

Where New Ideas & Traditional Values Prosper

NEWBURY TOWNSHIP ZONING
Ruth Cavanagh—Zoning Secretary
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OFFICE - (440) 564-9220

Zoning Commission Meeting
May 28, 2025

The scheduled, sunshined Newbury Zoning Commission meeting was called to order at 7:00pm on May 28, 2025 by Chair Steve Boughner. Attending were members Boughner, Lang, Hudak, De Iuliis and Fabig, also Secretary Cavanagh. Hudak moved, Fabig seconded, to accept the minutes of ZC meeting of April 23, 2025.

Discussion of VAP (Voluntary Action Program) from EPA to Manfredi. Boughner reviewed what had transpired for the ZC members:

--Rear acreage is zoned residential (32.9 acres, pp# 23-286269)

--Front acreage is zoned commercial (pp# 23-286260 and pp#23-200000)

--Owner, Todd Tornstrom/American Asphalt, is asking for zoning change from Residential to M1.

Lang asked, If we change zoning away from Residential, 'what are the implications to surrounding properties?'. Hudak replied there would be plenty of implications to residents. Boughner stated that there could be a negative impact, for example, large vehicles parked could be leaking oil onto the property, and contiguous to residences.

Boughner asked if someone would like to make a motion regarding the zoning change request from Residential to M1. There was discussion regarding the wording of the motion, could an Aye be construed as a No vote? Fabig made a motion to deny the zoning change from Residential to M1 for Newbury SH LLC, seconded by Hudak.

The votes were:

Boughner: Aye.

Hudak: Aye.

Fabig: Aye.

De Iuliis: Aye.

Lang: Aye.

The motion to deny a zoning change for Newbury SH LLC passed, 5-0.

Discussion regarding SRM boundaries, where is Commercial, and where is Residential? Boughner noted the large pile of visible limestone. Also that Commercial for SRM is considered retail sale. Lang noted there have been no complaints in 63 years of business. Boughner stated the need for answers if there was a deed change. Was there a Survey? Agreement on the whole, need to see what the survey showed at recent (2024) sale to SRM.

Further discussion on the definition of Landscape. Boughner asked Commission for ideas for restrictions. Lang stated his concerns were sizes of mulch piles, ponds, Fabig added appearance as in screening from the road. Hudak stated have parking to the rear or side of the business front. Boughner asked for Commission to think in inclusive, as well as general terms. Hudak added that for Van Ness, the stone piles out front are their advertising. Generalized discussion about the 'look' of all the businesses along Rt. 87. Fabig urged members to caution, as to not hurt current business owners.

Discussion about various food dispensing trucks; Coffee trucks, Donut trucks, Food trucks, can they park anywhere?

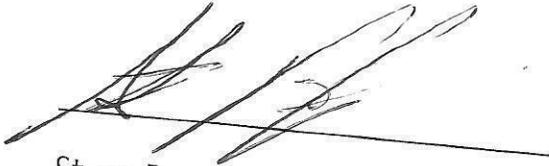
Motion by Hudak, second by Lang, to adjourn at 8:20 pm. Ayes all. Next meeting; 6/25/25 at 7:00 pm.

Respectfully submitted, Ruth Cavanagh, Secretary

June 25, 2025



Jerry Hudak



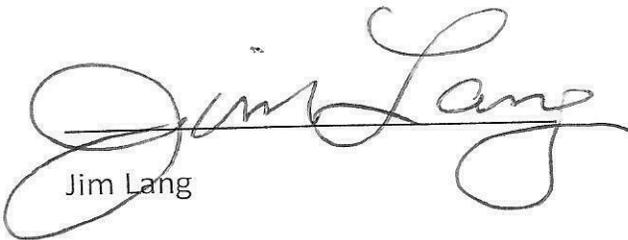
Steve Boughner



Ed De Iuliis



Dave Fabig



Jim Lang



Ruth Cavanagh, Secretary