



Where New Ideas & Traditional Values Prosper

NEWBURY TOWNSHIP ZONING
Ruth Cavanagh – ZONING SECRETARY
14899 AUBURN ROAD, NEWBURY, OH 44065
OFFICE - (440) 564-7375

Zoning Commission
April 9, 2025

The scheduled, sunshined meeting of Newbury Zoning Commission was called to order at 7:00pm by Chair Steve Boughner. Attending were all members: J. Hudak, D. Fabig, J. Lang, E. DeIulii, ZI Frank Kolk, ZS R. Cavanagh, Trustee G. Tروف. Minutes of ZC meeting on February 26, 2025 moved by Hudak, second by Fabig, approved, Ayes all. Minutes of March 15, 2025 Tri-Board meeting moved by Hudak, second by Lang, approved, Ayes all.

Review of Township activity included BZA hearing of Camp Ho Mita Koda on April 1, 2025, which passed. Continuing activity regarding SRM and American Asphalt properties was noted. Frank Kolk is now ZI.

Questions arose regarding EPA limitations on 11272 American Asphalt property; Has it been a Superfund property and are there any restrictions remaining? Are there test wells, or soil contamination? Direction given to Secretary to place call to Ohio EPA to ask for answers. As far as any potential changes to property zoning, Secretary was asked to place call to Linda Crombie to attend a near-future meeting for informal review.

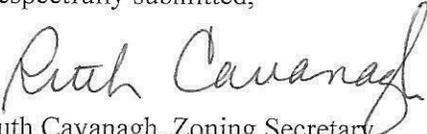
Landscape Definition was further discussed; decision to use APA definition for ZC book, ask County Planning Commission to review, and go from there. Discussion followed regarding definition vs. bullet points for Landscaping. Will submit after hearing back from Planning Commission.

Hudak discussed the subject of the 500 ft. limit on Commercial property, as it extends from the road. He felt this has been in effect approximately since Zoning was introduced around 1949. Questions regarding properties surrounding Industrial zoning, such as park or school properties, were raised.

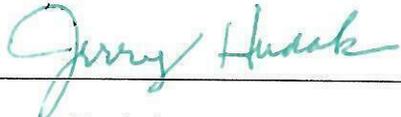
Decision to meet again on April 23, 2025, if Ms. Crombie is able to attend. Boughner requested members to review the maps of SRM and American Asphalt before next meeting.

Move to adjourn by Hudak, second by Fabig, Ayes all, at 8:33pm.

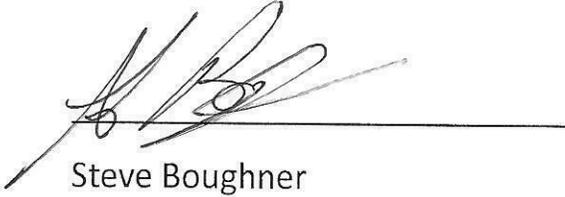
Respectfully submitted,


Ruth Cavanagh, Zoning Secretary

4/9/2025
Zoning Commission Minutes
Signed 4/23/2025



Jerry Hudak



Steve Boughner



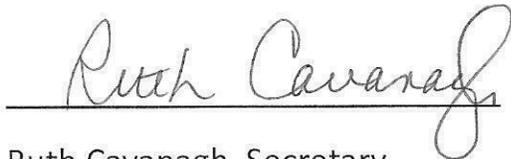
Ed De Iulio



Dave Fabig

abs.

Jim Lang



Ruth Cavanagh, Secretary