

Tri Board Meeting - Newbury Township

April 22, 2026

6:00 PM

Meeting held at the Newbury Fire station

11111 Kinsman Rd Newbury, Oh 44065

Present

Greg Tropf

Jim Lang

Mike Fenstermaker

Scott Koller

Dave Fabig

David Somrack

Lou Tomsic

David Lair

Carly Sayre

Ken Fagen

Chris Yaecker

Daniel Simon

Dan Walker

Nick Bellas

Amy Lydan

Meeting Minutes

Greg Tropf called the meeting to order at 6:00 pm.

Mr. Tropf welcomed all the board members and thanked everyone for coming. He stated that we are meeting tonight to go over any suggestions, issues or concerns anyone has with zoning and to discuss possible directions going forward. We will start with Carly, then each of the heads of the boards, then everyone else.

Carly Sayre shared some short- and long-term goals.

Short term

Landscaping definition- redefining what does everyone feel that definition should look like

Cleaning up 87, my goal is to invite existing businesses to provide ideas on how to clean up their spaces and be involved in that without being told to. Collaborating with them.

Long term

Septic- what is the future of Newbury regarding septic- Kiwanis is having issues with septic and Little Punderson is working with Chagrin Valley watershed to fix their septic. Business owners having to put in their own septic is a deterrent to bringing in new business.

David Lair shared concerns about houses in disrepair and cleaning up properties with junk and garbage in yards. He agreed that cleaning up 87 and bringing in new business would help the community.

Greg Tropf stated that he has seen an increase in the number of scrap cars in the township. He stated that he would like to work on getting violation letters out and getting all of these smaller things cleaned up. He also stated that he would like to see 87 cleaned up.

Landscaping definition needs done. The landscapers are here, we just need to control it.

Professional office district. I'm not opposed, but I don't think we need as much of it. There are some areas where it serves a purpose but other areas where it doesn't make sense, so I would like to look at that.

Lou Tomsic started by thanking the trustees for hiring a full-time zoning inspector. This will really help with enforcement and cleaning up areas. As far as the BZA goes, we have a whole new board now. He stated that he would like to see the number of conditional uses expanded so that we can use them more. This would give the township more control as we grow, instead of granting blanket variances that are forever. If we could expand the number of conditional uses this would help us keep things on track. Mr. Tropf asked if the BZA sees anything that is regularly coming up, anything specifically to concentrate on first? Mr. Tomsic responded that no, because it's a small list, we don't have a lot of them. He gave an example of a recent case for a restaurant and how having it listed under conditional uses allowed the board to set some conditions to make sure it had no negative impacts on the township. Mr. Tomsic then stated another concern they have is about corner lots. We need some clarity about corner lots. Right now, it's set up where they have two front lines and two back lines. They have no side lines. So anytime people want to do anything they need to meet the 100-foot setback rather than the side line setback. Whether the frontage is the driveway / address is, or where the house faces. We just need something that gives us two sides and a front and back line to work with. If the zoning commission could make changes to the zoning resolution regarding corner lots this would be very helpful.

Mr. Tomsic also shared that he looks forward to working with the zoning inspector on reviewing conditional uses. With the previous part time inspectors there was not enough time to get measures in place to allow for us to review those on a regular basis. Mr. Tropf shared that there had been previous discussion about getting some type of reminder system in place to make sure they are reviewed every 5 years. Mr. Tomsic stated that if landscapers were a conditional use it would allow the board to keep things in check.

Another thing I see a lot is new construction going on and some of it looks like zoning violations. Mr. Tropf mentioned that the zoning inspector is currently looking into several properties.

Mr. Koller stated that the BZA has seen quite a few cases where applicants are wishing to build structures which are larger than the current zoning allows. Times are changing and people want larger homes or more storage areas. Also, regarding violations, it used to be that the zoning inspector needed to sign or approve plans before a building permit could be

issued. Apparently that is no longer required. It would be helpful if the trustees could try to work with the building department and get this changed. Mr. Bellas commented that the previous zoning inspector shared with him that the building department was issuing building permits without a zoning permit and a lot of times he would catch a building already under construction without meeting setbacks or zoning requirements. Other counties do require a permit from zoning before they can do anything. Mr. Tropf stated that he will get a hold of the building department. Mr. Tropf asked if septic permits are required before building.

Mr. Tomsic stated that you are supposed to and that at the planning commission level, you cant split a property unless you can prove that there is room for septic.

Mr. Yaecker asked if it would be the county commissioners that needed to require this. Mr. Tropf responded that they would start with the building department and see where that goes. He also shared that we recently applied for notifications from the 811 system to call before you dig, so we will at least know when there is activity.

Jim Lang gave updates for the zoning commission. He stated that they have several new members and a whole new team. He shared that he wants to do things which are positive and beneficial for the community. One of the things he wants to get accomplished is the landscape definition. He stated that it would be beneficial to have input from the BZA and the trustees regarding this to make sure that everyone is on the same page. Improved communication will help the commission to move in the right direction. Mr. Lair agreed that working together would be the best way to move forward.

Mr. Lang also stated that he wants to know about recurrent issues, such as the corner lots mentioned by Mr. Koller so that the commission can move in a direction that is best to meet the needs of the township.

Carly Sayre clarified that it would be the zoning commission writing and submitting the definition and agreed that input from the BZA and trustees would be helpful in this process.

Mr. Tropf stated that he would like to leave tonight with a goal for the commission regarding a priority list with number one being the landscaping , then look at a few others.

Mr. Lang asked the secretary to send out the information about the landscaping definition to the new members. The next meeting will be on May 13, 2026. He asked Mr. Tomsic if he could meet with him prior to this. Mr. Tomsic agreed.

Ms. Sayre stated that there had been some discussion of landscaping versus mulching and that there should be some clarification of that within the new definition and that Mr. Yaecker stated that he has some draft definitions that could be helpful.

There was general discussion as to how many types of landscaping type businesses are located within the township and if they have any variances or conditional uses in place. Mr. Yaecker and Mr. Bellas will work together to create a list of all these types of businesses so that the commission has this information.

Ms. Sayre stated that at the next meeting the zoning commission can look at this information and assign tasks to members according to what needs done.

Mr. Lair suggested changing the review period for conditional uses from 5 years to 3 years.

Mr. Tomsic stated that we have the ability to change that timeline, but that we first need a procedure in place to make sure the reviews are happening when they are due.

Mr. Bellas stated that he has a short list of places that are due for review now and that he continues to find things as he gets the office organized.

Mr. Lair suggested that going forward as reviews are completed, then make the next term for 3 years.

Mr. Tomsic stated that he had been working with the previous zoning inspector to allow him to renew cases that are still meeting all the conditions and to refer the ones with changes to come before the board for review.

Mr. Yaecker brought up properties with dual zoning and suggested that this is another section that needs updated in the resolution. He also mentioned that the township could apply for grants that could help fund township planning.

Ms. Sayre stated that she is currently looking at the various grants available. She also mentioned possibly working with Kent State or Auburn career center on land use plans. She also stated that it would be good to list out goals for short, mid and long term and organize / prioritize things.

Mr. Yaecker mentioned that David Detrich had at one time made some suggestions for some updates to the resolution. He will share this with the zoning commission.

There was some discussion about riparian setbacks and if this is an area that should be addressed by zoning.

Mr. Yaecker stated that he would like to look into possibly rezoning the professional office district.

Mr. Bellas stated that he is learning a lot from the ZC and the BZA. He shared that he has been very busy with permits and sending out letters for violations. He stated that he would like to see the suggestions made by Dave Detrich and that getting the resolution updated and adding more specific or clear definitions would help him in enforcing violations. He stated that he is seeing a lot of junk cars and has been sending violations to these property owners. He asked everyone to please feel free to let him know if you see anything that needs addressed.

Mr. Somrack stated that as a new member he is still learning, but that he is interested in cleaning up 87 as well as preserving the rural feel of the township.

Mr. Fabig stated that there is room for more housing as the township has a lot of space. The property at the school has infrastructure there. This could be developed nicely, make it appealing. Not just rural housing, it could be like 400 thousand dollar homes. I keep hearing that people don't want section 8, but that is not a valid argument. If you build great homes then section 8 won't be a concern.

Ms. Sayre stated that she attended the West G board meeting recently. Our lease is up at the end of December. There was general discussion on what could happen with that property and if the township would try and acquire it if that became a feasible option. There were several ideas about possible uses. Ms. Sayre stated that nothing can be done until the lease ends and we see what the owners plan to do, but that this is something the trustees are considering.

Mr. Tomsic asked how large the service garage parcel is? Mr. Tropf stated that he does not know and that the township garage needs cleaned up. There was brief discussion about cleaning up the township garage.

Mr. Walker stated that he would like to see measured growth of the township and to look at and revise the current long-term plan. Clean up violations and update the resolution. He suggested setting objectives for what we want to attract and discussing how to attract investors. We need to set long and short term goals.

Mr. Simon stated that he saw a lot of generalities and not definitive enough language in the resolution and that we need better definitions. We need clarity about what we want to achieve going forward. There must be a balance between growth and keeping it rural.

Mr. Tropf stated that we need to start with the 87 corridor, cleaning that up and the professional office district.

Mr. Walker asked, are we able to set objectives for the types of businesses that we want to attract and how do we get them to want to invest here? There is a lot of land here.

Mr. Tomsic stated that getting sewers would be something that would attract more businesses as the cost to put in septic is a deterrent.

There was discussion about the costs and deterrents of septic to business owners and the long-term benefits and costs of maintaining sewers. Some short term goals such as coming up with incentives to compensate business owners for this cost were discussed.

Ms. Sayre stated that it would be beneficial to have more frequent, even quarterly tri board meetings as this would improve communication. She also stated that she would like to find a way to update residents on what is happening and to have more interaction with residents and finding ways to attract businesses.

Goals/ Action items

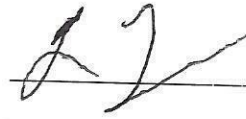
- Zoning Commission will discuss and create a timeline for creating a definition for Landscaping to be added to the Zoning Resolution. This will be done at the May 13, 2026 meeting

- Zoning inspector will share a list of currently issued conditional uses with the BZA and work on a plan for setting up a system to review them regularly
- All boards will work to develop a plan to clean up the 87 corridor
- Trustees will contact the building department regarding making a zoning permit required before a building permit is issued
- Mr. Bellas and Mr. Yacker will work together to create a list containing all of the landscape and mulching type businesses in the township and what their status is regarding permits or conditions issued.

Meeting adjourned at 7:25 pm

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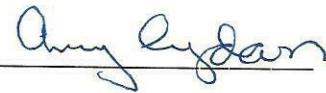
Greg Tropf

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David Lair

A handwritten signature in blue ink, appearing to be 'Carly A Sayre', written over a horizontal line.

Carly Sayre

A handwritten signature in blue ink, appearing to be 'Amy Lydan', written over a horizontal line.

Amy Lydan – zoning secretary

Jim Lang

Jim Lang

Dave Somrack

Dave Somrack

Chris Yaecker

Chris Yaecker

Dan Simon

Dan Walker

Jerry Hudak (alternate)

Gabrial Surgeon (alternate)

Amy Lydan

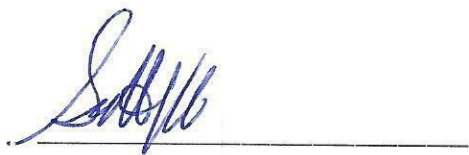
Amy Lydan



Lewis Tomsic, Jr., Chairman



Mike Fenstermaker



Scott Koller



Albert Hehr



Dave Fabig



Jay Jones (alternate)



As approved by: Amy Lydan, BZA Secretary