



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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**October 16, 2025**  
**7:00 pm**

**This meeting will be held in Village Hall Council Chambers**

- **Call to Order**
- **Roll Call**

\_\_\_\_\_ Elisa Budoff, Chair  
\_\_\_\_\_ Mark Porter  
\_\_\_\_\_ William Koons, Mayor  
\_\_\_\_\_ Phyllis Marino  
\_\_\_\_\_ Greg Bruhn

\_\_\_\_\_ Bridey Matheney, Solicitor  
\_\_\_\_\_ Dave Hocevar, Building Official  
\_\_\_\_\_ Ruth Griswold, Board Secretary

**APPROVAL OF MINUTES FROM THE PLANNING COMMISSION MEETING ON SEPTEMBER 11, 2025.**

**Agenda Item 1**

**PC Case #25-06:** Applicant Mr. Sam Costuic of Signarama, on behalf of Gurney Elementary School, is seeking approval to relocate the existing sign at **1155 Bell Road**, to its former location.

**Agenda Item 2**

**PC Case #25-07:** Applicant Mr. Jason Piazza of Hangry Brands is seeking approval to open a restaurant, "Steak" at **504 East Washington Street**. The restaurant signage and a fence enclosure for equipment is included in the packet for approval.

**Agenda Item 3**

**PC Case #25-10:** Applicant Ms. Heather Scott of Fur, LLC, is seeking to open a dog grooming business at the property located at **300 Industrial Parkway, Unit J**, owned by Mr. Ed Gottschalk.

**Agenda Item 4**

**PC Case #25-11:** Applicant Ms. Emily Motyka of Studio One Pilates Cleveland LLC, is seeking to open a Pilates studio at the property located at **516 East Washington Street, Suite I**, owned by Washington Street Partners LLC and managed by Mr. Peter Cary.

**Agenda Item 5**

**PC Case #25-12:** Applicant Mr. Derek Hoch of D.M.H. Ventures LLC is seeking approval to open a personal fitness training site at the property located at **477 Industrial Parkway, Suite C**, owned by Tectonics Developers LTD and managed by Mr. Peter Cary.

**Agenda Item 6**

**PC Case #25-13:** Applicant Mayor William Koons, on behalf of the Village of South Russell, is seeking approval for the building of a salt dome on Village property. Mayor Koons will recuse himself from reviewing this item.

**Old Business:**

**New Business:**

**Adjournment**