

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: November 17, 2025

Present: Mr. Steve Gokorsch, Chairman
Mr. Dushan Boucek, Vice-Chairman
Ms. Adrienne Knauer
Ms. Nicole Mulloy

Regrets: Mr. Mark McGrievy

Also In Attendance:

Dave Juba & Kim Ledu, 13604 Northwood Road
Charles Butters, 14818 River Glen
Frank Kolk, Assistant Zoning Inspector
Bonnie Guyer, Zoning Secretary in attendance

I. Call to Order

Chairman Gokorsch opened the meeting at 7:00pm
Public Meeting notices were published on November 6 & November 17, 2025.
Letters to neighboring residents sent on November 5, 2025.

II. Variance Application #572, submitted by Applicant David Juba, owner of property at 13604 Northwood Road, parcel number 26-074400. The Applicant is seeking to construct an addition inside the Riparian setback, per Section 4.16 (G) and (H) and a side yard of less than the required minimum of 30 feet per Section 5.2(B).

Chairman Gokorsch described the role and responsibilities of the Board of Zoning Appeals.

Chairman Gokorsch noted four of the five BZA members are present for this meeting. The applicant can elect to postpone the meeting until all members are available. The applicant chose not to postpone.

Mr. Boucek moved to open the public hearing for Variance Application #572. Ms. Knauer seconded the motion, and it passed unanimously.

Chairman Gokorsch swore in the applicant, Mr. David Juba

Mr. Juba noted the house was built in 1985, therefore, predates riparian regulations. There was discussion regarding Mr. Juba's adjoining lots. Per Mr. Juba the lots will be combined at a future date. Further, Mr. Juba's residence is not in the flood plain.

The valid registered survey map presented by Mr. Juba.
Ms. Mulloy moved to accept the recent registered survey as Exhibit A. Mr. Boucek seconded the motion, and it passed unanimously.

There was no additional discussion or public comment.

Mr. Boucek moved to approve the Variance Application #572 for an addition inside the Riparian setback and a 21.6 ft. side-yard setback. Ms. Mulloy seconded the motion, and upon roll call the vote was Mr. Boucek-yes; Ms. Knauer-yes; Ms. Mulloy-yes; Mr. Gokorsch-yes. The motion was approved.

III. Review October 6, 2025, Minutes.

Ms. Mulloy moved to accept October 6, 2025, minutes. Ms. Knauer seconded the motion, and it passed unanimously,

IV. Additional Discussion.

The Russell Township Board of Trustees public hearing regarding the proposed Russell Township Zoning Regulations is scheduled for November 20 at 7:00pm.

V. Adjourn

Ms. Mulloy moved to close the meeting at 7:45. Ms. Knauer seconded the motion, and it passed unanimously

 12/1/25

Steve Gokorsch
Chairman

Date

 12-1-2025

Bonnie Guyer
Zoning Secretary

Date