



**Village of South Russell  
5205 Chillicothe Road  
South Russell, Ohio 44022  
440-338-6700  
ARCHITECTURAL REVIEW BOARD  
MINUTES  
October 7, 2025 at 5:30 pm**

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

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

**Visitors:** Joshua Foell, 29 Newell St, Painesville OH; David Lowe, 111 Arrow Wood Circle

Gary Neola called the meeting to order at 5:35 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola asked if there were any comments on the meeting minutes from September 16, 2025. There were none. Mr. Neola motioned to approve the minutes. Mr. Parsons seconded. Mr. Marino abstained. The motion carried and the meeting minutes were approved.**

**Agenda Item 1: ARB Case # 25-19: 14 Kimberwick Court**-Adding five windows and a front door overhang to house. Presented by Joshua Foell of MST Contracting LLC, on behalf of property owners Kaitlyn Newman and Justin Puccetti.

The board members reviewed the plans and discussion centered around the proposed front overhang. Mr. Neola said the posts look a little slim, and they would benefit from base trim and capital trim. Mr. Parsons and Mr. Marino agreed.

All board members had no issues with the new windows and their placement on the house.

**Mr. Neola made a motion to approve the submission as noted with the following condition: The front porch posts must be wrapped with 8 x 8 trim, with added base trim and capital trim. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**Agenda Item 2: ARB Case # 25-12: 111 Arrow Wood Circle-** Building new 275 sq. ft. sunroom to existing house. Presented by Owen Schmucker of O.S. Construction, on behalf of property owner David Lowe.

Owen Schmucker was not at the meeting; David Lowe presented.

The board members had the incorrect plans in front of them but were able to view the most recent drawings on the media screen. Mr. Neola said it looks like the new sunroom is being aligned with the side of the house and asked Mr. Lowe if that was correct. Mr. Lowe said there will probably be a little gap there, but essentially the sunroom will have the same footprint as the former deck.

Mr. Marino referred to the screen and said his concern is the alignment, and Mr. Neola said it would be nice if it was shifted over enough so that the gutter dies into the rear of the house as opposed to the overhang. Mr. Neola said the side of the sunroom is shown to be on the same plane as the rest of the house, with only vinyl trim board separating it. This would make it look like it was not well integrated into the house. It would be better if it was shifted over just enough so that the gutter was dying into the house. He asked Mr. Lowe if there was something inside the house that was dictating this particular placement.

Mr. Lowe said they're pretty much just putting the sunroom where the old deck was. He said there is also an upstairs bathroom window, so they are making sure the cathedral ceiling on the sunroom doesn't impact that. Mr. Parsons said because full elevations were not submitted, it is not clear how close it would be to the bay window next to it. Mr. Lowe said they measured it, and it would not impede that window.

Mr. Parsons said on the site plan, they indicate a 15' dimension, and then they have 14'6" on the addition, which means there is only 6". Discussion followed regarding roof styles, pitch, height and distance. Board members referred to the photo of the rear of the house showing the bay window with a shed roof. Mr. Neola said there may be a potential conflict with the new gable roof integrating with the existing shed roof. He said it is difficult to review this without accurate elevations. Mr. Lowe said the builder measured everything and he said there would not be an issue. Mr. Neola said he understands that, but architecturally, it looks like there is some coordination needed.

Mr. Neola said the position the board is taking is that a resubmission is needed, showing accurate rear and side elevations, for a total of three elevations. Mr. Parsons said it's important that the plans accurately show what exists as well.

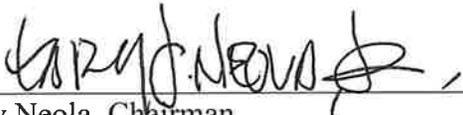
**Mr. Neola made a motion to have the plans revised and resubmitted to show accurate building plans and elevations. Mr. Marino seconded. With unanimous vote, the motion carried.**

Mr. Lowe was advised of the next Architectural Review Board meeting and the cutoff date. He thanked the board members.

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 6:12 p.m.

  
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Gary Neola, Chairman

Date: 10-21-2025

  
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Ruth Griswold, Board Secretary

Date: 10-21-2025