



NEWBURY TOWNSHIP ZONING

Amy Lydan – ZONING SECRETARY

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Zoning Commission Meeting Minutes

Date June 24, 2026

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

Members present

Jim Lang

Dan Walker

Dan Simon

Karen Endres

Chris Yaecker

Carly Sayre – Trustee Liaison

Amy Lydan- Secretary

members absent

Gabrial Surgeon

Dave Somrack

Minutes of previous meeting date

Minutes were signed and approved unanimously.

Adding definitions to the resolution

Discussion and collaboration to create a draft for the definition of landscaping to give to the trustees for feedback on the content of the definition as well as what zoning district future businesses of this type should be located in. The board compared drafts brought in by several members and edited to create a definition for landscaping. It was decided that tree services are different enough to be a separate category. A draft was completed containing definitions for Landscaping Business and Tree Service Business.

Dan Simon made a motion to accept the preliminary draft and submit it to the trustees for feedback

Dan Walker seconded

Role call vote

Dan Simon- yes

Dan Walker- yes

Jim Lang- yes

Chris Yaecker- yes

Karen Endres- yes

All were in favor and the motion passed

The following two definitions were given to trustee liaison Carly Sayre to take to the next trustee meeting for feedback.

Landscaping Services Business: A business that designs, installs, and maintains outdoor spaces, such as lawns, gardens, and patios. Services include, but are not limited to, mowing, planting, hardscaping, irrigation, snow removal, outdoor lighting, and water features.

Tree Services Business: A business that includes but is not limited to activities such as pruning, trimming, fertilizing, disease management and tree removal.

More definitions

Discussion about also adding definitions for composting and excavation. Board members will bring draft definitions to discuss at the next meeting.

Substitution of a non-conforming use

Discussion about previous zoning inspectors issuing permits using Substitution of a non-conforming use. In other townships this is a function of the BZA and not the zoning inspector. Board decided that this should be a BZA function for Newbury as well.

Karen Endres will do more research and put together a draft to change this in the resolution and will present this information at the next meeting.

Use variances / M1 and B1 areas

Discussion about what types of businesses township would like to see in M1 and B1 zoning districts and how conditional uses have been issued in the past as well as how and if those uses transfer with property or business sales and transfers.

Enforcement

Discussion about enforcement of the zoning resolution and how the zoning inspector uses the conditions and requirements. How can the zoning commission improve the resolution to allow for more effective enforcement.

Training opportunities

Discussion about training opportunities through the Ohio Township Association and efforts to arrange annual training through the Geauga Prosecutors office.

Action items

- Karen Endres will research substitution of a non- conforming use and put something together that could be added to the zoning resolution to make this a function of the BZA. She will present her findings at the next meeting.
- All members come up with draft definitions for excavating and composting to bring to the 7/22 meeting
- Carly Sayre will take the drafted definitions to the trustees for feedback and will discuss with them if they want any future landscaping businesses to be permitted in B1

Upcoming meetings

The meeting on July 8, 2026 is cancelled. The next meeting will be held on July 22, 2026 at the town hall at 7:00pm. The board secretary will post the cancellation notice on the website.

Dan Simon made a motion to adjourn

Dan Walker seconded

All were in favor and the motion passed

Chairman Jim Lang adjourned the meeting at 9:30 pm

Jim Lang

Jim Lang

Dave Somrack

Dave Somrack

Chris Yaecker

Chris Yaecker

Dan Simon

Dan Simon

Dan Walker

Dan Walker

Karen Endres (alternate)

Karen Endres

Gabrial Surgeon (alternate)

Amy Lydan

Amy Lydan