaces and vehicles are not the same thing. There were no cars parked in front of Hawaiian Guys. She said the fact that cars were parked three deep is an issue for the Fire Department or the Police Department, but not something that comes before the Planning Commission. She told Mr. Derry that the parking issue shown on the video is his problem, and she appreciates Dr. Truax sharing the video, but that is Mr. Derry's issue. Ms. Budoff asked if the 37 cars shown in the video are the most it would ever be. Mr. Derry said the one class begins at 8:30 am and goes to about 9:30 am, and if it happens again, it is his problem. Mr. Derry said he likes to leave the spaces for the Hawaiian Guys available to them, and they do receive deliveries as well.

Ms. Budoff said since the weather is breaking, she asked Mr. Hocevar how long Mr. Derry has to pave and stripe the parking lot. Mr. Hocevar said the lot must be an impervious surface with painted lines, and his letter to Mr. Derry indicated it should be done by the end of May. Ms. Budoff said at the Board of Zoning Appeals meeting, they approved a variance of 33 parking spaces, and Mr. Derry asked if he wanted to add more spaces, whether he would have to go back before the board. She said she appreciates the fact that he wants to save the trees but is there room back there to add spaces to get to 38, without removing any trees. Mr. Derry said that it would depend on the setbacks, as they are really close to the 25'. Discussion followed. Mr. Derry said after the last row of cars by the garbage can, there is a ravine, and it would be possible, but also very expensive to add spaces back there.

Ms. Budoff asked if the owner of Dr. Truax's building has submitted a parking plan. Ms. Griswold said they have a parking plan that was submitted last fall and has been approved by the Planning Commission. Ms. Budoff asked if they also need to pave and stripe. Ms. Griswold said yes. Ms. Budoff asked if it had been done yet. Ms. Griswold said no, they were also given until the weather permits. Dr. Truax asked if the Village would be reminding his building owner to do that. Mr. Hocevar said he talked to them yesterday, and they are on the

same page. Mr. Porter asked if they had a hard deadline, like the end of May. Mr. Hocevar said yes, the same deadline exists for both properties, and he intends to work with them a little bit. Discussion followed.

Mayor Koons thanked Dr. Truax for the information they provided. He suggested the Planning Commission look at the situation again by August 1<sup>st</sup>. Mr. Porter said the presumption is that the striping will help. Ms. Matheney asked if, since signage is not allowed for their building, could they put up traffic cones instead. Dr. Truax said he didn't know, because inquiries to their landlord are never answered, Mr. Porter said cones may work, if they work for football Saturdays in Columbus, they should work for them also. Mayor Koons told Dr. Truax that both Mr. Porter and him would like to talk to him further about this, but because they serve on the Planning Commission, they cannot do so. He asked everybody if it would be all right with them if they took another look at this in August. Board members agreed, as did Dr. Truax.

Ms. Budoff said she wanted to clarify some point made in the letter Dr. Truax presented to the Planning Commission. In that letter, it was said that they felt the Planning Commission misrepresented their business by determining that it was a medical business instead of personal services. She said she went through the minutes, and the commission didn't define it one way or the other, but on your application to the Planning Commission, where it asked you to provide a description of the proposed use of the property, you voluntarily wrote, "Medical Office". Ms. Budoff said they actually wrote "medical clinic or office" three different times. She said she wanted to make sure that this body didn't give you the impression that they misrepresented you by calling you a medical clinic, because if it was said it was only because they saw it written on your paperwork. Dr. Truax said they wrote that because the South Russell Code says there is office space and personal services, and that there is no building zoned for medical use. He said we're not an office, they are more like personal services, and that also changes the amount of parking spaces required. Ms. Budoff said Mr. Porter asked at that meeting if parking was a problem, and Dr. Truax said no. Dr. Truax said at that point they did not know the parking would be a problem until after they started looking into it. Ms. Budoff said the Planning Commission didn't approve parking either way, and this is a conversation that must be held between tenant and landlord. The Planning Commission cannot make a building owner assign more parking, and all their parking is shared. She said an example in the Village is the parking situation across the street. Augie's and The Sleepy Rooster may both need 40 spaces, but there are not 80 spaces in the parking lot. Because of the way they overlap, with one finishing business at 2:00 pm, and the other one beginning their busy time at 3:00 pm, it works. She said she understands and appreciates his frustration, but neither the Planning Commission nor the Board of Zoning Appeals are responsible for counting the parking spaces that your landlord must give you. Board members agreed. Mr. Porter said if the landlord would approve having signs out front it may solve the problem. Dr. Truax said he appreciated the conversation and asked about the South Russell parking code. Discussion followed regarding the definition of businesses as it pertains to the code. Dr. Truax asked how it would work if the building owner reduced the tenant's parking after approval. Mr. Bruhn said it's not a matter of the owner reducing someone down; unless he was granted specific spaces per his lease, they are permitted the community parking, so to speak, unless someone has designated and marked spaces. He said if there were signs, it may be enforceable, but he's not sure OrthoSport's signs are even enforceable, they are more like guidance. Ms. Budoff said she looked into that, and if a parking sign on private property indicates the vehicle may be towed, it would have to be done privately, as the South Russell Police would not enforce that. Mr. Bruhn said with most leases, parking is not designated. Dr. Truax said in their lease, parking is not designated, and there are some internal challenges they are having with the business owner. He went on to express concern about the South Russell Planning Commission looking at the parking code when approving a business.



Ms. Budoff referred to the Board of Zoning Appeals meeting on March 19, 2025, when Mr. Derry was approved for the parking variance. She said board member Lindsey Self made a very good statement about the way the zoning code is set up is about square footage, and it is not always applicable. For instance, a gym that has 10,000 square feet will not need 35 parking spaces; the square footage is necessary for the gym activities. She believes it's fungible.

Dr. Truax said he agrees, but where is that enforceable. Mr. Porter said let's say someone comes in with a personal services business plan, and the landlord is only allowing you three parking spaces. He said the Planning Commission would deny the application because it doesn't comply with our code. The business owner could not open his business until he resubmits showing adequate parking. Mr. Porter said when Dr. Truax was approved by the Planning Commission in 2022 or so, the Planning Commission was told they had adequate parking spaces per their lease, even though they weren't assigned. If you had come in with two parking spaces, your application would have been denied.

Mr. Bruhn said if the Planning Commission is going to discuss the parking situation in August, obviously this area would be Exhibit A, and he would like to see current site plans, showing the building diagrams denoting which tenant is where. They could then develop a sense of what the requirements might be. Ms. Matheney said the Village does have those plans, and unless there is a tenant change in the meantime, they are accurate.

**There being no further business, Mayor Koons made a motion to adjourn. Mr. Porter seconded. Ayes all, the meeting was adjourned at 8:23 pm.**

Elisa Budoff  
Elisa Budoff, Chair

Ruth Griswold  
Ruth Griswold, Board Secretary

9/11/2025  
Date

9-17-2025  
Date