

Russell Township Board of Appeals Meeting Minutes

Russell Township Community Room

Date: September 8, 2025

Mr. Steve Gokorsch, Chairman

Present: Mr. Dushan Boucek, Vice-Chairman

Ms. Adrienne Knauer

Regrets: Mr. Mark McGrievy

Ms. Nicole Mulloy

Bonnie Guyer, Zoning Secretary in attendance

Meeting Notice published in the Chagrin Valley Times and Geauga Maple Leaf on August 28 & September 4, 2025. Certified letters sent September 2, 2025.

Also in attendance:

Jason & Alyssa Abernathy, 15390 Hemlock Point Road, Russell Township, OH 44022

Jeff Krise, Litehouse Pools

I. Call to Order

Chairman Gokorsch opened the meeting at 7:00pm

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

Chairman Gokorsch noted three 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.

Chairman Gokorsch swore in the applicant, Mr. Abernathy, and Mr. Krise

II. Variance Application #571, submitted by Applicants Jason & Alyssa Abernathy, owners of property at 15390 Hemlock Point Rd. parcel number 26-162900. The Applicants are seeking a reduction of the 30 ft. side-yard variance to 25.8 ft. for construction of an inground swimming pool.

Mr. Boucek motioned to open the public hearing for public comment for Variance #571. Ms. Knauer seconded the motion, and it passed unanimously

The applicant stated location of the septic system and leach field prohibit location of a pool in other locations. Mr. Krise confirmed the necessity for this location noting the critical importance of not disturbing septic systems and leach fields.

In response to BZA members' inquiries:

- It was noted the nearest neighbor is more than 60 feet from the proposed pool. The pump house will be located next to the residence to mitigate neighborhood noise.
- After reviewing the site plan the variance request is modified from a side-yard setback of 25.8ft. to 21.6ft.

Exhibit A – Site plan with additional notations.

Exhibit B - Variance request amended to 21.6 ft.

Mr. Boucek motioned to accept the exhibits. Ms. Knauer seconded the motion, and it passed unanimously

Mr. Boucek moved to close the public hearing for Variance Application #571. Ms. Knauer seconded the motion, and it passed unanimously.

Mr. Boucek moved to approve the Variance Application #571 for a 21.6 ft. side-yard setback. Ms. Knauer seconded the motion, and upon roll call the vote was Mr. Boucek-yes; Ms. Knauer-yes; Mr. Gokorsch-yes. The motion was approved.

III. Review and Sign August 4, 2025, Minutes

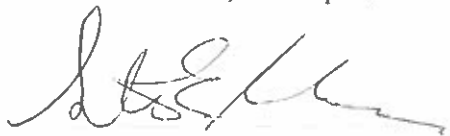
Mr. Boucek motioned to accept August 4, 2025, minutes. Ms. Knauer seconded the motion, and it passed unanimously.

IV. Additional Discussion/Business

- Zoning Commission:
 - August 27 -Approved amendment to the Russell Township Zoning Resolution Book, ZC2025-1
 - August 28 – ZC2025-1 delivered to Planning Commission
 - September 9– Planning Commission meeting
 - September 24 – Public Meeting at 6:00pm
- Dave Dietrich is providing part-time assistance to the Zoning Office. PT Field Inspector starts on September 16.

V. Adjourn

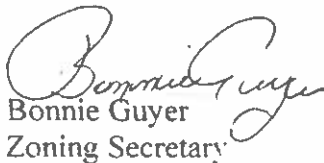
Mr. Boucek motioned to adjourn the meeting at 7:40pm. Ms. Knauer seconded the motion, and it passed unanimously.



Steve Gokorsch
Chairman

Date

10/6/25



Bonnie Guyer
Zoning Secretary

10/6/2025
Date