

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: June 1, 2026

Present: Mr. Steve Gokorsch, Chairman
Mr. Mark McGrievy
Ms. Nicole Mulloy
Ms. Kate Walsh

Regrets: Ms. Adrienne Knauer

Frank Kolk, Zoning Inspector in attendance
Bonnie Guyer, Zoning Secretary in attendance

Also In Attendance:

David Page, 18890 Brewster Road, Chagrin Falls, OH 44023
Declan Synnott, 14770 Caves Road, Novelty, OH 44072
Charles Puckett, 14745 Caves Road, Novelty, OH 44072
Barbara Witte, 14754 Caves Road, Novelty, OH 44072
Gary Kusner, 14738 Caves Road, Novelty, OH 44072
Mike Walsh, 15349 Dale Road, Chagrin Falls, OH 44022

I. Call to Order at 7:00pm

Announcements:

Notice of Public Hearing published in the Chagrin Valley Times and Mapleleaf on 5/21/2026 and 5/28/2026. Notices sent to neighboring residents on 5/20/2026.

- II. Variance Application #577**, submitted by Applicants Declan & Elizabeth Synnott, owners of property at 14770 Caves Road, parcel number 26-064300. The Applicants are seeking to construct an addition with a side yard setback of 18 ft. The required minimum is 30 feet per Section 5.2(B).

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

Chairman Gokorsch swore in attendees intending to testify:

David Page, 18890 Brewster Road, Chagrin Falls, OH 44023
Declan Synnott, 14770 Caves Road, Novelty, OH 44072
Charles Puckett, 14745 Caves Road, Novelty, OH 44072
Barbara Witte, 14754 Caves Road, Novelty, OH 44072
Gary Kusner, 14738 Caves Road, Novelty, OH 44072

Mr. McGrievy moved to open the public hearing for Variance Application #577. Ms. Mulloy seconded the motion, and it passed unanimously.

Mr. Synnott, appellant, noted the proposed addition is in response to a need for additional space. Mr. Synnott and Mr. Page, contractor, testified several locations were reviewed. Due to the septic location in the rear of the property, insufficient room on the north side, a front yard location would also require variance, and consideration was given to a well-developed landscape. Therefore, the area selected is the best and most practical location.

A revised Exhibit A depicting the septic area was submitted.

Public Comment

Mr. Puckett, Ms. Witte, and Mr. Kusner testified in support of the variance request. They also noted the proposed addition adds to the character of the neighborhood.

Exhibit:

Ms. Mulloy moved to accept Exhibit A, the revised site plan. Ms. Walsh seconded the motion, and it passed unanimously.

Mr. McGrievy moved to approve Variance Application #577 for the construction of an addition with an 18 ft. setback. Ms. Mulloy seconded the motion, and upon roll call the vote was; McGrievy-yes; Ms. Mulloy-yes; Ms. Walsh-yes; Mr. Gokorsch-yes. The motion was approved.

III. Laurel School Environment Plan

Ms. Mulloy moved to accept Laurel School Environmental Management Plan. Ms. Walsh seconded the motion, and upon roll call the vote was; McGrievy-abstain; Ms. Mulloy-yes; Ms. Walsh-yes; Mr. Gokorsch-yes. The motion was approved.

IV. Zoning Commission Update

Mr. Barry Rogers, Zoning Commission Chairperson, reviewed amendment revisions in discussion. Included are a minor update in Section 3; definition correction in Section 2; the addition of Electric Vehicle Definitions in Section 2; and the addition of Electric Vehicle Charging Infrastructure, Section 4.18.

IV. Adjourn

Ms. Mulloy moved to close the meeting at 7:50pm. Mr. McGrievy seconded the motion, and it passed unanimously.

 7/6/6

Steve Gokorsch
Chairman

Date

 7-6-2026

Bonnie Guyer
Zoning Secretary

Date

