



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

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**November 13, 2025**  
**7:00 pm**

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

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

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

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

**APPROVAL OF TWO SETS OF MINUTES FROM THE PUBLIC HEARING AND PLANNING COMMISSION MEETING ON OCTOBER 16, 2025.**

**Agenda Item 1**

**PC Case #25-14:** 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. Joseph Paul Franzese of JPF Architects, representing Mr. Greg McBride, applicant, who is seeking approval to open a restaurant, "Daaru" at **506 East Washington** with new signage and exterior modifications.

**Agenda Item 2**

**PC Case #25-15:** Applicant Ms. Alexa Allgeier is seeking to open an occupational therapy clinic, "Foundations Pelvic Therapy" at 200 Industrial Parkway, Unit 4E, owned by Mr. Ed Gottschalk.

**Agenda Item 3**

**PC Case #25-16:** Applicant Mr. John Benedict of Brilliant Electric Sign Co. LTD is seeking approval to replace the signage at "Snap Fitness", located at **524 East Washington** and owned by Hannah Dulac.

**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.

**Old Business:**

**New Business:**

**Adjournment**