

NEWBURY TOWNSHIP ZONING

Amy Lydan – ZONING SECRETARY

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Zoning Commission Meeting Minutes

Date June 10, 2026

Chairman Jim Lang called the meeting to order at 7:00 p.m.

Members present

Jim lang

Chris Yaecker

Dan Walker

Dan Simon

Amy Lydan- secretary

members absent

Dave Somrack

Gabrial Surgeon

Karen Endres

Minutes of - previous meeting date

Minutes for the 5/13/2026 meeting were approved and signed

Training document

The members present signed a document to present to trustees requesting they ask the county prosecutor for a recorded annual training on legal procedures and principals.

There was also some discussion regarding additional training opportunities

Solar panels

Discussion about the need to look into updating the resolution to address solar panels due to solar farms and because of the fire departments concerns regarding battery power banks.

NearMap access

A few members have not yet received an invitation email to access NearMap. Secretary will look into this and contact ADP to follow up.

Landscaping businesses

Chris Yaecker shared a list of landscaping businesses in Newbury. The list included 23 landscaping businesses in Newbury. Mr Yaecker researched each one and determined that they all came to be in the area through various types of permits, use variances, and substitutions of legal non-conforming uses. They are located in both B1 and M1 districts. There was discussion about use variances and when they should be issued.

Further research is needed to look into any possible issues or violations with the properties. The zoning inspector will be provided with this information.

The board went through the list and discussed what changes the township would like to see and how the zoning commission would like to address updating regulations for these types of businesses going forward. The current resolution does contain some sections that provide options and guidance such as Article XVII section II.

Discussion about where to add this in the resolution once a definition is established. Possibly in Article VI section 6.04

Dan Simon said that he would create a spreadsheet for everyone to organize the information.

Definition of landscaping

Discussion about creating a definition of landscaping to be added to the zoning resolution. Jim Lang updated the board regarding a previous definition which was rejected by the trustees and what we are looking for in resubmitting a new and more detailed revision. Chris Yaecker provided a draft for a new definition and there was discussion about how to revise it. A few suggestions were made and the definition was edited some.

Chairman Jim Lang stated that the board needs to have a draft completed by the end of the next meeting on June 24, 2026. This can be given to the trustees for feedback and then the process can continue from there. He asked that everyone come prepared to complete this at the next meeting.

Action items

All board members to bring a draft definition for landscaping to the next meeting on 6/24/2026

Secretary will send out information including the past definition and current draft to all board members

Adjourn

Chris Yaecker made a motion to adjourn

Dan Simon seconded

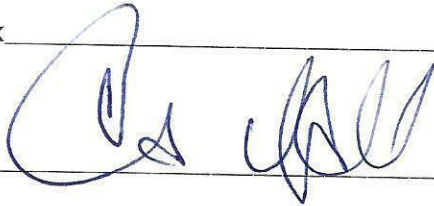
All were in favor and the motion passed

Meeting adjourned at 9:15 pm

Jim Lang



Dave Somrack



Chris Yaecker



Dan Simon



Dan Walker



Karen Endres (alternate)

Gabrial Surgeon (alternate)

Amy Lydan