



**NEWBURY TOWNSHIP ZONING**

Amy Lydan – ZONING SECRETARY

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**Zoning Commission Meeting Minutes**

Date July 30, 2025

The scheduled sunshined meeting took place at Newbury Town Hall. Chairman Steve Boughner called the meeting to order at 7:00 p.m.

**Members present**

Jerry Hudak, Steve Boughner, Ed Deluliis, Dave Fabig, Jim Lang, Amy Lydan (secretary), Ruth Cavanagh (secretary)

**Members absent**

N/A

**Residents present**

Carly Sayre - 14686 Dora Dr Newbury, Oh 44065

**Old business:**

*Review of previous meeting minutes*

Minutes from the previous meeting were reviewed and accepted.

*Application 030325-01 Tornstrom*

Discussion was held regarding the remaining documents needed from Mr. Tornstrom for a property zoning change for parcel 030325-01 from R-1 Residential to M-1 Industrial for parcel.

A certified letter was sent To Mr Tornstrom on July 9, 2025 to let him know that more documents are needed. This letter was never picked up. Ruth Cavanagh went to the post office to check the status of this letter. The recipient was sent notices on July 11,2025 and July 16, 2025. The letter will be returned to the township as refused.

The commission cannot set a public hearing until all of the documents are submitted. It is now beyond 45 days. Ruth Cavanagh will follow up with Linda Crombie about how to proceed.

Jim Lang made a motion to table this until Ruth gets more direction from Linda Crombie. This was seconded by Dave Fabig. It was approved unanimously.

#### Votes

Steve Boughner- Aye

Jerry Hudak-Aye

Dave Fabig-Aye

Ed Deluliis-Aye

Jim Lang- Aye

#### *Zoning Commission alternate*

Dave Fabig asked if there have been any updates on the zoning commission alternate. There has not. It is listed on the website. Dave Fabig suggested putting something in the newspaper.

#### **New business:**

##### *Height restrictions*

Discussion about Geauga Concrete. The committee will ask zoning inspector Frank Kolk to review the zoning certification.

Discussion about SRM. Is the height a restriction. Ruth Cavanagh stated that the area variance is an open file. There was a use variance granted, but not an area variance. The committee asks ZI Frank Kolk to complete this. Zoning secretary Amy Lydan will send a follow up letter to SRM.

##### *Commercial business / street view*

Discussion regarding businesses and the street view of properties. Should large piles be visible from the road, and are mulch and brush piles a fire hazard. The committee discussed possible

solutions such as screening, containment or size restrictions for piles, and making sure that requirements are the same for all businesses.

Resident Carly Sayre asked what similar communities do and mentioned that Middlefield has materials and piles contained far from the road.

Steve Boughner suggested looking to see if there are any state safety regulations regarding large piles of materials. This will be reviewed at the next meeting.

### ***Zoning fee question***

Resident Carly Sayre asked a question regarding zoning fees. She saw an article in the paper that the fees were being reassessed. She asked what the process was for this. Steve Boughner explained that it is still in progress and that recommendations will need to be made to the trustees and changes must be made through them.

### ***Green Vision Materials***

Resident Carly Sayre asked if Green Vision Materials is allowed to operate. Steve Boughner replied that yes, they are, there was a judgement entry stating that they can.

Jerry Hudak made a motion to adjourn the meeting at 8:00 pm. Jim Lang seconded. Unanimously approved

Votes

Steve Boughner- Aye

Jerry Hudak-Aye

Dave Fabig-Aye

Ed Deluliis-Aye

Jim Lang- Aye

The next meeting will be on August 27, 2025 at 7pm

Jerry Hudak *Jerry Hudak*

Steve Boughner *Steve Boughner*

Ed Deluliis *Ed Deluliis*

Dave Fabig *Dave Fabig*

Jim Lang *Jim Lang*

Amy Lydan Secretary *Amy Lydan*