



Village of South Russell

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

Planning Commission Meeting Minutes

March 12, 2026 @ 7:00 pm

Members Present: Elisa Budoff, Chair, Greg Bruhn, Mayor William Koons, Phyllis Marino, Ruth Cavanagh

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

Visitors: Christopher Klee and Victoria Worthen of Amenity Atelier; Tanner Payne, 128 Fairview Road

Chair Elisa Budoff called the Planning Commission meeting to order at 7:00 pm.

Ruth Griswold conducted roll call.

Note: Ruth Cavanagh was introduced and welcomed as the Council Representative to the Planning Commission.

Approval of Minutes

The minutes from the previous meeting held on February 12, 2026 were presented for approval.

- A motion was made by William Koons and seconded by Greg Bruhn to approve the minutes as submitted. On roll call vote, the motion passed unanimously.
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Agenda Item 1

PC Case #26-02: Christopher Klee is seeking approval to open and operate a private art studio and tattooing by appointment only, named Amenity Atelier, at **1225 Bell Road, Unit B**, owned by Don Yert.

Applicant Presentation

The applicant presented a proposal to operate a **private, appointment-only art studio and tattoo business**. Key points included:

- The studio will operate strictly by appointment with **no walk-in traffic**.
- The business will focus on:
 - Tattoo artistry
 - Fine art (painting, airbrushing, murals)
 - Commission-based artwork
- The concept emphasizes a **private, distraction-free client experience**.
- The applicant noted:
 - Extensive professional experience
 - Existing clientele primarily from referrals and social media
 - No reliance on traditional advertising or storefront traffic

Business Operations

- Hours will vary based on client scheduling:
 - Morning to afternoon (Victoria)
 - Afternoon to evening (Christopher)
- Maximum occupancy is expected to be minimal (typically one client at a time).
- No receptionist or retail component is planned.

Health & Safety

- No state licensing required for tattooing; however:
 - Compliance with **health department inspections** is required
 - Annual inspections are conducted
 - CPR and bloodborne pathogen certifications are maintained
- **All equipment is:**
 - Single-use and disposable
 - Properly sanitized with sharps disposal protocols
- Facility requirements include:
 - Dedicated handwashing station
 - No specialized ventilation required beyond standard conditions

Building & Site Details

- Located on the **first floor, Unit B**, approximately 1,000 sq. ft.
- Separate exterior entrance provided
- Adequate parking (4 spaces), consistent with low client volume
- No structural modifications proposed

- Artwork will be displayed on freestanding fixtures (no wall mounting)

Signage

- Minimal signage proposed:
 - Business name only
 - No explicit reference to tattooing
- Applicants emphasized branding as an **artist collective rather than a traditional tattoo shop**

Commission Discussion

Commission members discussed:

- Clarification of “art studio” vs. tattoo services
- Business viability and clientele sourcing
- Health and sanitation practices
- Parking and traffic impact (determined minimal)
- Signage considerations given prior issues in the area
- Building safety concerns (fire, ventilation, prior uses of building)
- Inspection processes (health department and fire prevention)

Commission members noted the business model appeared **low-impact, professional, and compatible with the space.**

Motion

A motion was made by Ms. Budoff and seconded by Ms. Marino to approve PC Case #26-02 for a private art studio and tattoo business at 1225 Bell Road, Unit B. On roll call vote, the motion passed unanimously.

Old Business

- Inquiry regarding prior business activity at the former Burntwood site.
 - No confirmed updates; discussion referenced unverified social media information.
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New Business

Solar Panel Checklist Initiative

A discussion was held regarding the development of a **solar panel installation checklist** for the Village.

Background

- Initiative originated from a regional request to standardize solar permitting guidance.
- A draft checklist (approximately three pages) was created and briefly posted on the Village website.
- The Village received a **bronze-level recognition** for participation.

Discussion Points

- Concern raised that:
 - The Village **does not currently have formal solar-specific regulations**
 - Solar installations are currently regulated as **structures under existing code**

Minutes

- Risk identified:
 - Public confusion or misinformation from publishing a checklist prematurely
 - Potential inaccuracies in fees, permitting steps, or requirements

Key Considerations

- Whether a checklist is necessary or beneficial
- Comparison to other municipalities:
 - Some use simple one-page checklists
 - Others provide more detailed guidance
- Need for:
 - Legal and procedural review
 - Input from zoning and building officials
- Additional topics raised:
 - Aesthetic review of rooftop panels
 - Ground-mounted solar arrays and setback requirements
 - Emerging technologies (e.g., solar fencing, satellite systems like Starlink)

Direction

- The checklist will be **removed from the website for now**
- Commission members will:
 - Review sample checklists from other communities
 - Provide feedback at the next meeting
- Further review required before any formal adoption or publication

Public Participation / Commission Discussion

Introduction of Potential Alternate Member

- A resident, Tanner Payne, introduced himself as a potential volunteer.
- He previously applied for a Council position and expressed interest in serving on a board or commission.
- The Commission discussed:
 - Role and importance of alternate members
 - Benefits of participation and attendance


No action taken; informational only.

Adjournment

There being no further business, Ms. Budoff adjourned the meeting at 7:35 pm.




Elisa Budoff, Chair



Date



Ruth Griswold, Board Secretary



Date