



**Village of South Russell  
5205 Chillicothe Road  
South Russell, Ohio 44022  
440-338-6700  
ARCHITECTURAL REVIEW BOARD  
MINUTES  
November 18, 2025 at 5:30 pm**

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

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

**Visitors:** John Benedict, 4811 Van Epps Rd, Cleve 44131

Gary Neola called the meeting to order at 5:36 p.m.

Board Secretary Ruth Griswold conducted roll call.

**The minutes of the previous meeting held on November 4, 2025, were approved following a motion by Dennis Marino and a second by Ryan Parsons. Motion carried unanimously.**

**Agenda Item 1: ARB Case #25-28: 524 East Washington-New sign for Snap Fitness.**

Presented by John Benedict of Brilliant Electric Signs, on behalf of property owner Washington Center LTD, and tenant Hannah Dulac.

Mr. Benedict said the proposed replacement sign is basically the same size, only the configuration is somewhat different due to corporate branding.

Mr. Neola said it's a new look, and there's nothing about it that he has any concerns about. He asked board members for any comments. Mr. Marino said it looks better with the Chagrin Yoga sign in the same plaza.

**Mr. Neola made a motion to approve the plans as submitted, Mr. Marino seconded. With unanimous vote, the motion carried.**

Mr. Benedict thanked the board.

**Old Business: None**

**New Business:** Board secretary Ruth Griswold told the members of the Architectural Review Board that samples of their requirements were now available on the Village website.

There being no further business, Mr. Neola adjourned the meeting at 5:41 pm.

  
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Gary Neola, Chairman

Date: 12-2-2025

  
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Ruth Griswold, Board Secretary

Date: 12-3-25