



## Village of South Russell

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

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### PLANNING COMMISSION MEETING MINUTES

January 9, 2025, at 7:30PM

**Members Present:** Elisa Budoff, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

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

**Visitors:** Jim Tekavec, 540 East Washington Street

Meeting called to order by Mayor Bill Koons at 7:30pm.

Ruth Griswold conducted roll call.

Mayor Koons said the first item on the agenda is the selection of a chairperson, and he would like to nominate Elisa Budoff. Ms. Marino seconded. Mayor Koons asked for any discussion on the motion. Hearing none, he asked all those in favor to say aye. Ayes all, the motion carried.

Ms. Budoff said the next item is the approval of the minutes from the meeting on November 21, 2024. She asked for any additions or changes. There were none. Mr. Porter motioned to approve. Mr. Bruhn seconded. On roll call vote, the motion carried unanimously.

#### Agenda Item 1

**PC Case #25-01:** 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. Jim Tekavec of 540 Property Group. Applicant is rebranding Panini's, located at **540 East Washington Street**, and changing the name to **Tavern 6**.

Ms. Budoff said tonight's meeting is just to schedule the Public Hearing, and asked Mr. Tekavec if there was anything he would like to share tonight. Mr. Tekavec said basically the owners remain the same; they own a few different restaurants in different groups. He said they feel the Panini's brand has kind of worn itself out, and their rebranding will include all fresh foods that people prefer. He said they feel this location would be a good fit for Tavern 6, and they are fortunate to have ample parking at this site, much more than any other restaurants in the area. He said they are excited to open in South Russell.

Ms. Budoff said they definitely have the best parking. Ms. Marino asked if the menu would be similar. Mr. Tekavec said they plan to scale it down a little bit in the beginning, and they will work their way up to a menu similar to their other location, with daily specials and fresh soups of the day. He said everything will be made from scratch, including the soups and the salad dressings.

Mayor Koons said their reputation has preceded them. Mr. Tekavec said they like to be very active and involved in the community. Mr. Porter asked Mr. Tekavec if they are doing a lot of renovations to the site. Mr. Tekavec said no, they are just painting, recovering some booths and changing light fixtures to freshen the interior. He said they have had to order some kitchen equipment to accommodate the culture change of the menu items.

Mr. Porter asked Mr. Tekavec if they had a date set for opening. Mr. Tekavec said it would be some time in February. The property has good bones, and has been kept up very well, which makes the transition easier.

Ms. Budoff asked Ms. Matheney if they still have to go through zoning because it is a rebranding. Ms. Matheney said they must go through the Planning Commission, because they are operating under a Conditional Use, and the rebranding is considered a change in the operation of the Conditional Use. They do not need to go before the Board of Zoning Appeals. Ms. Matheney said they may have to go before the Architectural Review Board for signage. Mr. Tekavec asked Ms. Griswold if the sign company has submitted yet. Ms. Griswold said Agile Sign is mailing everything in but has been advised that the Public Hearing and Planning Commission Development Review and approval must occur before they go before the ARB.

Discussion followed regarding the best date for the Public Hearing, and it was determined that February 6, 2025, would be best. This would allow the sign company to appear at the February 18, 2025, ARB meeting.

**Ms. Budoff motioned to schedule the Public Hearing, to be immediately followed by the Planning Commission meeting, rescheduled from February 13, 2025, for Thursday, February 6, 2025, at 7:00pm. Ms. Marino seconded. On roll call vote, the motion carried unanimously.**

Mr. Tekavec thanked the board.

Ms. Budoff asked if there was any **Old Business**. There was none.

Ms. Budoff asked if there was any **New Business**. Mayor Koons said he would like to propose changing the procedures of the Planning Commission and begin at 7:00pm instead of 7:30pm. Ms. Budoff asked board members if that time would be convenient. Board members agreed.

**Mayor Koons made a motion to have the Planning Commission calendar, beginning in February 2025, to show a 7:00pm starting time instead of 7:30pm. Mr. Porter seconded. On roll call vote, the motion carried unanimously.**

**There being no further business, Mr. Porter made a motion to adjourn. Ms. Budoff seconded. Ayes all, the meeting was adjourned at 7:41pm.**

Elisa R Budoff  
Elisa Budoff, Chair

2-6-25  
Date

Ruth Griswold  
Ruth Griswold, Board Secretary

2-6-2025  
Date



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### PLANNING COMMISSION

### PUBLIC HEARING

### MINUTES

February 6, 2025, at 7:00 PM

**Members Present:** Elisa Budoff, Mark Porter, Bradley Fink, Phyllis Marino, Greg Bruhn

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

**Visitors:** Jim Tekavec, 540 East Washington, Mark Smith, 521 East Washington, David Jilbert, 524-H and 528-A East Washington

The **Public Hearing** was called to order by Elisa Budoff at 7:00 pm.

Ruth Griswold conducted roll call.

#### **Agenda Item 1:**

**PC Case #25-01:** Mr. Jim Tekavec of 540 Property Group LLC, owner of **Tavern 6 Restaurant**, is seeking approval for the rebranding and name change of the current Panini's Restaurant, located at **540 East Washington Street**, to Tavern 6.

Ms. Budoff inquired if any guest were present to comment and there were none. Mr. Tekavec would like to rebrand the business and offer a fresh food concept and remain family friendly. Would not be open real late. Sundays and Mondays they would be open until 9:00 pm, Tuesday-Thursday until 10:00 pm and Friday-Saturday until 11:00 pm. He has been in business for 10 years in March. Feels this would be a good location. He has hired employees for this location. He would just repaint inside and refresh it. He would put some tv's up. The sign would be the same size. He will keep the patios and freshen them up also. Everything up to code with the fire codes and before they open a full inspection will be conducted.

Ms. Budoff asked if there were any other questions or comments. There being no further business, Mr. Porter moved to adjourn the public hearing. Ms. Marino seconded. Ayes all, the meeting was adjourned at 7:06 pm.

The **Planning Commission** was called to order by Elisa Budoff at 7:06 pm.

Ruth Griswold conducted roll call.

Ms. Budoff said the first item on the agenda is the approval of the minutes from the January 9, 2025 meeting. She asked for any additions or changes. There were none. Mark Porter motioned to approve. Phyllis Marino second. On roll call vote, motion carried unanimously.

**Agenda Item 1:**

**PC Case #25-01:** Mr. Jim Tekavec of 540 Property Group LLC, owner of **Tavern 6 Restaurant**, is seeking approval for the rebranding and name change of the current Panini's Restaurant, located at **540 East Washington Street**, to Tavern 6.

Ms. Budoff asked if any guests were present to comment on the agenda item. There were none. She welcomed Jim Tekavec and asked him to share what they are hoping to accomplish. Mr. Tekavec said basically the owners are seeking to rebrand the business and offer a fresh food concept and remain family friendly. They will not have any frozen food items on the menu and will not be open late. The hours will be Sunday and Monday until 9 pm, Tuesday thru Thursday until 10 pm, and Friday and Saturday until 11 pm. He said the Tavern 6 in Kirtland will be celebrating their 10-year anniversary in March. They believe the new South Russell site will be a good spot for a Tavern 6, and they hope to employ a few different restaurants in different groups. He said they feel the Panini's brand has kind of worn itself out, and their rebranding will include all fresh foods that people prefer. He said they feel this location would be a good fit for Tavern 6, and they are fortunate to have ample parking at this site, much more than any other restaurants in the area. He said they are excited to open in South Russell.

Ms. Budoff said they have the best parking. Ms. Marino asked if the menu would be similar. Mr. Tekavec said they plan to scale it down a little bit in the beginning, and they will work their way up to a menu like their other location, with daily specials and fresh soups of the day. He said everything will be made from scratch, including the soups and the salad dressings.

**Greg Bruhn motioned for approval for the rebranding and name change of the current Panini's Restaurant, located at 540 East Washington Street, to Tavern 6. Mark Porter seconded. On roll call vote, the motion carried unanimously.**

Mr. Tekavec thanked the board.

**Agenda Item 2:**

**PC Case #25-02:** Mr. David Jilbert of BAC Distributing is seeking approval to expand his Naturepedic Warehouse Storage Facility, for mattress supports such as organic fibers, sheets, duvets etc., currently located at 528 East Washington Street. The proposed expansion would include **524-H and 528-A East Washington Street**, owned by David R. Jezek of Washington Center LTD.

Ms. Budoff welcomed Mr. Jilbert. He stated that the gymnastic place where he wants to move into and as they have move out and it's empty and the other place is supposed to be available to him March 1<sup>st</sup>. The gymnastic place is Unit H. All the units are connected. There is only 1 loading dock, and he would have access to all the spaces. He would have doorway access to the vacant spaces. That would be a big expansion, and he currently has inventory someplace else that is being held. He would not be doing any manufacturing at this location; it would be just for component parts. The fire chief has been out to the building to inspect it and had no issues. He had moved into his warehouse the middle of last year. He had put in rack storage in there at the time. The parking lot was brought up as being an issue and Mr. Jilbert indicated he does not do any retail at this location. He stated that the space is more valuable to him as a warehouse at this time. He has a lease agreement with the owner of the building that he would have parking in the back of the building. He does not have assigned spaces in the back of the building, although he is assigned up to 6 spaces. Mr. Jilbert indicated also that they might do some shipping. He stated that there is a third door that is blocked up and they might unblock that door. Mr. Jilbert indicated that there are no consistent employees with desk. He brings them in on an as needed basis. They currently don't have their own bathroom but now will with the addition of the units. He does not have a vision to put office space in. He does not have a plan to modify the existing windows in the units.

**Ms. Budoff motioned to approve the expansion of the Naturepedic warehouse. Mr. Porter seconded. On roll call vote, the motion carried unanimously.**

**Agenda Item 3:**

**PC Case #25-03:** Mr. Mark Smith of Heritage Landscaping & Fencing is seeking approval to install a new black chain link fence at the property located at **521 East Washington Street**, owned by Jackie Stimac of 521 HQ LLC.

Ms. Budoff welcomed Mr. Smith and stated she drove back to the location and asked Mr. Smith what his plan were. Mr. Smith indicated that the closest property line is maybe 15 or 20 ft. to the property line, there is a 3 rail, split rail fence. Because the fence is positioned off the back corner of the building, you can see it from the road, but it's like 60 ft. so it's a good bit off the road. The fence would be for the owner's dog. Ms. Budoff indicated that it looked like they are a good distance off. She indicated it looked like the property goes all the way and it's all woods. They would not be going into the woods. Mr. Hocevar stated that the setback for fences is 3 ft. and that it meets all the requirements. The board indicated that the setback is pretty far and it's in the back of the house and no one would see it.

**Ms. Budoff motioned to approve the fencing at 521 East Washington Street. Mr. Porter seconded. On roll call vote, the motion carried unanimously.**

Ms. Budoff asked if there was any **Old Business**. There was none.


Ms. Budoff asked if there was any **New Business**. There was none.

Ms. Budoff stated that their next meeting would be joint on March 13, 2025. There may be 2 items for regular planning commission meeting. It would be decided to have that meeting first and then the zoning code meeting.

**There being no further business, Mr. Porter made a motion to adjourn. Ms. Budoff seconded. Ayes all, the meeting was adjourned at 7:25 pm.**

  
Elisa Budoff, Chair

5-8-2025  
Date

  
Ruth Griswold, Board Secretary

5-8-2025  
Date



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### PLANNING COMMISSION MEETING MINUTES

May 8, 2025, at 7:30PM

**Members Present:** Elisa Budoff, Chair, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

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

**Visitors:** Dustin Kaplan, 38 Paw Paw Lake Dr; James Yoder, 9656 Sterling Ct, Twinsburg 44087; Rob Truax, 17731 Lost Trail, Chagrin Falls 44023; Mark Derry, 136 Lakeview Lane; Jerry Penick, 117 Countryside Dr; George Vanderbilt, 122 Countryside Dr; Tom Breitsch, 127 Countryside Dr

Ms. Budoff called the meeting to order at 7:00 pm.

Ruth Griswold conducted roll call.

**Ms. Budoff said the first item is the approval of the minutes from the meeting on February 6, 2025. She asked for any additions or changes. There were none. Ms. Marino motioned to approve. Mr. Bruhn seconded. On roll call vote, Elisa Budoff-Yes; Mark Porter-Yes; Phyllis Marino-Yes; William Koons-Abstain; Greg Bruhn-Yes. The motion carried.**

Ms. Budoff said before they get started, there are two things she wants to address: one for this specific meeting, and one to set the tone for all meetings moving forward. She said she has been newly elected as chair of the Planning Commission this year. First, for tonight, she would like to flip the order of the agenda items and have PC Case #25-05 for Country Estates present first, followed by PC Case #25-04, Dustin Kaplan of OrthoSport. She wants to do this because the second item may take longer.

Ms. Budoff said she is bringing her organizational skills to the structure of the Planning Commission meetings. Traditionally, only the applicants before the Planning Commission meetings are there to speak, unless there is a Public Hearing portion prior to the meeting. She said in the past, they have allowed the public to speak, and she will continue to honor that. However, she wants to have some order, and she is taking a page out of the Village Council structure. At Planning Commission meetings, the public will be allowed to speak for five minutes, and the speaker will get warnings when they have two minutes left, and then again when they have one minute left. Ms. Budoff said the applicants will speak first, and be given as much time as they need, within reason. Then questions and comments will be opened up to Planning Commission members. Afterwards, any guests will be permitted to speak for five minutes. She asked if commission members had any questions. There were none.



**Agenda Item 1**

**PC Case #25-05:** Mr. Jerry Penick, applicant on behalf of the **Country Estates Homeowners' Association** (HOA), is seeking approval for the construction of a new HOA community pavilion (L) 40'x (W) 20'x (H)12' on HOA unplotted common property at **128 Countryside Dr.**

Ms. Budoff asked the applicant to begin his presentation. Jerry Penick introduced himself as president of the HOA for Country Estates and introduced George Vanderbilt as a longtime resident who is heading up the project. Mr. Penick said back in the 1970s when Country Estates was established, there was a small 20 x 20 pavilion on a different portion of the property, on the opposite side of the pond. It had fallen into disrepair, and the pond needed dredging, and tennis courts have been removed over the years. The neighborhood has saved up money to have the pond dredged last year, and this year they would like to build a new building. He said Dave Hocesvar told him if they had picked the same location and done a remodel on the existing structure, they would not have had to come before the Planning Commission. He said it made more sense for them to move the location to the west side of the pond where there was more sunlight and room. Mr. Penick said their proposal is for a 20 x 40 structure, located a couple hundred feet from the nearest neighbor.

Ms. Budoff said she had looked at the plans and driven back to the proposed area. She asked if it met zoning standards and has been through the Architectural Review Board. Mr. Hocesvar said the proposed structure complies with the code and the Architectural Review Board will see the submission only after Planning Commission approval. She asked the applicant if residents at 128 and 126 Countryside, who would be most impacted with residents going back and forth to the pavilion, are okay with the proposal. Mr. Penick said yes, they are fine with the proposal and will be much happier once the bulldozers and heavy equipment are finished.

Ms. Marino asked what the primary use of the pavilion would be. Mr. Penick said the neighborhood has quite a few social functions and it would also be a gathering place for family events.

Mr. Bruhn asked if there would be live music permitted, and if so, would the hours be limited. Mr. Penick said there may be a neighbor who would utilize a small amplifier on occasion, but they would comply with Village rules as far as noise and music. Mr. Bruhn asked if there was any water retention or drainage issue that must be addressed. Mr. Penick said no, the pond dredging done last year made it down to its original depth of 6-9'. There was acreage cleared and filled with the sludge, then covered with topsoil. All areas of work have been overseeded.

Mr. Porter noted that the drawings show a chimney and a fireplace. Mr. Penick said the rendering that was submitted is incorrect; there will be no chimney or fireplace. He said they plan to have a fire pit towards the pond, approximately 30-40 feet from the pavilion. Mr. Porter asked if they would have grills for cooking. Mr. Penick said no. Mr. Porter asked if they would add them at a later date. Mr. Vanderbilt said if the community shows interest in it, it may be considered. Ms. Budoff said they have several grills in Lake Louise, and asked if they decided to install grills, would the HOA need to come back to the Planning Commission for approval. Mr. Hocesvar said no. Mr. Porter asked if the Fire Prevention Officer had to inspect to ensure safety regulations are being followed. Mr. Vanderbilt said both the fire pit and possible grills are future projects that have yet to be funded. Mr. Penick said they would certainly seek all approvals for any permanent fixtures, if and when they are needed. For now, they are keeping it very simple.

Ms. Budoff asked if there will be electricity installed. Mr. Penick said yes, Kennington Electric will be hired to do the work for them. It will be a simple and straightforward installation. Ms. Budoff asked if they had swimming in their pond. Mr. Penick said no. Ms. Budoff asked if they planned on having any fireworks at any time, since that is a separate code to comply with. Mr. Penick said they would not be authorizing that.

Mayor Koons asked the applicant if there was any concern about the pavilion being used as an unauthorized gathering place or being subject to vandalism. Mr. Vanderbilt said the neighbors would be able to recognize such activity and report it immediately.

Ms. Budoff asked if they would have a porta-potty for the pavilion. Mr. Vanderbilt said no, but perhaps if there's a major event, they would bring one in just for that.

Mayor Koons asked about lighting. Mr. Penick said they considered putting in a timer for two low level security lights up under the eaves but thought it may become more of an annoyance for the neighbors. He said they're going with a basic switch for now, and if it does become a security issue, they may have to change it out to a photo eye, upon agreement with the neighbors.

Mr. Porter asked if there was any vehicle access to the pavilion. Mr. Penick said there is an easement which is owned by the HOA that goes from the cul-de-sac to an area near the pond. It is fenced off with a gate. He said it is currently a gravel base with grass growing over it. No vehicle access is allowed, except for construction traffic.

**Ms. Budoff asked if there were any other questions. Hearing none, she made a motion to approve the applicant's request to allow the HOA to construct a 40 x 20 x 12 community pavilion on the common property (PPN 29-019310) near 128 Countryside. Mr. Bruhn seconded. On roll call vote, the motion passed unanimously.**

The applicants thanked board members.

## **Agenda Item 2**

**PC Case #25-04:** Mr. Dustin Kaplan, applicant and owner of **OrthoSport HQ, LLC**, is seeking approval to operate a physical therapy and fitness business at the property located at **576 Industrial Parkway**, owned by Mark Derry.

Dustin Kaplan introduced himself and his business partner Dr. James Yoder. He said they own OrthoSport HQ at 576 Industrial Parkway, and began their business five years ago, during Covid. Mr. Kaplan said ever since then, he has lived in South Russell in the Paw Paw Lake community with his dog Pippin. They love it here and are trying to do good by serving the community's needs. They have operated as OrthoSport for about five years and have approximately 1,400 patients, and over 400 of them come from South Russell. They have many outstanding 5-star reviews, and they serve other communities throughout the Chagrin Valley area. OrthoSport is involved with area schools, the Chamber of Commerce and numerous charities. They are a physical therapy clinic, and they do some fitness, but their goal is sports physical therapy and helping to bridge the gap to get people into fitness classes. Mr. Kaplan had prepared some informational documents for the board and distributed them to members.

Ms. Budoff asked how clients come to OrthoSport. Mr. Kaplan said about 90% of their referrals come from doctors. They hold injury screening events, and visit other clubs for screening at no charge, and provide advice and recommendations. If their recommendation is for them to come to OrthoSport, a discount is given.

Ms. Budoff asked if they require a prescription. Mr. Kaplan said no, they do not. Ms. Budoff asked if they take healthcare insurance. Dr. Yoder said they operate what you would call a hybrid clinic. They work with Medicare and with all insurance on an out-of-network basis, so it depends a lot on the plan. They have a pretty strong out-of-pocket component to their business. He said they've found that it allows them to provide the best care, and they have changed their model a few times trying to provide people with the best care, but to also save them money and make it as cost-effective as possible.

Ms. Budoff asked if they work mostly with recreational athletes. Dr. Yoder said their clientele consists mostly of active people, some high school athletes, and about 20% of their case load is Medicare patients. He said it's a good mix of the overall population.

Mayor Koons said their location is in a high demand area, off the beaten path. He asked why they chose that location. Dr. Yoder said he and Dustin know each other from college. Dustin began a personal training business, and he was doing physical therapy as a side hustle, which is when he met Mark Derry. When Mark had space open up in his building, he and Dustin joined together to form OrthoSport. Dr. Yoder said it has become a more popular location since they have been there. Mayor Koons asked what the youngest age of their patients is. Dr. Yoder said pediatric physical therapy is a specialization of its own; their youngest patients are mostly middle school and high school age.

Mr. Porter said one of the big issues in that area is always parking, and the board has heard and seen how businesses back there are affected by parking. He asked the applicants how many parking spaces they have assigned to them by the landlord. Mr. Kaplan said they have put up five or six signs in the area, and those spaces are utilized during peak times. Some patrons park further down from the office, since Living Lean does not have too many classes in the afternoon. He referred to the graph he created in the informational documents, indicating that after 8:00 am, the parking lot is wide open. He said they stagger their therapists, so not everyone sees patients at the same time. Mr. Kaplan said their busiest times are between 8-10 am. Dr. Yoder said he thinks that for 80% of the time, the parking lot is 1/3 full. Living Lean operates mostly in the morning hours from about 6:00 am-10:00 am, and that is when they do 90% of their business. He said they start seeing patients around 6:00 or 7:00 am, and their full staff arrives between 8 and 9:00 am. Two or three days a week, the parking lot may be busier, but at worst, it is a very minor inconvenience. Dr. Yoder said he could count on one hand how many times, in the past five years, a patient has been unable to find a place to park. They've discussed with Mark about painting lines and fixing potholes, but that's the only real issue they have.

Mr. Porter said so, they have five or six assigned parking spaces, and the two of them open up and start things going. Mr. Kaplan clarified and said their spaces aren't officially assigned to them, but Mark allowed them to put up signs, and they probably could have put up more signs with no problem. Dr. Yoder said their staff parks in the back in the morning, leaving the spaces for their patients, but in the afternoons, there's no one there. Mr. Kaplan added that the reason they put up signs wasn't because of parking capacity issues, but rather for their Medicare patients.

Ms. Budoff asked if all their patients have scheduled appointment times, or do they allow drop-in. Mr. Kaplan said they only have scheduled appointments and do not have drop-ins. Ms. Budoff requested that they advise all their patients as to where to park. Mr. Kaplan said they realize it can be fairly confusing, especially if it's their first visit, so they send all their clients an email directing them where to park. They also have a sign directing them. Ms. Budoff asked if, to the best of their knowledge, had they lost any patients due to parking difficulties. The applicants responded no.

Mayor Koons asked if a lot of their clients need to park near the door due to mobility issues. Mr. Kaplan said no, there aren't too many of those, but they do walk their patients out to their car if wintry conditions make it slippery. Mr. Porter asked if they had clients on walkers or in wheelchairs. Dr. Yoder said wheelchairs are rare, from a physical therapy standpoint they don't see patients with significant neurological issues, they are better served elsewhere. Sometimes a patient may have a new ankle sprain, or a handful of Medicare patients may use a walker, but those patients are less than 3% of their clientele. He went on to say that they just extended their one-year lease, and if parking had been an issue, they would not have done that. Mr. Porter asked if they see their parking need increasing in the next year or two. Dr. Yoder said he doesn't think so, since their facility is pretty much at capacity. The only scenario would be if a space opens in their building, they may consider expanding.

Ms. Budoff asked the maximum number of staff members that would be there at one time. Mr. Kaplan referred to the graph he created, which noted that the peak number of staff would be six at one time. Mr. Porter asked if the patients park up front, and they and their staff park in the back. The applicants said that is correct. Ms. Budoff asked if Hawaiian Guys allows them to use their parking if they're not there. Dr. Yoder said there are times patients may park further away, but their communications with Mark have been able to minimize those circumstances.

Ms. Budoff asked for public comment. Robert Truax of Chagrin Osteopathic at 477 Industrial Parkway said he is a client of OrthoSport. Dr. Truax said he is present tonight to express concern that their building will not get overflow parking from 576 Industrial Parkway. He said two weeks ago they had that problem. He wants to make the Planning Commission know that when people are looking for parking, there are not a lot of available spaces, and if they have open spaces, people tend to park there. Mr. Porter asked if non-customers park in his lot despite his signage. Dr. Truax said they do not have signs, because his building owner will not allow it.

Mr. Bruhn said given the configuration of the area, he doesn't see how that could happen very often. Dr. Truax said it happens enough that he's here. Mr. Bruhn said he was quite alarmed after seeing the video sent to the Planning Commission by Colleen Truax, so he made several different trips on different days and at different times, to observe the parking situation. He was there at 8:30 am, 9:00 am, 9:25 am, 11:25 am, 3:25 pm and 4:35 pm. During none of those sample times did he observe any parking problem. He told Dr. Truax there were always vacant spaces in front of his building, at least one, and often there were two or more. There were always empty spaces along the drive and in the back of 576 Industrial Parkway. He said he found it interesting that the video showed one kerfuffle, and yet, this week, on three different days and several different times, there really is no apparent need for a whole lot of dialogue about this.

Ms. Budoff asked Dr. Truax if he knew what day and time the video was taken. Dr. Truax said it was on a Friday. Discussion followed. Ms. Budoff asked Mr. Derry if he wanted to talk for 5 minutes. Mr. Derry said the video was at the 9:30 am hour, which is their busiest, and it was a one-off. He told the board that if they come

down and observe the situation, any time, any day, 97% of the time, the parking lot is free and clear. The crowded times do happen, and it may happen again, but that is not the norm. Mr. Derry said he stands out there and directs traffic to minimize the impact of such days.

Mayor Koons suggested the Planning Commission should move to approve or disapprove OrthoSport before continuing. Ms. Budoff said yes, because after checking with the solicitor, the parking discussion should be under New Business.

Mr. Porter asked Dr. Truax if he has any idea why his landlord will not allow signage in front of his business. Dr. Truax said all they will tell him that there is no assigned parking. Mr. Porter asked Mr. Hocevar if the Village has any input on that. Mr. Hocevar said no, only with fire lanes and handicapped parking. Ms. Budoff suggested painting something on the ground, since they don't allow signs. Mr. Porter said the obvious solution is for Dr. Truax to have signs for his parking, like OrthoSport. Dr. Yoder said he doesn't see how there would be any issues if there were signs that said Chagrin Osteopathic, since most of the time when people park there, they do so because they think it's just part of the parking for the building.

Mr. Porter asked the applicants why it took them five years to come before the Planning Commission for approval. Mr. Kaplan said they started OrthoSport as first-time business owners during Covid, and honestly, they had no idea that they were supposed to come to Planning Commission for approval. He said when they first found out, they came to the Village and applied. Dr. Yoder said they were pretty clueless, and they apologize for that. Mr. Porter asked Mr. Hocevar if the Fire Prevention Officer had been to their facility. Mr. Hocevar said he believes he has, and if the Planning Commission approves the business, both he and the Fire Prevention Officer will do a walk-through of the facility prior to issuing a Certificate of Occupancy. Mr. Porter said that is their major concern for the occupancy for any businesses moving in because we don't want to have a situation where the business burns, and the patients are inside, and the doors don't open. He said it's fortunate that this didn't happen during the five years you've been operating there, and they'd like to make sure it doesn't ever happen for any business. Mr. Derry said the Fire Prevention Officer has inspected the whole building over the years, at least once or twice a year. He has taken responsibility for the whole building to be safe, and they are in compliance with the Fire Prevention Officer's requests.

Ms. Budoff addressed the applicants and said they are not the first business to come before the Planning Commission after the fact, although they may be one of the longest. She said any other businesses moving into the building now know they must do this as well, and Mark Derry is aware of the requirement also. Ms. Budoff asked if there were any other questions. There were none.

**Mr. Porter made a motion to approve the application submitted by OrthoSport HQ, and have it be retroactive to the date they started the business. Mr. Bruhn seconded. On roll call vote, the motion passed unanimously.**

Ms. Budoff officially welcomed the applicants to the Village. She said the Truaxes have sent a few letters to the board, and one of the things they asked is that OrthoSport please let their clients know to do their best to not park outside of where your address is. Mr. Porter said they would like to see both of their businesses grow.

Ms. Budoff asked if there was any **Old Business**. Mayor Koons said he would like to make sure that future submissions by applicants are seen by the board prior to the meeting, to give board members time to review the materials ahead of time.

Ms. Budoff said under **New Business**, they will discuss parking at 477 and 576 Industrial Parkway. She asked Dr. Truax if he had ever lost any patients, or had patients complained, due to the parking. Dr. Truax said they have not lost any patients, but they have had complaints. He said it's early, they've been there four years, and they want to be there for ten years, and he doesn't want it to become such a problem. Mr. Bruhn asked Dr. Truax how many people are on his staff. Dr. Truax said it's him and his wife. He said they do have the goal to expand, and Cross Fit also wants to grow and expand, and then there's Suite C, which is currently vacant. He said he needs planning for five years from now. Mr. Bruhn said if there's just two of you, it's highly unlikely they would need more than three or four spaces at a time. Discussion followed regarding current tenants, possible future tenants, and parking.

Mr. Bruhn asked Dr. Truax why he and his wife don't park in the back like the owners of OrthoSport. Dr. Truax said they park off to the side. More discussion followed, and Dr. Truax said all the parking for his building is shared parking. Mr. Bruhn said it doesn't seem there is such an overwhelming demand that it can't be handled by having staff park on the side. Ms. Budoff asked who was parking in their spots. Dr. Truax said there are times that people from 576 park there. Ms. Budoff asked if there was ever any more than one car from Mr. Derry's property parked in your lot at the same time. Dr. Truax said yes, sometimes it's two. Ms. Budoff said the car in the video that was asked to move was parked in front of Suite B, not in front of Dr. Truax's office. More discussion followed. Ms. Budoff said in the video, she counted a total of 37 vehicles, and she learned that spaces and vehicles are not the same thing. There were no cars parked in front of Hawaiian Guys. She said the fact that cars were parked three deep is an issue for the Fire Department or the Police Department, but not something that comes before the Planning Commission. She told Mr. Derry that the parking issue shown on the video is his problem, and she appreciates Dr. Truax sharing the video, but that is Mr. Derry's issue. Ms. Budoff asked if the 37 cars shown in the video are the most it would ever be. Mr. Derry said the one class begins at 8:30 am and goes to about 9:30 am, and if it happens again, it is his problem. Mr. Derry said he likes to leave the spaces for the Hawaiian Guys available to them, and they do receive deliveries as well.

Ms. Budoff said since the weather is breaking, she asked Mr. Hocevar how long Mr. Derry has to pave and stripe the parking lot. Mr. Hocevar said the lot must be an impervious surface with painted lines, and his letter to Mr. Derry indicated it should be done by the end of May. Ms. Budoff said at the Board of Zoning Appeals meeting, they approved a variance of 33 parking spaces, and Mr. Derry asked if he wanted to add more spaces, whether he would have to go back before the board. She said she appreciates the fact that he wants to save the trees but is there room back there to add spaces to get to 38, without removing any trees. Mr. Derry said that it would depend on the setbacks, as they are really close to the 25'. Discussion followed. Mr. Derry said after the last row of cars by the garbage can, there is a ravine, and it would be possible, but also very expensive to add spaces back there.

Ms. Budoff asked if the owner of Dr. Truax's building has submitted a parking plan. Ms. Griswold said they have a parking plan that was submitted last fall and has been approved by the Planning Commission. Ms. Budoff asked if they also need to pave and stripe. Ms. Griswold said yes. Ms. Budoff asked if it had been done yet. Ms. Griswold said no, they were also given until the weather permits. Dr. Truax asked if the Village would be reminding his building owner to do that. Mr. Hocevar said he talked to them yesterday, and they are on the

same page. Mr. Porter asked if they had a hard deadline, like the end of May. Mr. Hovevar said yes, the same deadline exists for both properties, and he intends to work with them a little bit. Discussion followed.

Mayor Koons thanked Dr. Truax for the information they provided. He suggested the Planning Commission look at the situation again by August 1<sup>st</sup>. Mr. Porter said the presumption is that the striping will help. Ms. Matheney asked if, since signage is not allowed for their building, could they put up traffic cones instead. Dr. Truax said he didn't know, because inquiries to their landlord are never answered, Mr. Porter said cones may work, if they work for football Saturdays in Columbus, they should work for them also. Mayor Koons told Dr. Truax that both Mr. Porter and him would like to talk to him further about this, but because they serve on the Planning Commission, they cannot do so. He asked everybody if it would be all right with them if they took another look at this in August. Board members agreed, as did Dr. Truax.

Ms. Budoff said she wanted to clarify some point made in the letter Dr. Truax presented to the Planning Commission. In that letter, it was said that they felt the Planning Commission misrepresented their business by determining that it was a medical business instead of personal services. She said she went through the minutes, and the commission didn't define it one way or the other, but on your application to the Planning Commission, where it asked you to provide a description of the proposed use of the property, you voluntarily wrote, "Medical Office". Ms. Budoff said they actually wrote "medical clinic or office" three different times. She said she wanted to make sure that this body didn't give you the impression that they misrepresented you by calling you a medical clinic, because if it was said it was only because they saw it written on your paperwork. Dr. Truax said they wrote that because the South Russell Code says there is office space and personal services, and that there is no building zoned for medical use. He said we're not an office, they are more like personal services, and that also changes the amount of parking spaces required. Ms. Budoff said Mr. Porter asked at that meeting if parking was a problem, and Dr. Truax said no. Dr. Truax said at that point they did not know the parking would be a problem until after they started looking into it. Ms. Budoff said the Planning Commission didn't approve parking either way, and this is a conversation that must be held between tenant and landlord. The Planning Commission cannot make a building owner assign more parking, and all their parking is shared. She said an example in the Village is the parking situation across the street. Augie's and The Sleepy Rooster may both need 40 spaces, but there are not 80 spaces in the parking lot. Because of the way they overlap, with one finishing business at 2:00 pm, and the other one beginning their busy time at 3:00 pm, it works. She said she understands and appreciates his frustration, but neither the Planning Commission nor the Board of Zoning Appeals are responsible for counting the parking spaces that your landlord must give you. Board members agreed. Mr. Porter said if the landlord would approve having signs out front it may solve the problem. Dr. Truax said he appreciated the conversation and asked about the South Russell parking code. Discussion followed regarding the definition of businesses as it pertains to the code. Dr. Truax asked how it would work if the building owner reduced the tenant's parking after approval. Mr. Bruhn said it's not a matter of the owner reducing someone down; unless he was granted specific spaces per his lease, they are permitted the community parking, so to speak, unless someone has designated and marked spaces. He said if there were signs, it may be enforceable, but he's not sure OrthoSport's signs are even enforceable, they are more like guidance. Ms. Budoff said she looked into that, and if a parking sign on private property indicates the vehicle may be towed, it would have to be done privately, as the South Russell Police would not enforce that. Mr. Bruhn said with most leases, parking is not designated. Dr. Truax said in their lease, parking is not designated, and there are some internal challenges they are having with the business owner. He went on to express concern about the South Russell Planning Commission looking at the parking code when approving a business.

Ms. Budoff referred to the Board of Zoning Appeals meeting on March 19, 2025, when Mr. Derry was approved for the parking variance. She said board member Lindsey Self made a very good statement about the way the zoning code is set up is about square footage, and it is not always applicable. For instance, a gym that has 10,000 square feet will not need 35 parking spaces; the square footage is necessary for the gym activities. She believes it's fungible.

Dr. Truax said he agrees, but where is that enforceable. Mr. Porter said let's say someone comes in with a personal services business plan, and the landlord is only allowing you three parking spaces. He said the Planning Commission would deny the application because it doesn't comply with our code. The business owner could not open his business until he resubmits showing adequate parking. Mr. Porter said when Dr. Truax was approved by the Planning Commission in 2022 or so, the Planning Commission was told they had adequate parking spaces per their lease, even though they weren't assigned. If you had come in with two parking spaces, your application would have been denied.

Mr. Bruhn said if the Planning Commission is going to discuss the parking situation in August, obviously this area would be Exhibit A, and he would like to see current site plans, showing the building diagrams denoting which tenant is where. They could then develop a sense of what the requirements might be. Ms. Matheney said the Village does have those plans, and unless there is a tenant change in the meantime, they are accurate.

**There being no further business, Mayor Koons made a motion to adjourn. Mr. Porter seconded. Ayes all, the meeting was adjourned at 8:23 pm.**

Elisa Budoff  
Elisa Budoff, Chair

Ruth Griswold  
Ruth Griswold, Board Secretary

9/11/2025  
Date

9-17-2025  
Date





## Village of South Russell

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

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### PLANNING COMMISSION MEETING MINUTES

October 16, 2025, at 7:00 pm

**Members Present:** Elisa Budoff, Chair, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

**Other Officials:** Todd Hicks, Solicitor; Dave Hocesvar, Building Official; Ruth Griswold, Board Secretary

**Visitors:** Jason Piazza, 530 Euclid Ave #44, Cleveland; Christopher Woofert, 400 East Washington Street; Joey Nero, 2950 Chagrin Blvd, Pepper Pike; Julia Licastro, 3624 W 134<sup>th</sup> St, Cleveland; Jason Beudert, 8016 Long Forest Drive; Sarah Krivanka, 1432 East 40<sup>th</sup> Street, Cleveland; Derek Hoch, 1370 Bell Road; Sam Costuic, 9586 Stafford Rd, Chagrin Falls; Heather Scott, 222 S Main Street, Chagrin Falls; Chris Smith, 200 Fox Lane; Peter Cary, 6075 Chagrin River Rd, Bentleyville; Rob & Colleen Truax, 477 Industrial Pkwy, Suite A; James Nace, 400 East Washington Street; Ruth Cavanagh, 15 Paw Paw Lake Drive; Ed Gottschalk, 200 Industrial Parkway.

Ms. Budoff called the Planning Commission meeting to order at 7:12 pm.

Ruth Griswold conducted roll call.

Ms. Budoff said there are six agenda items that they will be going through, and as she has mentioned before, traditionally it is not Planning Commission's obligation to open the regular meeting for questions, however, anyone who does want to comment will be allowed five minutes to do so. Keep in mind, all comments or questions must be related specifically to the items on the agenda.

**Ms. Budoff said the first item is to approve the minutes from the Planning Commission meeting on September 11, 2025. Ms. Marino motioned to approve. Mr. Porter seconded. On roll call vote, the motion passed unanimously.**

#### Agenda Item 1

**PC Case #25-06:** Applicant Mr. Sam Costuic of Signarama, on behalf of Gurney Elementary School, is seeking approval to relocate the existing sign at **1155 Bell Road**, to its former location.

Ms. Budoff asked Mr. Costuic if the sign was not on school property right now. Mr. Costuic said no, it is on the adjacent lot. He said it has better visibility where it is now, but they had overlooked the fact that it was not on school property.

Ms. Budoff asked board members for any comments. Mr. Bruhn asked if there is a setback required. Mr. Hocevar said yes, and having the sign moved back to its previous location complies with code.

**Mayor Koons made a motion to approve. Ms. Budoff seconded. On roll call vote, the motion passed unanimously.**

Ms. Budoff thanked the applicants for coming.

### **Agenda Item 2**

**PC Case #25-07:** Applicant Mr. Jason Piazza of Hangry Brands is seeking approval to open a restaurant, “Steak” at **504 East Washington Street**. The restaurant signage and a fence enclosure for equipment are included in the packet for approval.

Sarah Krivanka of Studio Krivan in Cleveland provided an overview of the site plan. She said the parking plan is similar to what it was, expanded slightly in the hatched areas. The fence will provide screening for the existing HVAC equipment, and the signage for Steak will be in the same location as the previous tenant’s sign. There is a ground landscape surround that they will maintain and have the tenant logo there, and a small logo on the building. Ms. Krivanka said there are a variety of exterior modifications, although there are no additions, and the patio is not being touched. There exists a variety of orientations and conditions of wood siding, and they are proposing horizontal ship lap siding in a rich color, the center color will be accented by charred wood, and a medium tone added with the glazing and accent panels.

Ms. Krivanka said the sign above the front door will have the Steak logo, and both signs are internally illuminated push-through construction with a black surround. The existing landscape bed will hold their second sign and will have their iconic branding tile surrounding what is currently timbers. They will have landscaping in the bed.

Ms. Budoff asked if all the restaurants have the same sign. Mr. Piazza said yes. Mr. Bruhn asked if the sign would be illuminated in any way. Mr. Piazza said yes, there is a thin neon that goes around all the lettering and on the inside of it. He said they use a local company called Ruff Neon who does all their signs for all their different concepts.

Mayor Koons said as mayor, he would like to see the sign say South Russell instead of Chagrin Falls, but he understands the draw that Chagrin Falls brings. He thinks they will be successful and swamped with business and parking will become an issue. He likes their attitude about working with the neighboring businesses who all know the parking situation. Mayor Koons said they are coming into a good atmosphere that he feels Dave Hocevar has established throughout the years. Mayor Koons welcomed them to the Village.

Mr. Porter said a frequent concern is parking, but they apparently have solved that issue by renting spaces from St. Joan’s next door. He said it looks like you are renting 15 spaces in addition to the spaces on your lot. Mr. Piazza said that is correct. Mr. Porter asked Mr. Hocevar if that would be sufficient, per the code, for parking. Mr. Hocevar said yes, it is. Ms. Budoff asked if those spaces would be utilized for valet parking. Mr. Piazza said yes, they will use the same valet company that they use for their Tremont location, as well as a local valet

service that they have established a relationship with. Ms. Budoff said she noticed the parking agreement is from 4:00 pm to midnight, and she's just curious because St. Joan's has a 4:30 pm mass on Saturdays and asked if that was addressed. Mr. Piazza said they did discuss this and there will be a front section marked off that will not impact any of St. Joan's services, but if it ever becomes an issue, they will readdress it. They have also reached out and introduced themselves to all their neighbors and explained what they are trying to achieve. He said if down the road, they realize they could use more parking, those relationships would already have been established. Ms. Budoff said she thinks it's wonderful and she loves to see that you are all cooperating; it's a good community effort. Mr. Piazza said they love that and want to be a part of the community. Mr. Beudert said it is also important to note that each of their restaurants has an owner/operator, they do not have managers running their restaurants.

Mr. Porter asked if all patrons would have to use valet or could they self-park. Mr. Piazza said there will be spaces for people to park, but their valet usually parks everyone. That is how they do it in Tremont. Mr. Beudert said they prefer valet for their patrons because it's part of the elevated experience, and most people prefer it as well. He said it is important to them to manage traffic, and he agrees with Mayor Koons that they will be busy, and they want to ensure that traffic flows right and people are safe. Especially with inclement weather, it is imperative to provide people with the convenience of getting in and out easily.

Mr. Porter asked Mr. Hocesvar if the submission would have to appear before the Architectural Review Board. Mr. Hocesvar said yes and added that neon signs are not permitted in the Village, so that must be addressed. Mr. Piazza said they are actually made with push-through LED rather than neon. Mr. Beudert said ideally they love the neon, and when it's done right it makes a difference. Mr. Piazza told the board to please feel free to reach out to him for any reason.

Ms. Budoff asked for any comments from guests. There were none.

**Ms. Marino made a motion to approve. Mr. Porter seconded. On roll call vote, the motion passed unanimously.**

Ms. Budoff thanked the applicants and welcomed them to the Village. Mr. Porter asked when they plan on opening. Mr. Beudert said since they are dealing with a lot of construction related issues, they are hoping to open mid-year at the latest.

### **Agenda Item 3**

**PC Case #25-10:** Applicant Ms. Heather Scott of Fur, LLC, is seeking to open a dog grooming business at the property located at **300 Industrial Parkway, Unit J**, owned by Mr. Ed Gottschalk.

Ms. Scott said her current salon is on the lower level of her home on South Main Street in Chagrin Falls. She opened her business on November 11, 2024, and began doing dog-grooming part-time. She also works as a paralegal. Her dog-grooming business really took off, and she currently has over 300 clients. Ms. Scott said she listened to people in the area that are not having good experiences with their dogs getting groomed. Their concerns are that their pets are terrified of going, the wait time, the length of time their dogs are kept, and the end results are not always what they expected. Ms. Scott explained to them that many grooming facilities have an "assembly line" type of structure. She said she has never done things that way, nor will she. Her concept is

basically like a salon: one dog per groomer each time, not a lot of dogs, barking, or chaos. There are no cages, and the pets do not have any crazy traumatic experiences.

Ms. Scott said she believes this concept is really important to people, which is why she is so popular with very little marketing needed. She has hired two new groomers to help handle the response. When Mr. Gottschalk showed her the tenant space, she knew it would be perfect for her business. She has been hugely successful and she's looking forward to growing and expanding.

Ms. Budoff said one of her dogs jumps back in the car when he realizes they are at the groomer, so she understands. She said many groomers are not taking any new clients. Ms. Scott said some groomers also do not take large dogs, but she does. Ms. Budoff asked if there was a large dog and a tiny dog there at the same time, would they ever cross paths. Ms. Scott said no, she will have partitions. She is currently working with an architect, and she will design the space so there will not be too much interaction at all. She realizes those interactions could cause anxiety.

Mayor Koons asked if people would drop off their dog and leave. Ms. Scott said typically the clients leave, but they are welcome to stay for all or part of the grooming. Mayor Koons said his concern is parking if all the clients do stay. Ms. Scott said most of her clients do not stay. Mr. Porter asked if there would be generally 6 people including herself at the facility. Ms. Scott said yes. Mr. Porter asked if she had been assigned parking in the lease. Mr. Gottschalk said they do not provide assigned parking for their tenants due to the way the buildings are laid out. Ms. Scott added that most of the time her employees will not all be there at the same time, some are part-time employees. Mayor Koons asked about her hours of operation. Ms. Scott said her hours are Monday through Saturday, 8:00 am-6:00 pm.

Ms. Budoff asked when she was hoping to be open. Ms. Scott said as soon as she is approved, and the space is finished being prepared. Mr. Bruhn asked for clarification on the site plan. Discussion followed.

Ms. Budoff asked if there were any other comments or questions. There were none.

**Mr. Porter made a motion to approve. Ms. Marino seconded. On roll call vote, the motion passed unanimously.**

Board members welcomed Ms. Scott to the Village and thanked her for coming.

#### **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.

This item was withdrawn from the meeting agenda by Mr. Peter Cary.

**Agenda Item 5**

**PC Case #25-12:** Applicant Mr. Derek Hoch of D.M.H. Ventures LLC is seeking approval to open a personal fitness training site at the property located at **477 Industrial Parkway, Suite C**, owned by Tectonics Developers LTD and managed by Mr. Peter Cary.

Ms. Budoff welcomed the applicant and asked him to begin his presentation. Mr. Hoch said this space is going to be an office with a fitness area set up only for his personal use. There will not be any group activities. He wanted to clarify that. He is a South Russell resident, and he is moving his office from Beachwood. There will be no third-party training, maybe his family members, but mostly just for himself. Ms. Budoff asked what type of business he was in. Mr. Hoch said he is an insurance broker, and he needed something closer to home to be able to work more remotely. Ms. Budoff asked if parking would be an issue. Mr. Hoch said no, it's just going to be him and family members. They would need only a couple of spaces. Mr. Porter asked what type of equipment he would have in his personal gym. Mr. Hoch said the run-of-the-mill items that are common in a gym setting, dumbbells, barbells and weight benches. Mr. Porter asked if he would be charging anyone for the use of the equipment. Mr. Hoch said no, there is no for-profit business going on from an athletic standpoint.

Mr. Bruhn said the project description on his application says, "personal fitness training, individual and small group activities". He said this implies this is a business where you are doing that for other people. Mr. Cary said he completed the form on his tenant's behalf and that was his description. Discussion followed. Mr. Bruhn said he won't be using the exercise equipment to train others, but would he be having insurance customers come to the office. Mr. Hoch said yes, basically this is an insurance office with his own personal gym, to which only he and family members have access. Mr. Porter asked if he took walk-in customers or appointments. Mr. Hoch said it is by appointment only. Mr. Porter said once again they must ask about parking. Mr. Hoch said he would use one space out front, and it wouldn't even be every day since he travels a lot. If the family uses the equipment on the weekends, maybe three spaces would be used.

Ms. Budoff asked the solicitor what would have to be done to the inaccurate application. Mr. Hicks said as a requirement of approval, a new application should be submitted so it is consistent with what Mr. Hoch told us. Mr. Porter asked if they could line item the one they have. Mr. Hicks said yes. Ms. Budoff consulted with Mr. Hicks and changed all three forms that had been submitted, to reflect the true nature of his tenancy. Mr. Hoch marked his initials on all the areas.

Ms. Budoff asked if any guest had comments or questions. Mr. Rob Truax of 477 Industrial Parkway said they were pleased with the clarification of the application. He asked if they would be having pads in the gym. Mr. Hich said yes, he will have half-inch rubber flooring, which is very common in any gym. Ms. Truax asked if he dropped weights. Mr. Hoch said no.

Mayor Koons asked how the corrected project description was worded. Ms. Budoff said the project description now says, "insurance brokerage office" on all three forms.

**Ms. Budoff asked if there were any other comments or questions. There were none. Ms. Budoff clarified they will be voting to approve the applicant, Mr. Derek Hoch, to open an insurance brokerage office at 477 Industrial Parkway, Suite C. Mr. Porter made a motion to approve Mr. Bruhn seconded. On roll call vote, the motion passed unanimously.**

The board welcomed the applicant, and Mr. Hoch thanked the board.

**Agenda Item 6**

**PC Case #25-13:** Applicant Mayor William Koons, on behalf of the Village of South Russell, is seeking approval for the building of a salt dome on Village property at **5205 Chillicothe Road**. Mayor Koons will recuse himself from reviewing this item.

Ms. Budoff asked Mayor Koons to please describe what's going on and any changes the board should take into consideration. Mayor Koons said basically the salt storage structure is a large barn and will have wings coming out on either side. Equipment will be stored underneath the wings. It is possible some vehicles will be parked there.

Mayor Koons said the salt storage structure will be located basically on the other side of the current domed structure, which will be taken down. He said there is no neighbor around that area.

Mayor Koons said the walls are 15' of concrete, in order to hold a lot of weight. Mr. Porter asked how thick the walls would be. Mr. Hocevar said 18". Ms. Budoff asked what a variance is needed for. Mr. Hocevar said the structure exceeds the height limit for an accessory structure, which is 15'. Photographs of the area were viewed on the large media screen. Mayor Koons said the dirt from the excavation will be used to build a mound behind the police station and plant some trees and vegetation.

Mr. Porter asked what the height of the building would be. Mr. Hocevar said 32'. Mr. Porter said this is substantially more, but a variance will be sought. Mr. Hocevar said yes, that is correct, this will appear before the Board of Zoning Appeals. Mr. Bruhn asked how tall the Village Hall building is. Mr. Hocevar guessed it to be about 35'. Ms. Budoff said the salt storage structure would be almost as tall as Village Hall. Mr. Bruhn asked how tall the service building is, since he's trying to get a picture of how it will look among the other buildings. Discussion followed.

Mayor Koons said Orange Village has the same structure. Mr. Bruhn asked what type of materials would be stored under the right wing. Mr. Porter said his recollection was that the street commissioner was going to use that area for storage of miscellaneous materials, such as stone and mulch, that are currently visible and unsightly, so it won't be seen as much. He said it will have a much bigger footprint than the current salt dome. Mr. Bruhn asked what would be done with the dome. Mayor Koons said it will be taken down once the new structure has been built.

**Ms. Budoff asked members for any questions. Hearing none, she made a motion to approve the salt storage structure. Mr. Porter seconded. On roll call vote, the motion passed unanimously.**


**Old Business: None**


Under **New Business**, Ms. Budoff said she is curious as to what is being planned for the southeast corner of the Village property. Mayor Koons said nothing has been decided yet. Ms. Cavanagh said she admires what Chesterland has done at the corner of 306 and 322. It is beautifully landscaped all summer long. She went on to say that the street commissioner and others would like to have a digital sign installed in that space. It would eliminate the need for the service department always putting up signs announcing events. Ms. Budoff said there was a concern with the sign on the gas station that it could be a distraction, which is why it was not approved. Mayor Koons said there is a lot of talent in the Village, and maybe they should ask residents' thoughts.

**There being no further business, the meeting was adjourned at 8:08 pm.**

  
Elisa Budoff, Chair

  
Ruth Griswold, Board Secretary

  
Date

  
Date



## Village of South Russell

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

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### PUBLIC HEARING MINUTES October 16, 2025, at 7:00 pm

**Members Present:** Elisa Budoff, Chair, Mark Porter, Phyllis Marino, Mayor Bill Koons, Greg Bruhn

**Other Officials:** Todd Hicks, Solicitor; Dave Hocesvar, Building Official; Ruth Griswold, Board Secretary

**Visitors:** Jason Piazza, 530 Euclid Ave #44, Cleveland; Christopher Woofter, 400 East Washington Street; Joey Nero, 2950 Chagrin Blvd, Pepper Pike; Julia Licastro, 3624 W 134<sup>th</sup> St, Cleveland; Jason Bendert, 8016 Long Forest Drive; Sarah Krivanka, 1432 East 40<sup>th</sup> Street, Cleveland; Derek Hoch, 1370 Bell Road; Sam Costuic, 9586 Stafford Rd, Chagrin Falls; Heather Scott, 222 S Main Street, Chagrin Falls; Chris Smith, 200 Fox Lane; Peter Cary, 6075 Chagrin River Rd, Bentleyville; Rob & Colleen Truax, 477 Industrial Pkwy, Suite A; James Nace, 400 East Washington Street; Ruth Cavanagh, 15 Paw Paw Lake Drive; Ed Gottschalk, 200 Industrial Parkway.

Ms. Budoff called the public hearing to order at 7:00 pm.

Ms. Griswold conducted roll call.

Mr. Porter arrived at 7:10 pm.

Ms. Budoff said the public hearing will proceed by allowing the applicants time to present their requests, after which members of the public will each be given the opportunity to speak for five minutes, and the comments must only be related to the items on the agenda.

#### **Agenda Item 1**

**PC Case #25-06:** Applicant Mr. Sam Costuic of Signarama, on behalf of Gurney Elementary School, is seeking approval to relocate the existing sign at **1155 Bell Road**, to its former location.

Ms. Budoff asked the applicants to begin their presentation. Mr. Woofter stood and introduced himself as the Director of Operations for Chagrin Schools along with James Nace, from school services. He wanted to thank the committee for their time and consideration on behalf of the school district and wanted to thank the Village of South Russell for their continued support and partnership with the Chagrin Schools. Ms. Budoff thanked them for coming.



Mr. Costuic said the current sign is going to remain the same, and it is simply being moved to a location that is on school property. Where it sits right now happens to not be school property. There will be no lighting or any alterations made to the sign.

Ms. Budoff asked any guests if they would like to voice any comments. There were none.

**Agenda Item 2**

**PC Case #25-07:** Applicant Mr. Jason Piazza of Hangry Brands is seeking approval to open a restaurant, "Steak" at **504 East Washington Street.**


Ms. Budoff asked Mr. Piazza to begin his presentation. Mr. Piazza said he would like to introduce his team: Jason is the founder and CEO of Hangry Brands, and Julia, who basically runs all their establishments, Joey, who is also part of the team, and their architect Sarah. Mr. Piazza gave the floor to Jason Bendert. Mr. Bendert thanked Jason and said that Hangry Brands is a northeast Ohio based company, and he is honored to be the founder, but he is surrounded by amazing operating partners and leadership. He is very proud of the fact that all nine operating partners are women. He feels that it's no secret that women are organized, smart, and they get things done. He is proud to bring that dynamic to South Russell. Mr. Bendert said he would like to invite the board to experience their Tremont location. They are dedicated to providing a unique steakhouse that is between the Marble Room and Texas Roadhouse; fun and approachable, but still special and delicious. We have very good investment partners, Tito Francona is one as is his father-in-law, who lives on Munn Road and owns all the Winking Lizards. Mr. Bendert went on to say that there is no dedicated steakhouse in this area, and there are many families who patronize their Tremont location. They are excited because one can enjoy a certified Angus beef prime, which is the best steak you can get, for \$35, and there are a lot of fun items on the kid's menu. This restaurant would be equally enjoyable for a family dinner, date night or a girl's night out. Mr. Bendert said they are very enthusiastic about bringing their concept to South Russell. He said they have their own construction team, and they do not believe in putting band-aids on things and will restore the building accordingly. They are not here to compete with anyone, but to compliment them, and bring excitement to the area.

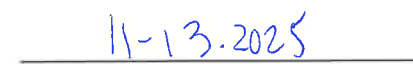
Ms. Budoff asked if there were any public comments. Ms. Truax of 477 Industrial Parkway said she is happy knowing that a steak restaurant is opening there. Mr. Smith of 200 Fox Lane said he noticed there was a chimney on the rendering and asked if it would be an outdoor pizza oven. Mr. Nero said no, the fireplace and chimney are already there, but for now they will just make it look nicer. They are working on creating an outdoor concept that will focus on sushi dishes.

Ms. Budoff asked for any additional comments. There were none. **Mayor Koons made a motion to adjourn the Public Hearing. Ms. Budoff seconded. On roll call vote, the motion passed unanimously, and the Public Hearing was adjourned at 7:12 pm.**

  
Elisa Budoff, Chair

  
Ruth Griswold, Board Secretary

  
Date

  
Date



## Village of South Russell

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

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### 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