



**Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700
ARCHITECTURAL REVIEW BOARD
MINUTES
October 21, 2025 at 5:30 pm**

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

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

Visitors: Meredith K. Sonby, 1105 Sheerbrook Dr; Jerry Penick, 117 Countryside Dr; Ron Wolford, 1572 Bell Rd; Colleen Barrera, 1572 Bell Rd; Sarah Krivanka, 1432 E 40th, Cleveland; Ruth Cavanagh, 15 Paw Paw Lake Dr; Jason Piazza, 504 East Washington.

Gary Neola called the meeting to order at 5:31 p.m.

Board Secretary Ruth Griswold conducted roll call.

The minutes of the previous meeting held on October 7, 2025, were approved following a motion by Ryan Parsons and a second by Dennis Marino. Motion carried unanimously.

Agenda Item 1: ARB Case # 25-21: 1572 Bell Road-New pool house. Presented by Ron Wolford of A. Layne Builders, on behalf of property owners Fred and Colleen Barrera.

Discussion centered on the proposed pool house design, siding materials, and roofing materials. It was clarified that the proposed structure will have horizontal dark gray siding, black windows, cedar-look trim, and asphalt shingles to match the existing residence. Board members requested that updated drawings be submitted to reflect the proposed materials accurately. **Mr. Neola made a motion to revise and resubmit plans that accurately reflect the proposed materials for review at the next meeting on November 4, 2025. Mr. Marino seconded. Motion carried unanimously.**

Agenda Item 2: ARB Case # 25-22: 504 East Washington Street-New signage and exterior alterations for new restaurant, "Steak Chagrin Falls". Presented by Sarah Krivanka of Studio Krivan, on behalf of restaurant owner Jason Piazza.

The proposal included new signage, exterior cladding changes, and updates to the building façade. Materials discussed included horizontal synthetic siding, charcoal tile base, and wood-tone accents. Discussion included lighting methods and compliance with signage code related to neon illumination. It was determined that neon lighting is not permitted under the signage code, but it does not apply to building lighting; LED backlit push-through lettering will be used on the sign, and the proposed linear lighting on the façade will be neon. **Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. Motion carried unanimously.**

Agenda Item 3: ARB Case # 25-23: 117 Countryside Drive-Screened porch and deck. Presented by applicant and property owner Jerry L. Penick.

The proposal included construction of a screened porch and adjacent deck. Board discussion focused on the proportion of screen panels, materials, and structure. Applicant agreed to add vertical divisions on two elevations to improve proportion. **Mr. Parsons made a motion to approve with the noted revisions. Mr. Marino seconded. Motion carried unanimously.**

Agenda Item 4: ARB Case # 25-24: 5205 Chillicothe Road-Salt storage building. Presented by Mayor William Koons, on behalf of the Village of South Russell.

Presented by Mayor William Koons and assisted by Ruth Kavanagh. The project involves a new salt storage facility to replace the existing dome structure. The proposed design includes concrete walls with vinyl siding above and asphalt shingle roofing. The design will match the surrounding structures with neutral tones. **Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. Motion carried unanimously.**

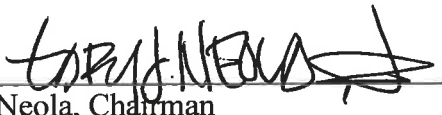
Agenda Item 5: ARB Case # 25-25: 5221 Maple Springs Drive-Addition to existing recreation pavilion, adding a free-standing fireplace. Presented by Meredith Sonby of Chagrin Lakes Club. Drawings by Gary Neola of Cornerstone Architecture LLC, on behalf of Chagrin Lakes HOA. Mr. Neola recused himself and left the room.

Proposal for expansion of an existing pavilion to a 40 x 40 ft structure with an added wood-burning fireplace. The design includes pre-engineered trusses, black standing seam metal roof, and stone veneer fireplace. **Mr. Parsons made a motion to approve as submitted. Mr. Marino seconded. Motion carried unanimously.**

Old Business: None

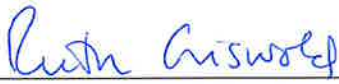
New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:22 p.m.



Gary Neola, Chairman

Date: 11-4-25



Ruth Griswold, Board Secretary

Date: 11-4-25