



## Village of South Russell

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

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### PLANNING COMMISSION MEETING MINUTES

September 11, 2025, at 7:00 pm

**Members Present:** Elisa Budoff, Chair, Mark Porter, Phyllis Marino, Mayor Bill Koons, Bradley Fink

**Other Officials:** Bridey Matheney, Solicitor; Dave Hocevar, Building Official; Leslie Galicki, Acting Board Secretary

**Visitors:** Larry Lang, 530C East Washington, David R. Jezek, 30505 Bainbridge Rd, Solon 44139; Parker Darah, 30505 Bainbridge Rd, Solon 44139; Beth Johnson, 530 East Washington; David B. Jilbert, 16925 Park Circle Dr, Chagrin Falls; Chris Woofert, Gurney School; Sam Costuic, 9586 Stafford Rd, Chagrin Falls; Rob Truax, 477 Industrial Parkway; Jason Piazza, 504 East Washington; Colin Knott, 30505 Bainbridge Rd, Solon 44139

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

Leslie Galicki conducted roll call.

**Ms. Budoff said the first item is the approval of the minutes from the meeting on May 8, 2025. She asked for any additions or changes. There were none. Mr. Porter made a motion to approve. Ms. Marino seconded. On roll call vote, the motion carried unanimously.**

Mayor Koons told board members that the Country Estates pavilion that was presented at the last meeting is completed, and if they have a chance, they should drive by the improved area to see how nicely it turned out.

#### **Agenda Item 1**

**PC Case #25-06:** Pursuant to Section 3.05 (b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days of the Conditional Use Permit Application submitted by Mr. Sam Costuic of Signarama, on behalf of Gurney Elementary School. The applicant is seeking to relocate the existing sign at **1155 Bell Road**, to its former location.

Ms. Budoff said they are only able to set up a date for the Public Hearing tonight but asked Mr. Costuic if there was anything he would like to discuss before they do so. Mr. Costuic said the original sign had been there for

many years, and they had moved it to its current location to get better visibility, but it turns out to be in the wrong spot. They are just seeking approval to move it back to its original location.

Mayor Koons suggested the hearing date be set for October 16, 2025, since he is unable to attend the next regularly scheduled meeting on October 9. Ms. Budoff said that would work well for her, since she is also unable to attend on October 9<sup>th</sup>.

**Mr. Porter made a motion to move the regularly scheduled Planning Commission meeting from October 9, 2025 at 7:00 pm to October 16, 2025 at 7:00 pm at South Russell Village Hall. Ms. Marino seconded. On roll call vote, the motion carried unanimously.**

**Ms. Budoff asked board members if they were okay with the Public Hearing preceding the Planning Commission meeting on that date also. Board members agreed. Ms. Budoff made a motion to set the Public Hearing date for October 16, 2025 at 7:00 pm at South Russell Village Hall. Mr. Porter seconded. On roll call vote, the motion carried unanimously.**

Mr. Costuic asked if they needed to do anything in preparation for the Public Hearing. Ms. Budoff said since notices are going out to the neighbors, there may be some in attendance with questions, so to be prepared for that. After the Public Hearing, the board votes during the Planning Commission meeting.

### **Agenda Item 2**

**PC Case #25-07:** Pursuant to Section 3.05 (b) of the Zoning Code, the Planning Commission shall schedule a public hearing within 60 days of the Conditional Use Permit Application submitted by Mr. Jason Piazza of Hangry Brands. The applicant is seeking to open a restaurant, "Steak" at **504 East Washington Street**.

Ms. Budoff welcomed Mr. Piazza and thanked him for the information he has sent thus far. She said she is looking forward to having more restaurants in South Russell. She asked him if October 16<sup>th</sup> would be convenient for him. Mr. Piazza said that would be fine.

**Mayor Koons made a motion to set the Public Hearing date for Case #25-07 on Thursday, October 16, 2025 at 7:00 pm. Ms. Marino seconded. On roll call vote, the motion carried unanimously.**

### **Agenda Item 3**

**PC Case #25-08:** Mr. David Jezek and Mr. Colin Knott of Washington Center Ltd. are seeking approval to allow their tenant, Mr. David Jilbert of BAC Distributing, to expand his current storage facility space for mattress fabrics, sheets, etc. at **528 East Washington Street**. The additional space is approximately 10,000 square feet.

Ms. Budoff reminded the guests that after the applicant's presentation and board members' comments or questions, anyone who would like to speak would each be given five minutes to do so before the board votes.

Ms. Budoff asked who was present to speak about this matter. Mr. David Jezek introduced himself, Colin Knott and David Jilbert. Mr. Jezek said Mr. Jilbert rents space for storage of supplies related to mattresses, and they have a manufacturing plant right around the corner. Mr. Jilbert added that there usually aren't any employees who stay at the site, so it is essentially unoccupied, there are no offices. Mr. Jezek said there may be pick-ups

and deliveries. He said it is nice to see their business growing, and they have been great tenants. The space they would like to use is 10,000 square feet and was previously occupied by "Units". Units have agreed to relocate to another area on the property. The South Russell Fire Marshal has been out and approved the site. They are here tonight seeking approval from the Planning Commission for Mr. Jilbert to use that space.

Ms. Budoff said that was her main question; had the Fire Marshal been contacted. Mr. Jilbert said when he met with Sean, he told him that he liked what they were planning to do, and that he would inspect again after they had the materials stored there. Ms. Budoff asked him to confirm that he is seeking to gain storage space and will also be keeping what he has already been approved for. Mr. Jilbert said yes, that is correct, and all together he will have approximately a total of 40,000 square feet of storage.

Mr. Fink asked if the flow of loading and unloading of materials would change from the outside. Mr. Jilbert said no, everything is all connected once you get inside. Mayor Koons asked what type of vehicle is used for picking up materials. Mr. Jilbert said they use their own box trucks to shuttle equipment from this site to bring to Knowles Parkway. They do have semi-trucks delivering containers. Mayor Koons noted there is plenty of room to turn around and asked if they go in and out of the west side, and if they must go near the "Units" containers. Mr. Jilbert said there are no issues turning around and they never go back near the "Units" area.

Mr. Porter asked if the expansion had any impact on parking. Mr. Jilbert said no, they have so few employees going there, and they are in the box trucks. All they need is one or two spaces.

Ms. Marino asked if the board should consider the next agenda item as well, before a decision in this. After further discussion, it was determined that one did not have any impact on the other. Ms. Matheney said although consideration could be given, the applications should be treated separately, and any motion or action taken must be separate.

Mayor Koons asked if their business was very good. Mr. Jilbert said the organic mattress business has gone crazy in the United States. Mr. Porter asked for the definition of an organic mattress. Mr. Jilbert said organic mattresses are mostly cotton, and they comply with the global organic textile standard. They are audited twice a year. Their materials can be traced back to the actual farm where it originated. Mr. Jilbert said they do not need any flame retardants due to their innovative design. He said their staff engineers design their racks for storage that complies with the fire code.

Ms. Budoff asked for comments from the public. Beth Johnson said their business at ReSet Lounge is completely aligned with theirs and they love everything about it. She said there are times when the semi-trucks are backing in, and their parking area becomes inaccessible. She asked if the volume of that type of traffic would be increasing. Mr. Jilbert said no, since there's only so much room in the storage areas. There would be no changes to their procedures.

Mr. Rob Truax said he is a client of ReSet lounge. He said there are times that turning around is difficult. Discussion followed.

Mr. Larry Lang, the owner of "Units" said he is currently using the space that Mr. Jilbert will be moving to. He does work at the site, and he said the semi drivers are very fast and efficient and are usually in and out of there in about three minutes.

**Mayor Koons said he would like to make a motion to allow Mr. David Jilbert of BAC Distributing to expand his current storage facility space for mattress materials at 528 East Washington Street to include an additional 10,000 square feet. Ms. Marino seconded. On roll call vote, the motion carried unanimously.**

Mr. Jilbert thanked the board.

#### **Agenda Item 4**

**PC Case #25-09:** Mr. David Jezek and Mr. Colin Knott of Washington Center Ltd. are seeking approval to allow their tenant, Mr. Larry Lang of Plan D (Units) to relocate his office and interior storage to another existing area of the building at **530 East Washington Street**. The new space will be approximately 5,841 square feet.

Ms. Budoff asked who would like to begin the presentation. Mr. David Jezek said he could provide some background information, and Larry Lang is also present to answer questions. He can provide some steps that they have taken, as landlords, to try and address some of the parking concerns. Their goal was to improve traffic flow and ensure safety in the back parking lot. One of the primary concerns was the clearance to maneuver around any containers stored in the area. Parking spaces have been re-striped to be clearly identified, and there are actually 18 spaces. They have extra wide drive lanes installed. There is a 27' wide area going into the garage door, and a 20' drive lane with hash-outs on the corners. This will deter drivers from cutting the corners too quickly and being blindsided by oncoming traffic. Signs have been posted indicating a 5-mph speed limit.

Mr. Jezek distributed photos of the improvements, as well as photos of the equipment used to move storage containers. He explained the daily activity in detail. Discussion followed.

Ms. Marino said when she drove through the area, she also saw a forklift. Mr. Jezek said yes, it was parked near one of the buildings in the back and referred to it in photo #10. Mr. Fink asked if that was the usual parking space for it. Mr. Jezek said no, it is usually inside the building.

Mayor Koons referred to the photo on the media screen and asked Ms. Johnson of Reset Lounge if the parking spaces near her building should be marked as "reserved". Ms. Johnson said she doesn't have a parking issue; they just want them to be able to be used safely.

Ms. Budoff asked if the containers left outside were empty or filled. Mr. Lang said some are full, and some are empty. Ms. Budoff asked if they are temporary storage. Mr. Lang said yes, they are movable and portable. Sometimes people need access to their containers, and other containers must be moved to accommodate them. Ms. Budoff asked if they were weather-tight. Mr. Lang said yes, the containers are built better than the building itself.

Mr. Fink asked how much further away from his former space his new space would be. Mr. Lang said it is a distance of 10 cars. Mr. Fink asked what activity occurs between the garage door of the new space and the units that are now in the parking lot. Mr. Lang referred to the media screen and said their fork truck is brought

outside once a day and parked there, ready to retrieve containers. The other equipment is the lawn mower sized “mule”, pictured on page 9, which may or may not be used to push containers on any given day. Mr. Lang went on to say that it is cost-prohibitive to store all storage containers inside a building, so there isn’t a lot of back-and-forth shuttling of containers. Mr. Fink asked what activity occurs with the containers that are inside the building. Mr. Lang said the inside storage is usually more for long-term storage, and he cited some examples. He went on to explain a little about the scheduling and logistics involved in his business.

Mr. Fink asked if the relocation to the new space measurably changed the activity of the units. Mr. Lang said not at all, other than when the move actually occurred, there was a lot of activity when they moved the containers from the inside to outside. His business remains the same.

Ms. Budoff asked if they had ever considered mirrors in those areas where it is difficult for traffic to see around. Mr. Jezek said that may be a possibility, but they would have to consider the post for mounting the mirror may be a potential hazard, and impact plowing as well. Mr. Jezek said he understands the concern for safety, but he has never been notified of any accidents or anything happening because of vehicles or containers. He asked Mr. Lang to speak on that matter.

Mr. Lang distributed material relating to his business to board members. He spoke of his excellent safety record from the past 45 years in business. All the forklift drivers who work for him are certified by OSHA and are required to renew their certifications every three years, but his company chooses to re-certify them annually and pay that cost. Mr. Lang went on to describe in detail all the excellent safety procedures in place.

Mayor Koons said he could envision during a snowstorm it may be difficult for Reset Lounge patrons to get into the building. Mr. Jezek said there is no prohibition against anybody at Reset from utilizing the front parking lot. Snow plowing and salting is done on a regular basis during snowfalls. He said most of the clients of Reset park in the front. Mr. Lang said they also have a salt spreader and apply salt in addition to Mr. Jezek’s applications, since it is very important to their safety standards.

Discussion followed about traffic flow and parking. Ms. Johnson said the parking is not an issue, her concern is the safety of her employees and patrons of Reset Lounge when it comes to the traffic of moving the storage containers. Ms. Budoff asked if she has encountered any problems yet. Ms. Johnson said the new model hasn’t been in place long enough. Additional containers are not what they like their patrons to see when they come to their wellness center. Mr. Lang said it is located in an industrial park. Ms. Johnson said they used to store 70 containers inside, now with the storage being outside, they are concerned about the additional traffic and activity that used to go on inside the building will now be happening outside. Ms. Budoff asked if there’s much activity going on outside right now. Ms. Johnson said it depends on the day. Discussion followed and it was determined that the activity outside will actually be lessened. Mr. Jezek said since Schoolhouse Salvage has vacated the building, the traffic and parking issues will be greatly reduced. Ms. Johnson asked if OSHA approved the movement of things like this in a retail space. Mr. Lang said he is bound by all federal, state and local laws, including OSHA. Ms. Johnson asked if it’s compliant with OSHA to be moving equipment through a retail area. Mr. Jezek said the area is zoned industrial. Ms. Johnson asked how they were approved. Mr. Lang explained that it is a mixed use; and they chose to locate their retail operation in a mixed-use area.

Mr. Fink said it seems to him that the primary thing that has changed is that access to the storage space is close to the rear entrance of Reset Lounge, although the use of that garage door is episodic. Now that they will be

closer neighbors, is there a way to be better neighbors by improving communication as to when activity will be happening. Mr. Jezek said he has to take the blame for taking action without giving them a big heads up. Everything happened very quickly, and he apologized to them. Ms. Budoff said that was a one-time event. Mr. Fink said in moving forward, will there be scheduled dates and times of upcoming activity that Reset Lounge could be notified about. Ms. Johnson said the activity of the containers being swung around when they're being moved is disconcerting if you're back there. Mr. Lang said the best prediction of future activity or behavior can best be gleaned from past activity and behavior, and they have not had a single incident, not even a close call, no accident and no property damage. His employees have encountered various difficult scenarios all over the Cleveland area, and they have kept their five-star safety rating. Mr. Lang said his employees have always yielded to traffic coming into the property, and they will continue to do so.

Ms. Budoff asked for any further comments from the board. There were none.

**Mayor Koons made a motion to approve the relocation of Mr. Larry Lang's Plan D Units office and interior storage to another existing area of the building at 530 East Washington Street. The new space will be approximately 5,841 square feet. Ms. Budoff seconded. On roll call vote, the motion carried unanimously.**

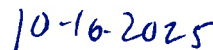
Mayor Koons said he hopes for good communication between neighbors.

**There being no further business, the meeting was adjourned at 8:12 pm.**

  
Elisa Budoff, Chair

  
Ruth Griswold, Board Secretary

  
Date

  
Date