



NEWBURY TOWNSHIP ZONING
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March 15, 2025, 9:00 am
Tri-Board Meeting

The scheduled, sunshined Newbury Tri-Board meeting was called to order at Newbury Town Hall on Saturday, March 15, 2025, at 9:00 am. Boards present were Newbury Board of Trustees, Board of Zoning Appeals and Zoning Commission. Members present were Trustees Tropf and Skomrock; BZA Tomsic, Meyers, Yaecker and Koller; ZC Hudak, Boughner, DeJuliis, Fabig, Lang. Also present were ZI Mike Joyce and Frank Kolk, and Secretary Cavanagh. Absent were Trustee Lair, BZA Brezina and Fenstermaker.

Tropf asked the ZC and BZA Board Chairs for a brief update on their recent subjects. Boughner discussed the updating of Landscaping, and defining it. Some topics included mulch vs. compost, producing vs. selling, lot coverage of landscaping businesses, time limits for cleanup. Yaecker stated the strip of Rt. 87 is unsightly at times, Joyce stated if zoning is changed, the businesses stay but must update to the changes. Tomsic stated without sewers on Rt. 87, landscaping will remain there. Boughner stated goal of attempting to set 'restrictions' so that there is uniformity for all. Yaecker stated 'that's a lot of regulation'. Boughner replied, 'not going to solve today', but going forward. Skomrock said he greatly appreciated all the work continuing to be done by ZC toward the end goal.

Tomsic stated that BZA had been quiet throughout last summer into fall; current issue is SRM with past ZI error, gave credit to new owners and their intent to work with Township, clean up the lot, remain a cement block and concrete batch plant only. Yaecker stated this could be the opportunity to clean up zoning all along Rt. 87 in Newbury. Tropf replied that SRM is immediate and cooperating with the Twp. Joyce stated that spot-zoning is illegal, the Twp. seeks advice from County legal counsel, then sends their findings to the County, Planning Commission before enacting. Boughner agreed with Joyce.

Tropf stated one way to accomplish set standards would be to examine quadrants of the township, without targeting any place specifically, to which Joyce replied township may look line-to-line, but not at specific parcels of land. Yaecker stated this was a big project, he would like to include Dave Dietrich, Boughner replied ZC will determine their needs, not ready for PC/Dietrich at this point. Skomrock stated that Ohio Township Assn. has grants for these purposes, and suggested contacting Chris Alusheff and Jonathan Tiber of GCTA for advice about this. Boughner stated those are good options, Skomrock to forward email with the information. Boughner stated ZC may need to meet more than once a month.

Tropf asked Joyce about County ZI meetings; they 'dissolved' during Covid, but were very helpful as roundtable discussion of common issues. Examples given by Joyce were the changing attitude toward lot splits, more used to be granted, currently, not so. Joyce felt GCTA Tiber wanted to go forward with county-wide applications, thus more uniformity, less need for appeals/conditional use.

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Generalized discussion that there is an attempt at the State House to remove Agriculture exemptions, to which Hudak stated, 'that would be terrible'. Joyce reminded all that zoning didn't enter Ohio until 1948. Tropf asked how does Agriculture cover 4-H kids and projects? Joyce answered that County determined that 5 (or less) animals are pets in residential area; cannot have 6 or more to be regarded as pets. 4-H is a temporary situation, concludes at the GC Fair every Labor Day.

Skomrock stated he was disturbed by several incidents of shooting going on for hours, round after round. The Twp. is not permitted to regulate shooting. Sheriff's office has been called. Only control is 'Proof of bullet trespass'. Deluliis added not only very dangerous, but the noise is out of control. Others commented that common sense is not being used, in some cases no backstops to stop bullets. Unsafe for some to walk in woods and open land.

Skomrock thanked ZI Joyce for stepping in when needed last fall, and for staying until new ZI Kolk is trained. Joyce stated he would like to at least finish the open cases that originated with him currently. Generalized discussion on the Munn Rd./Roberta Ann case. Since court decision didn't include verbiage that it goes with any heirs or subsequent owners, it is moot with Roberta Ann's transfer of ownership to her son, Mark Adkins.

Some discussion about Chardon Twp. acquiring former Aquilla Village, as it disbanded; the issues that go along with that.

Tropf and Skomrock both thanked all in attendance for their input and continued work on the Boards. Skomrock moved, Tropf seconded to adjourn at 10:25 am.

Respectfully submitted,
Ruth Cavanagh, Secretary

