

**NEWBURY TOWNSHIP ZONING**

Amy Lydan – ZONING SECRETARY

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OFFICE - (440) 564-5997

**Zoning Commission Meeting Minutes**

Date- 10/22/2025

Chairman Steve Boughner called the meeting to order at 7:00 p.m.

**Members present - roll call**

Jerry Hudak

Dave Fabig

Steve Boughner

Ed Deillus

Jim Lang

Mike Joyce-zoning inspector

Amy Lydan-Zoning secretary

**members absent.**

N/A

10/22/2025 ZC

**Minutes of - previous meeting date**

**moved by** – Jerry Hudak

**second by** – Jim Lang

**approved unanimously.**

### **Old Business**

#### *SRM property*

Steve asked zoning inspector about SRM property to see if it is or is not zoned industrial and look at the side and back sets from the property lines and look into compliance to the current resolution. The 92-acre property next door has been sold so we want to make sure the property is in line. There is an access driveway that may be on another property.

Zoning inspector replied that it is Residential but that they have BZA permission to continue as they have been but not to expand.

#### *Landscaping Definition*

Filled out forms 22, 27, 29 and 30 to initiate the addition of the definition of landscaping to the zoning resolution.

**Motion** to submit the definition as written was made by Dave Fabig

**Seconded** by Jim Lang

**Motion** to set a date for a public hearing on Nov 19, 2025 was made by Ed Deillus

**Seconded** by Jerry Hudak

The zoning secretary will take the forms to the planning commission on 10/24/2025

## **New Business**

### *Short-term rentals*

Discussion on whether township should require registration of short-term rentals. This would be helpful for emergency services. This way there is a contact for emergencies or complaints. There is no current requirement for registration.

### *Land Use Plan*

Steve Boughner spoke about the need to update the Newbury Land Use Plan. Much of the current resolution is outdated. Updating the land use plan first would be helpful when making changes to the resolution.

There was discussion about what would need to be considered in the plan such as anticipating future commercial properties, ageing population, and possibly creating a survey for resident input.

Please bring ideas to the next meeting.

### *Kiwanis Lake , Little Punderson communities*

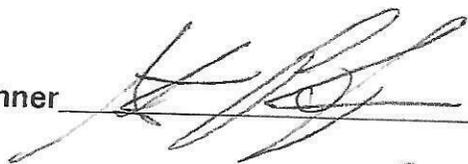
Zoning Inspector Mike Joyce spoke about making changes to the resolution to add a conditional use which the BZA can use which would allow residents in these communities with several small parcels per resident to combine them using an affidavit stating that the properties will be sold together. This would the BZA to more easily approve these variances.

Adding a definition in Section 2 would allow the affidavit.

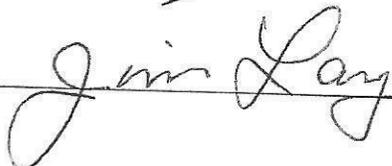
**Motion** to adjourn made by Jerry Hudak at 8:15 pm

**Seconded** by Dave Fabig

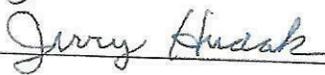
Steve Boughner



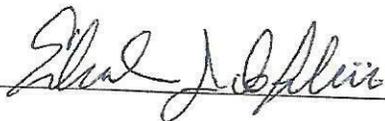
Jim Lang



Jerry Hudak



Ed Deillus



Dave Fabig



Amy Lydan - secretary

