

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: December 1, 2025

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

Regrets: Ms. Adrienne Knauer
Mr. Mark McGrievy

Bonnie Guyer, Zoning Secretary in attendance

Also In Attendance:

Charles Butters, 14818 River Glen
Benjamin Calkins, Esq., 100 North Main St. 235, Chagrin Falls, Oh 44022
Todd Korner, 70 Farwood Dr., Moreland Hills, Oh 44022

I. Call to Order

Chairman Gokorsch opened the meeting at 7:00pm
Public Meeting notices were published on November 20 & November 27, 2025 in the Geauga Maple Leaf and Chagrin Valley Times.
Letters to neighboring residents sent on November 18, 2025.

- II. Variance Application #573**, submitted by Applicant Todd Korner, owner of property at 7300 Kinsman Road, parcel number 26-192600. The Applicant is seeking a reduction of the required 100 ft. rear yard setback to 75 ft. for construction of a new home, per Section 5.2(B) and construction of a detached garage in front yard, per section 4.7(V).

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 described the role and responsibilities of the Board of Zoning Appeals. Chairman Gokorsch noted this is an area variance. As such the Board must consider the practical difficulty due to the unique physical characteristics of the property.

Mr. Boucek moved to open the public hearing for Variance Application #573.
Ms. Mulloy seconded the motion, and it passed unanimously.

Chairman Gokorsch swore in the attendees:

Charles Butters, 14818 River Glen

Benjamin Calkins, Esq., 100 North Main St. 235, Chagrin Falls, Oh 44022

Todd Korner, 70 Farwood Dr., Moreland Hills, Oh 44022

Mr. Korner testified that the location of the proposed house is primarily determined by the property's topography. The west side of the lot is not suitable for building, as it will accommodate the septic system, including a 330-foot leach field.

The planned residence is a three-bedroom home constructed on a slab foundation. The design includes a deck at the rear of the property, which overlooks a ravine. The intention is for the home to blend into the existing landscape.

Mr. Calkins, representing a neighboring property owner, expressed concerns that the reduced setback for the new home would diminish his client's privacy and increase noise levels, particularly affecting the deck and pool area located to the east of the proposed house.

In response to questions about potential noise and disturbance, Mr. Korner clarified that there would not be a pool included in the project. Additionally, plans for outdoor lighting at the rear of the area are minimal, with no floodlights and only downlighting proposed, to reduce impact on neighboring properties.

The placement of the detached garage and home office is also dictated by the property's topography. The garage will be visible from Kinsman and neighboring properties. Alternative locations were considered; however, placing the garage behind the house would result in it being situated higher than the main residence. The chosen location is intended to minimize visual impact. In response to the garage having an industrial appearance Mr. Korner noted the windows will face Kinsman and the garage door will be glass.

Mr. Boucek asked if there will be future additions considered. Mr. Korner responded no.

Exhibits:

A – Septic Location

B- Topography Map

C – Site Plan/Blueprint

Ms. Mulloy moved to accept Exhibit A, B & C. Chairman Gokorsch seconded the motion, and it passed unanimously.

There was no additional discussion or public comment.

Mr. Boucek moved to close the public hearing for variance #573. Ms. Mulloy seconded the motion, and it passed unanimously.


Mr. Boucek moved to approve the Variance Application #573 for the reduction of the 100 ft rear yard setback to 75 feet for construction of a new home and construction of detached garage in front yard with the following conditions: Utilize downlighting; Northside screened with pine trees; Use of landscape lightening only in the patio area; and Garage door of frosted glass. Ms. Mulloy seconded the motion, and upon roll call the vote was Mr. Boucek-yes; Ms. Mulloy-yes; Mr. Gokorsch-yes. The motion was approved.

III. Review November 17, 2025, Minutes and Findings of Fact

Ms. Mulloy moved to accept November 17, 2025, minutes and modified Findings of Fact. Mr. Boucek seconded the motion, and it passed unanimously,

IV. Adjourn

Ms. Mulloy moved to close the meeting at 8:15. Mr. Boucek seconded the motion, and it passed unanimously.

 2-9-26

~~Steve Gokorsch~~

Dughran

Date

Via Chairman

Boucek

 2-9-2026

Bonnie Guyer

Date

Zoning Secretary

