



Village of South Russell

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

ARCHITECTURAL REVIEW BOARD MINUTES April 21, 2026 at 5:30 pm

Members Present: Gary Neola, Chairman; Ryan Parsons; Denis Marino
Other Officials: Mayor William Koons, Leslie Galicki, Acting Board Secretary
Visitors: Ron Fernberg, 869 Garrison Road; Michael and Katie Mooney, 951 Bell Road; Richard Brown, 1101 Bell Road; James Haas, 10 Ridgecrest Drive.

Chairman Neola called the meeting to order at 5:36 p.m.
Leslie Galicki conducted called the roll.

APPROVAL OF MINUTES

Mr. Parsons motioned to approve the minutes of March 17, 2026 as presented. Mr. Marino seconded. Motion carried unanimously.

Agenda Item 1

ARB Case #26-02-A: 55 Maple Hill Drive-Addition at rear of house. Presented by Ron Fernberg of R & R Renovations, Construction and Design, on behalf of property owner Kathleen Advay. Resubmission from February 17, 2026.

Mr. Fernberg appeared on behalf of the property owner and presented revised plans. He said the plans had been updated to address prior board comments, including the addition of window details on the existing structure and revisions to the rear elevation to break up large wall expanses. He said the existing brick would remain and be cleaned, and that the entire roof would be replaced as part of the project.

The board reviewed the submitted elevations and discussed the relationship of the proposed addition to the existing structure. Members noted the improvements made to the design and the inclusion of additional architectural detail. Clarification was provided regarding materials and overall consistency with the existing residence.

Mr. Neola motioned to approve the application as submitted. Mr. Marino seconded. Motion carried unanimously.

Agenda Item 2

ARB Case #26-05: 951 Bell Road-Addition of front porch. Presented by property owners Michael & Katie Mooney.

The property owners presented plans for a new front porch. Mr. Mooney said the proposed porch would extend approximately 10 feet from the front façade and span approximately 41 feet across. He said a variance had been obtained and that the design was intended to match the existing home.

The board discussed the proposed roofline and expressed concern that the gable roof would intersect too closely with the second-floor windowsill. Members noted potential issues with water runoff and insufficient visual clearance. The board recommended adjusting the roof pitch to provide additional clearance below the sill.

Mr. Parsons motioned to approve the application as noted, with modification to the roof pitch to provide proper clearance. Mr. Marino seconded. Motion carried unanimously.

Agenda Item 3

ARB Case #26-06: 1101 Bell Road- Exterior changes to habitable addition to an existing three car garage. Approved at ARB on 8-19-2025. Presented by Richard Brown of LB Architects, applicant for property owners by James and Nancy Ebert.

Mr. Brown appeared on behalf of the property owners and presented revisions to a previously approved addition. He said the changes included updates to exterior materials and incorporation of a more traditional design, including board-and-batten style siding. He also clarified minor adjustments to windows and architectural elements.

The board reviewed the proposed changes and found them to be consistent with the previously approved plans. Members indicated the revisions were appropriate and compatible with the existing structure.

Mr. Marino moved to approve the application as submitted. Mr. Parsons seconded. Motion carried unanimously.

Old Business: None

New Business: Mr. Neola welcomed James Haas, who attended the meeting as a potential alternate for the Architectural Review Board. Mr. Neola said he appreciates Mr. Haas's interest in the position. He said the board sees a variety of submissions, mostly residential, and there are different levels in the quality of the drawings. The board secretary sometimes sends him, as chairman, the submissions ahead of time to weed out the ones that are not acceptable for review.

Mr. Neola said they do not dictate everything but rather help with constructive criticism when necessary. They want to preserve the aesthetic quality of the community. Mr. Haas said he is interested in the position because he feels like giving back a little bit.

There being no further business, Chairman Neola adjourned the meeting at 5:56 pm.



Gary Neola, Chairman

5-19-2026

Date



Ruth Griswold, Board Secretary

5-19-2026

Date