

NEWBURY TOWNSHIP ZONING

Amy Lydan – ZONING SECRETARY

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Zoning Commission Meeting Minutes

Date 11-19-2025

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

Secretary conducted roll call

Members present

Steve Boughner

Jerry Hudak

Dave Fabig

Ed Deillus

Jim Lang

Greg Tropf- Trustee Liaison

Amy Lydan- Secretary

members absent.

n/a

Guests present

Carly Sayre

Chris Yaecker

Motion to accept the minutes of - 10/22/2025 and 10/29/2025

moved by Jerry Hudak

second by Jim Lang

approved unanimously.

Greg Tropf gave a township update.

The final Trustee meetings of the year will be held on Dec 3, 2025 and Dec 29, 2025

The pickleball courts are pretty much done

Moving along with Town Hall. We had a structural survey and are awaiting the results on that. The report should be in later this week.

There was some discussion around the current posted zoning inspector position and how that search is going.

Secretary

Went over 2026 meeting dates and confirmed that there will be no Dec 2025 meeting.

Shared a letter from the zoning inspector to be sent to a resident and provided information and a copy to chairman

Informed board that we have the necessary forms needed to move zoning resolution change to the next step in the process and give to the trustees

Chairman Steve Boughner opened the floor for public input regarding the resolution change, item number 03025-1.

Carly Sayre began by stating that the announcement was not clear on the website and asked if it could provide more information in the future. There was some discussion then around the website and how postings are added and that with the new ability to post meeting announcements on the website the home page has become a bit confusing. Greg Tropf stated that the website will be maintained by ADP soon so we will have more ability to change things going forward.

Chris Yaecker asked if the proposed change could be explained more in depth.

Steve Boughner stated that the addition is a definition for landscaping and adding it as a permitted use. This was requested by the BZA because they are currently non conforming and needed to be defined to be allowable in the township.

Chris Yaecker stated that he thought it might be better as a conditional use as this would allow the BZA to put conditions.

Carly Sayre agreed that it should be a conditional use and suggested that it should not be permitted until we know what things look like going forward.

Steve Boughner commented that the businesses are already here and that the definition only makes it a permitted use

Chris Yaecker stated that it would be better as a conditional use and that there are a lot of businesses along 87 that have variances for conditional use. If we make it permitted now and then go back to update the resolution that could make things more difficult. With the definition as proposed, many places could argue that they are a landscaping business and that it should be more comprehensive or we should wait until all of 87 is addressed. Making them permitted now they would be permitted but not regulated.

Discussion continued regarding conditional vs permitted use , screening, bulk displays and how this would impact other businesses.

Carly Sayre asked why we don't define and set the conditions first.

Greg Tropf asked what would be the drawbacks to setting conditions first

Steve Boughner stated that this is only a recommendation to the trustees and that the trustees still have the ability to reject it or ask us to re do it. He asked if anyone else had any input.

Jerry Hudak made a motion to continue and send the recommendation on to the trustees and let them have their public meeting to discuss it.

Ed Deillus seconded the motion

The board completed forms 31 and 32 to send the recommendation to the township trustees

Jim Lang made a motion to adjourn

Jerry Hudak seconded

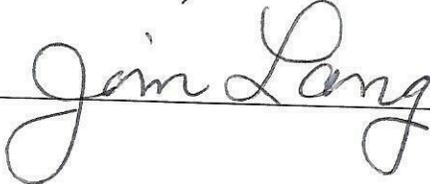
Steve Boughner adjourned the meeting at 7:45 pm

Next meeting Jan 28, 2026

Steve Boughner



Jim Lang



Jerry Hudak

Ed Deillus



Dave Fabig



Amy Lydan

