



NEWBURY TOWNSHIP ZONING

Amy Lydan – ZONING SECRETARY

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Zoning Commission Meeting Minutes

Date 3/25/2026

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

Members present

Jim Lang

Chris Yaecker

Dave Somrack

Dan Walker

Gabrial Surgeon

Jerry Hudak

members absent.

Dan Simon

Others present

Amy Lydan -secretary

Carly Sayre -Trustee liaison

Nick Bellas- Zoning Inspector

Previous meeting minutes

Discussed minutes of previous meeting minutes and it was decided that they will be sent to new members to read before signing at the next meeting on April 22, 2026.

New members

Chairman Jim Lang welcomed the new members and asked that everyone introduce themselves to the group. All present introduced themselves to the group in the following order.

Jim Lang- chairman , about 3 years on commission

David Somrack- new member

Chris Yaecker- new member, previously on the Board of Zoning Appeals

Carly Sayre- Trustee Liaison to the Zoning Commission

Dan Walker- new member

Gabrial Surgeon- new member

Jerry Hudak- Zoning Commission member, on and off the zoning Commission for 20 or 25 years, now an alternate

Nick Bellas- Zoning Inspector

Amy Lydan- Secretary

Map / monthly updates

Carly Sayre shared that Nick provides a monthly zoning summary to the Trustees and asked him to start sharing it with the board as well.

Nick Bellas showed the board a new township map he had made that includes parcels . He will try and get a PDF version for the board members.

Resolution book

Chris Yaecker shared with new members that the current zoning resolution book is 35 years old. Discussion followed regarding the need for updates and how the commission could go about making these changes in the future and what areas may need to be updated. There was discussion about better regulation of businesses , resident surveys to obtain feedback from the community, and changing environments which create the need for adding sections for new things as the community changes. Jim Lang stated that improved communication between the Zoning Commission, Board of Zoning Appeals and the Trustees would be beneficial in this process.

New software and updating

Discussion about possible technology updates such as Iworks or Open Gov software programs to help update the zoning department and make files more accessible.

Two meetings a month

Discussion about going from one meeting a month up to two. It was decided that the group is willing to give this a try and meetings will be held on the 2nd and 4th Wednesdays starting in May and going forward. The Secretary will update the schedule and the website and send the new dates out. Secretary will also send meeting invites via teams for each upcoming meeting.

Vice Chair

Jim Lang made a motion to nominate Chris Yaecker as the Vice Chairperson for the board

Dan walker seconded the motion

Jim Lang asked Chris Yaecker if he accepted the position

Chris Yaecker accepted

A vote was taken and all members were in favor- motion passed

Landscaping definition

Jim Lang updated the new members regarding a proposal to add a definition for Landscaping and to add it as a permitted use to the Zoning Resolution. The proposal was rejected by the Trustees. Jim proposed that the board consults with the trustees and the board of Zoning Appeals at the next Tri Board Meeting to gain some clarity and direction before proceeding to revise and resubmit this proposal.

Quarterly zoning meeting- Geauga County Zoning group

Carly Sayre let the group know that Newbury will be hosting the quarterly zoning meeting for the Geauga County Zoning Group. This meeting will take place on May 27th which is the day of the regular meeting that month. The board will attend the quarterly meeting instead of the regular one on that date.

Tri Board Meeting

Carly Sayre let the board know that the trustees are working on setting up a date for the annual tri board meeting. She will keep everyone updated.

Jim Lang suggested that it might be beneficial to have two of these meetings a year.

Working with other departments

Discussion about the need to reach out and work with other departments and the state representative Sarah Fowler to help with things like grants and bills for septic systems and natural gas availability.

Vision and intentions

In closing , the board went around the room again and shared what they wanted for Newbury and what they hoped to bring to the commission. It was agreed that controlled growth was a common goal. The members also wish to help modernize Newbury while also maintaining a rural community feel. Members wished to see and help foster a sense of pride in Newbury and create an environment where local residents want to invest in and remain in the area. The 87 corridor was also discussed and is an area that the board would like to see improved. All agreed that the wish is to keep Newbury healthy and prosperous and to balance growth that fits the community with a small town feel and green space.

Jerry Hudak Made a motion to adjourn

Chris Yaecker seconded

All were in Favor

Jim Lang adjourned the meeting at 8:40 pm

Jim Lang Jim Lang

Dave Somrack Dave Somrack

Chris Yaecker Chris Yaecker

Dan Simon _____

Dan Walker _____

Jerry Hudak (alternate) _____

Gabrial Surgeon (alternate) _____

Amy Lydan Amy Lydan