

Russell Township Board of Appeals Meeting Minutes
Russell Township Community Room
Date: August 3, 2026

Present: Mr. Steve Gokorsch, Chairman
Ms. Adrienne Knauer
Ms. Nicole Mulloy

Regrets: Mr., Mark McGrievy
Ms. Kate Walsh

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

Also In Attendance:

Kateryna Nanotska & Sergei Pavlov, 14480 Caves Rd., Novelty, Oh 44072
Bruce & Brenda Miller, 14494 Caves Rd, Novelty, OH 44072

I. Call to Order at 7:00pm

Announcements:

Notice of Public Hearing published in the Chagrin Valley Times and Mapleleaf on 7/23/2026 and 7/30/2026. Notices sent to neighboring residents on 7/16/2026.

- II. Variance Application #578**, submitted by Applicants Kateryna Nanotska & Sergei Pavlov, owners of property at 14480 Caves Road, parcel number 26-167100. The Applicants are seeking a variance to construct a 16x28 shed with a side yard setback of 8 ft. in lieu of the required 30 ft. (Section 5.2.B).

Chairman Gokorsch noted three of the five BZA members are present for this meeting. The appellant can elect to postpone the meeting until all five members are available. Ms. Nanotska & Mr. Pavlov chose not to postpone.

Ms. Mulloy moved to open the public hearing for Variance Application #578.
Ms. Knauer seconded the motion, and it passed unanimously.

Chairman Gokorsch administered the oath to parties wishing to speak;

Kateryna Nanotska & Sergei Pavlov, 14480 Caves Rd., Novelty, Oh 44072
Bruce & Brenda Miller, 14494 Caves Rd, Novelty, OH 44072

The applicants seek a variance to place a shed 8 ft. from the side-yard setback. The shed will house tools currently stored in the garage making the garage inaccessible for cars. There are no plans for the shed to access power, water or have exterior lighting. Location of the septic leach field was a consideration in selecting the proposed location.

It was noted that the property is long and narrow and the existing house is non-conforming at a 15-foot side setback.

The Board proposed a compromise; since the applicants' existing house is already non-conforming at 15 feet from the side lot line, could the shed be placed 15 feet from the lot line. The applicants were unsure how the additional 7 feet would impact the septic system

Public Comment

Mr. Bruce Miller expressed concerns regarding the septic leach lines disputing the county diagram submitted as Exhibit A. Further, Mr. Miller suggested an alternative location to the shed.

Chairman Gokorsch proposed delaying the hearing to allow time to obtain measurements and additional septic records from the county and property owners.

Ms. Mulloy moved to continue the area variance for #578 until next month's meeting. The motion was seconded by Ms. Knauer, and upon roll call the vote was: Ms. Knauer-yes; Ms. Mulloy-yes; Mr. Gokorsch-yes.

III. Review & Approve July 6, 2026, Minutes

Ms. Knauer moved to approve July 6, 2026, minutes. Ms. Mulloy seconded the motion, and upon roll call the vote was; Ms. Knauer – yes; ~~Ms. Mulloy-yes~~ Ms. Mulloy-yes. Gokorsch-yes. The motion was approved.

IV. Additional Discussion

Zoning Commission Public Hearing regarding proposed amendment revisions is scheduled for August 26, 2026

Northeast Ohio Planning & Zoning Conference – August 28, 2026

Next BZA meeting is September 14th due to Labor Day (9/7).

IV. Adjourn

Having no other business Chairman Gokorsch adjourned the meeting at 7:55pm.



Steve Gokorsch  Date
Chairman (Afton)



Bonnie Guyer 9-14-2026
Zoning Secretary Date

