

Where New Ideas & Traditional Values Prosper

NEWBURY TOWNSHIP ZONING
Ruth Cavanagh – ZONING SECRETARY
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April 23, 2025
Zoning Commission minutes

The scheduled, sunshined Zoning Commission meeting was called to order at 7:02 pm by Chair Steve Boughner. Present were members Jerry Hudak, Dave Fabig, Ed DeJuliis. Absent were Jim Lang and Trustee Greg Tropf. Also present were Zoning Inspector Frank Kolk, Zoning Secretary Ruth Cavanagh. At 7:25 pm, realtor Anna Brown of Keller Williams realty joined meeting to inquire about 10574 Kinsman Rd.

Hudak moved, Fabig seconded the ZC minutes of April 9, 2025, Ayes all. Boughner stated disappointment that Linda Crombie of Geauga County Planning Commission postponed attending, as ZC members had multiple questions needing resolution. Specifically, Boughner wanted Crombie to discuss spot-zoning. ZI Kolk will call Crombie to discuss. There were questions regarding the 45-page EPA document attached to the 11272 Kinsman deed.

There was discussion regarding property zoning changes for Business and Commercial to not extend beyond 500 ft. off of road. Several appear to be in violation using overhead maps from Geauga County website. Boughner noted that the 32 acre parcel of Newbury SH LLC, zoned Residential, is landlocked to Industrial. Also noted that the address on Geauga County Realink is View Dr., which is part of Kiwanis Lake subdivision. Additional discussion about SRM, as far as the 500 ft. limit for B1 district.

Old Business considered the Landscaping Definition, need to review the February ZC minutes. Continued discussion about possible regulation of size and placement of bulk piles, such as mulch. Compost was discussed.

New Business: there have been multiple complaints about small yard sign advertisements being placed in the right-of-way and in residents yards. They may be removed. Boughner asked members, did they feel the need to have an Alternate ZC member? Unanimous ayes to that question.

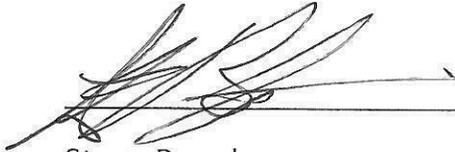
Moved by Jerry Hudak, second by Ed DeJuliis to adjourn at 8:20 pm. Ayes all. Next ZC meeting scheduled for May 21, 2025 at 7:00 pm.

Respectfully submitted,

Ruth Cavanagh

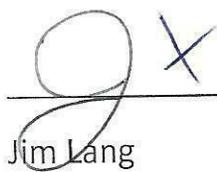

Jerry Hudak

May 28, 2025


Steve Boughner


Ed De Iulio


Dave Fabig


Jim Lang


Ruth Cavanagh, Secretary