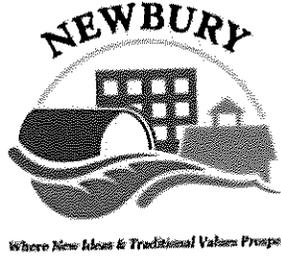


August 27, 2025



**NEWBURY TOWNSHIP ZONING**

Amy Lydan – ZONING SECRETARY

14899 AUBURN ROAD, NEWBURY, OH 44065

OFFICE - (440) 564-5997

**Zoning Commission Meeting Minutes**

**Date:** August 27, 2025

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)

**members absent** \_\_\_\_\_

n/a

**Review and approval 7/30/2025 meeting minutes**

moved by Steve Boughner

second by Ed Deluliis

approved unanimously.

All members signed

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## **Old Business**

### *Certified letter Tornstrom*

Discussion about certified letters sent to Mr Tornstrom. So far there has been no response. No further action can be taken with this application until he responds.

### *Planning Commission approval for definition of "landscaper"*

Dave Fabig will submit the definition of landscaping to the Geauga Planning Commission to approve its addition to section B-1 (Article VI)

Definition submitted: \_\_\_\_\_

"Businesses that provide residential and/or commercial grounds maintenance, landscaping, construction, supplies, and materials"

### *Screening or coverage from the road for commercial businesses on Kinsman Rd.*

Discussed how to make sure that view from the road looks neat and clean. Commercial vehicles and bulk material storage should be behind a screened area... Should there be a guideline for all businesses regarding the street view of the property. It could be difficult to determine if large piles of materials are bulk storage or product displays. The diversity of property and business types makes it difficult to apply one standard universally. There has been only one complaint at this point.

## **New Business**

### *Kiwanis Lake piles of debris*

Discussion about several piles of debris, landscape rubble, excavated soil... at Kiwanis Lake site. Ask Frank to investigate this and check resolutions regarding dumping of materials.

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***Alternate Commission member***

There have been no responses from the previous posting for an alternate zoning commission member.

Amy will post another ad in the newspaper and will also post on the website.

***Discussion regarding SRM property***

Mr Hercules was sent a certified letter regarding how to move forward with this application. So far, we have had no response. Commission needs to have a plan from Mr Hercules before proceeding.

***Noise complaints***

Discussion about noise and if any of the current resolutions are applicable regarding noise complaints. Ed DeIuliis suggested that resolution 4.01 Y ( pg 51) could possibly cover this.

Amy will contact Linda Crombie and ask for clarification as to how to interpret this resolution. Can Frank cite this for noise complaints?

Ed will share a copy of paperwork involving a similar noise issue as an example for Frank.

***Next meeting date and upcoming meetings on the website***

The next meeting will be changed to Thursday Sept 18, 2025. Amy will update the website to reflect this.

The website also states that meetings are held the last Wednesday of every month. This should be the fourth Wednesday. Amy will have this corrected.

***Adjourn meeting***

Steve made a motion to adjourn the meeting

Jim seconded

All in favor

Steve- Aye

Ed- Aye

Jim- Aye

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Dave- Aye

Jerry- Aye

**The next meeting is scheduled for Thursday Sept 18, 2025.**

Jerry Hudak Jerry Hudak

Steve Boughner SB

Ed Deluiliis Ed Deluiliis

Dave Fabig Dave Fabig

Jim Lang Jim Lang

Amy Lydan Amy Lydan