



Village of South Russell

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

PLANNING COMMISSION MEETING MINUTES

November 13, 2025 at 7:00 PM

Members Present: Elisa Budoff, Chair; Mark Porter, Mayor William Koons, Phyllis Marino, Greg Bruhn

Other Officials: Bridey Matheney, Solicitor; Dave Hocesvar, Building Official, Ruth Griswold, Board Secretary

Visitors: Alexa Algeier – 8635 Silver Creek Dr., Novelty; Mary Rensel – 46 Chelsea Ct., John Benedict – 4781 Van Epps Rd., Cleveland 44131, Greg McBride – 17158 Sunset Dr., CF 44023, Hazen Hornak – 17114 Woodmere Dr., CF 44023, Colleen Truax – 17730 Lost Trail, CF 44023, Rob Truax – 17730 Lost Trail, CF 44023, Joe Franzese – 45 Wolfpen Dr., Peter Cary – 6075 Chagrin River Rd. 44022, Brandon & Emily Motyka– 1252 Andrews Ave., Lakewood 44107

Chair Elisa Budoff called the meeting to order.

Ruth Griswold conducted roll call, and all members were present.

Approval of Minutes

Chair Budoff asked the solicitor if, in the event a person attends but does not sign in or contribute, is it required to amend the minutes to include their presence. Solicitor Matheney said no, you are not obligated to do that.

Motion to approve the minutes from October 16, 2025 Public Hearing and Planning Commission meeting seconded. On roll call vote, carried unanimously.

Public Comment Procedure

Due to the large number of attendees, Chair Budoff announced that up to five minutes of public questions would be allowed for each item.

PC Case #25-14 — Daruu Restaurant, 506 East Washington Street

Applicant JFP Architects, representing Greg McBride, requested scheduling of a public hearing for a conditional use permit to open Daruu restaurant with new signage and exterior modifications. **The public hearing was scheduled for December 11, 2025 at 7:00 pm. Motion passed unanimously.**

PC Case #25-15 — Foundations Pelvic Therapy, 200 Industrial Parkway Unit 4E

Applicant: Alexa Algeier.

A one-on-one pelvic floor therapy practice was proposed. Commissioners expressed concerns regarding missing required documents, including:

- Parking plan
- Unit and access plan
- Floor plan
- Restroom locations
- Owner-provided site information

The case was tabled until December 11, 2025, pending submission of the required documentation.

PC Case #25-16 — Snap Fitness Sign Replacement-524 East Washington Street

Applicant: John Benedict, Brilliant Electric Sign Co.

Request to replace signage with updated corporate branding. New LED-illuminated channel letters and numbers will be installed. The design meets zoning requirements. **Motion to approve passed unanimously.**

PC Case #25-17 — Studio One Pilates Cleveland, 516 E. Washington St., Suite I

Applicant: Emily Motyka.

A soft-opened Pilates studio sought formal approval. Discussion included:

- Class size (10 clients per class)
- Adequate parking with cross-easements allowing shared use
- Staggered class times reducing overlap
- Positive tenant relationships and community engagement

The application was approved unanimously.

Old Business: None

New Business: The Commission discussed improving consistency in application submission requirements. The Fire Marshal may resume annual business inspections to monitor compliance and occupancy.

There being no further business the meeting was adjourned at 7:41 pm.


Elisa Budoff, Chair

12/11/25
Date


Ruth Griswold, Board Secretary

12-11-2025
Date