

VILLAGE OF RUSSELLS POINT

COUNCIL PUBLIC HEARING SEPTEMBER 8, 2025

MINUTES

Mayor John Huffman called the public hearing to order at 6:30 P.M. with recital of the Pledge of Allegiance.

ROLL CALL: Mrs. Joan Hinterschied, present; Mayor John Huffman, present; Mr. Greg Iiams, present; Ms. Joan Maxwell, present; Mr. Steve Reid, present; Ms. Rebekah Smith, present, and Mr. Dave Wallace, present.

The Mayor and all Council members were Present.

COURT STENOGRAPHER: Belinda Wolford, RPR, BMF Reporting Company, West Mansfield, Ohio

GUESTS: Ms. Dianne Gauder, Zoning Officer/Floodplain Administrator for Russells Point
Mr. Clint Wasserman, Reminger Co., LPA (on behalf of Solicitor Daniel Bey)
Mrs. Ann Elleman, Russells Point, Ohio
Ms. Sharon Devault, Russells Point, Ohio
Mr. Wing Wang, (Petitioner for Zoning District Amendment)
Mrs. Linda Wang, (Petitioner for Zoning District Amendment)
Mrs. Pat Cusick, Russells Point, Ohio
Mr. Rick Cusick, Russells Point, Ohio
Ms. Wendy Brown, Russells Point, Ohio
Mr. Andi Lu, Russells Point, Ohio

MINUTES FOR APPROVAL: None – This is a Public Hearing of Council

PURPOSE OF PUBLIC HEARING:

The purpose of the public hearing is to address a recommendation from Russells Point Planning Commission to approve with stipulations a Zoning District Amendment request from Sun Wood Properties, LLC DBA Indian Head Restaurant. The subject parcels are: 52-032-05-03-020-000 (0004 Lot 191 PT), 52-032-05-03-001-000 (Lot 0002 35-6-8), and 52-032-05-02-004-000 (0002 35-6-8). These vacant parcels are currently zoned R-2 Medium Density Residential. The petitioner is requesting a zoning district change to B-2 Local Business to serve as overflow parking lots and dumpster relocation for Indian Head Restaurant located at 509 W. Main Street, Russells Point, Ohio.

Mayor Huffman requested Mr. Reid, Chair of Russells Point's Planning Commission, summarize their recommendation to Council. Mr. Reid also discussed the stipulations for approval which addresses screening for adjacent residential structures and a two to three-year waiver of concrete surface requirements for both parking lot areas, per the paving ordinance.

Mayor Huffman opened the meeting to citizen comments with a five-minute limit.

Mr. Rick Cusisk expressed his support for the parking lots but did not want to see the dumpster from his second-story view.

Council discussed village roadways that are currently outside of platted roadways as noted on the site design plans.

As there were no further comments, Mayor Huffman requested council to act on Ordinance 25-1059:

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND FROM R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO B-2 LOCAL BUSINESS DISTRICT ZONING DISTRICT AND AMENDING THE VILLAGE ZONING MAP AND DECLARING AN EMERGENCY

A motion was made by Mr. Iiams to waive the Three-Reading Rule for Ordinance 25-1059 by Title. Mrs. Hinterschied seconded the motion. There was no further discussion.

Roll Call Vote: Mrs. Joan Hinterschied, Yea; Mr. Greg Iiams, Yea; Ms. Joan Maxwell, Yea; Mr. Steve Reid, Yea; Ms. Rebekah Smith, Yea, and Mr. Dave Wallace, Yea.

The Motion Passed: 6 Yeas – 0 Nays

A motion was made by Mr. Iiams to approve Ordinance 25-1059 by Title for passage as an Emergency. Ms. Smith seconded the motion. There was no further discussion.

Roll Call Vote: Mrs. Joan Hinterschied, Yea; Mr. Greg Iiams, Yea; Ms. Joan Maxwell, Yea; Mr. Steve Reid, Yea; Ms. Rebekah Smith, Yea, and Mr. Dave Wallace, Yea.

The Motion Passed: 6 Yeas – 0 Nays

ADJOURNMENT:

Ms. Maxwell made a Motion to Adjourn the meeting at 6:58 P.M.

There was no opposition.

The meeting was adjourned at 6:58 P.M.

Recorder: Dianne Gauder

Mayor John Huffman

Date Passed: _____