Village of South Russell

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South Russell, Ohio 44022
440-338-6700

ARCHITECTURAL REVIEW BOARD MINUTES MAY 19, 2026 @ 5:30 pm

Architectural Review Board Meeting Minutes

May 19, 2026

Call to Order

Chairman Neola called the Architectural Review Board meeting to order at 5:32 p.m.

Roll Call

Members:

- Chairman Neola
- Dennis Marino
- Ryan Parsons

Other Officials:

- Mayor William Koons
- Leslie Galicki

Visitors:

- George Clemens, Clemens Architecture, representing the applicant for 1593 Bell Road
- Kathy Isaacson, homeowner, 317 Whitetail Drive

Approval of Minutes

The Board reviewed the minutes from the April 21, 2026 ARB meeting. No corrections or additions were requested.

Mr. Marino made a motion to approve the minutes, seconded by Mr. Parsons. Voice vote – ayes, all. Motion carried.

Agenda Item #1

ARB Case #26-07: 920 Bell Road -Replace existing sunroom, add an open-air pavilion. Presented by Scott Baran of Cherokee River Services, on behalf of property owners Brad Davis and Allyson Dean.

Agenda Item #1 was removed from consideration prior to discussion.

Agenda Item #2

ARB Case #26-08: 1593 Bell Road- Interior renovation and addition of rear dormer over existing garage. Presented by George Clemens of Clemens Architecture, on behalf of property owners Abigail and Darryl Blanks.

George Clemens of Clemens Architecture presented the proposed project on behalf of the homeowner. The proposal involved converting the unfinished space above the existing garage into a master suite through the construction of a dormer addition. Mr. Clemens explained that the existing area already contained limited usable space but lacked sufficient headroom and natural light to function effectively as a bedroom suite.

The Board reviewed elevation drawings showing the proposed dormer addition and new window placement. Mr. Clemens explained that the project was intended to be minimal in scope while improving the functionality of the second-floor space. He stated that no changes were proposed to the rear elevation of the home and that the modifications would primarily affect the side and front elevations.

Discussion centered on the window design and the purpose of the dormer. Mr. Clemens explained that the additional height created by the dormer was necessary because the existing knee wall height was approximately four feet, two inches, which limited the room's usability. The proposed dormer would increase ceiling height and improve livability while maintaining compatibility with the existing architecture.

Board members noted that the plans were straightforward and compatible with the home's design. No objections or concerns were raised regarding the appearance, scale, or placement of the addition.

Motion: Mr. Parsons made a motion to approve, seconded by Mr. Marino. Voice vote – ayes, all. Motion carried.

Agenda Item #3

ARB Case #26-09: 317 Whitetail Drive- Extend sunroom on rear of home, add windows to rear wall, extend garage forward and add a third bay. Submitted by Denis Marino of Peerless Homes, presented by property owners Kathy and Bud Isaacson.

Because Mr. Marino, Peerless Homes, submitted the plan for ARB review, he recused and removed himself from the proceedings at 5:39 p.m.

Kathy Isaacson presented the application for improvements to her residence at 317 Whitetail Drive. The proposal included two primary components: enlarging the existing rear sunroom and constructing an additional third garage bay.

Mrs. Isaacson explained that the current sunroom was smaller than desired and primarily functioned as a sitting area. The proposed addition would nearly double the size of the room, allowing it to function as a larger gathering and dining space. She noted that the existing roofline would remain unchanged and that the addition would simply extend outward from the current structure while maintaining the same architectural style and roof peak.

The Board discussed the garage addition, which would expand the current two-car garage by adding a third bay. Mrs. Isaacson explained that the existing garage lacked adequate storage and functional space for equipment, bicycles, and recreational items used by visiting grandchildren. The addition was designed so the new garage bay would extend outward without requiring significant changes to the driveway configuration. The roofline would match the existing structure while incorporating slight offsets for architectural interest.

Board members reviewed the window details shown on the plans. Questions were raised regarding muntin patterns on the proposed replacement windows and consistency with the existing windows on the home. Mrs. Isaacson stated that the existing muntins were removable snap-in grids and that final decisions regarding window appearance had not yet been finalized. The Board recommended maintaining consistency throughout the house, either by removing all muntins or matching the existing window style.

Additional discussion addressed the homeowners' association review. Mrs. Isaacson confirmed that the HOA had reviewed the proposal and requested that the siding match the existing house and that adjacent neighbors be notified of the project. She stated both requirements had been addressed and that the entire home would be re-sided to ensure consistency.

The Board found the proposal reasonable and compatible with the existing residence. Members indicated that the additions maintained the character of the home and neighborhood.

Motion: Mr. Neola made a motion to approve, seconded by Mr. Parsons. Voice vote – ayes, all. Motion carried.

New Business

Discussion occurred regarding the potential appointment of Jim Haas as an alternate member. It was noted that Council had not yet acted on the appointment because related correspondence had not been received in time for the most recent Council meeting. The matter would be presented to Council at a future meeting for approval.

Board members briefly discussed the anticipated value of Mr. Haas serving in the alternate role.

Old Business

None

Adjournment

Gary Neola, Chairman

7.7.2026
Date

Ruth Griswold, Board Secretary

7-9-26
Date