

Ruth Cavanagh
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The combined, sunshined February 28, 2024 meeting of Newbury Trustees and Newbury Zoning Commission was called to order at 7pm by Zoning Chair Jerry Hudak. Present were Zoning Commission members: Hudak, Boughner, Deluliis, Fabig and Lang; Newbury Trustees: Skomrock, Lair and Tropf. Absent: Boksansky, Zoning Inspector. Minutes of January 24, 2024 moved by Fabig, second by Boughner, approved, Ayes all.

Hudak asked Trustees for township update: Tropf stated Deluliis had been reappointed on Commission for another five year term, and thanked him for serving. Tropf continued Fire station began move-ins two weeks ago, still await an AC unit, still within budget. Commission introduced to new Trustee Lair. Skomrock discussed upcoming Geauga Cty. Twp Assn. meeting April 10, 2024, regarding proposed changes at State level to local township zoning. Fabig and Deluliis will attend. Annual NE Ohio Regional planning workshop, June 28, 2024; Boughner, Deluliis and Fabig will attend.

Hudak asked Lair his thoughts on the tabled Professional Office District zoning, Lair asked for clarification. Newbury has attracted more industrial and commercial businesses than POD. Hudak stated discussion has been 20 years long. Boughner stated Bainbridge is only twp. in Geauga Cty. with a POD. Further, need to look at current usage, lot by lot, to determine usage. Well-intended but outdated, to be addressed. Skomrock added need to maintain residential and commercial respectfully, regarding noise/traffic, etc., gave example of exhaust/idle trucking regulations.

Hudak asked about new marijuana legislation passed Nov. 7, 2023? Tropf and Skomrock responded here was a moratorium passed at Trustees meeting. All municipalities await guidance from Columbus.

Hudak quoted Zoning Inspector Boksansky that solutions are being reviewed to reduce the necessity for Zoning Appeals, streamlining. Example of parking lot spaces, Mangia, Dollar General; one solution or case by case? Further discussion from ZBA, Tomsic would like better definition of corner lot (front/side/back) to simplify decisions. Tropf suggested a definition change, Boughner stated setbacks can be too close in some instances. Boksansky previously stated most issues were with non-subdivision lots, Lang mentioned only new construction? No, remodels as well. Continue seek solutions.

John Boksansky

Subject of adding Landscaping/Plowing to be permitted uses in B1; not now permitted use. Hudak believes it should be permitted. Seventeen (or more) Landscaping/Tree Service businesses in Twp. Skomrock added, Where else would you put these businesses? Their employees support all the local businesses nearby, therefore supporting other Twp. businesses. Hudak and Boughner concurred to come up with several Definition considerations to send to Atty. Applebaum for decisions, Hudak will call her.

DeLuliis and Hudak discussed recent Munson homeless shelter proposal from Notre Dame Sisters, at former Montessori school (was rejected), need to develop a policy, to be continued.

Hudak asked for any further comments/questions? Trof stated need to be timely on adding Landscaping to B1. Skomrock stated meeting room desk chairs to be replaced in near future. Also talked about the Sports fields on the former school property, there will be improvements. The three Trustees are in charge of the lease agreements with multiple users, Rec Bd. dissolved in 2020, Park Bd. maintains Oberland trails. Geauga Knights Baseball Federation Coach Luke Short volunteered to draw up a usage schedule for the various available fields. Lease agreements need to be finalized, including maintenance, hold harmless.

No further business, motion by DeLuliis, second by Lang to adjourn at 8:35 pm. Next Zoning Commission meeting March 27, 2024.

Respectfully submitted,
Ruth Cavanagh, Sec'y.

Ruth M. Cavanagh April 24, 2024

Jerry Hudak
HB
Dave Taly
DeLuliis