



**NEWBURY TOWNSHIP ZONING**

Amy Lydan – ZONING SECRETARY

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**Zoning Commission Meeting Minutes**

**Date** 5-13-2026

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

**Members present**

Jim Lang

Chris Yaecker

Dave Somrack

**Members absent.**

Dan Simon

Dan Walker

Gabrial Surgeon

Jerry Hudak

**Others present**

Carly Sayre -Trustee Liaison

Amy Lydan- secretary

Nick Bellas- Zoning Inspector

Karen Endres- Guest

**Minutes were signed for the following meetings:**

ZC Jan 28, 2026

ZC March 25, 2026

Tri Board April 22, 2026

**Zoning map update**

Nick Bellas showed the board the current zoning map. It was created in 2010. Several lot splits and consolidations have occurred in the last 16 years. It would be good to have either an overlay with updated parcel lines, or a new map entirely. Discussion followed regarding where and how to have the map updated and if it should be put off until some properties are rezoned. Guest Karen Endres stated that it would be beneficial for the zoning inspector to have an updated map now. It was agreed to move forward with obtaining a new map. Carly Sayre brought in updated parcel maps for all of the board members.

*Action items*

- Carly Sayre will contact GIS planning and find out what options are available for a zoning map update
- Nick Bellas is following up on getting a large metal map that can be written on with dry erase markers.

**Landscaping Definition**

Discussion about updating the previously declined definition for landscaping so the process of adding it to the resolution can be initiated.

Chris Yaecker shared the following draft template for the board to consider as a starting point:

### ***Draft Template***

#### ***LANDSCAPING SERVICES BUSINESS***

*Landscaping Services Business refers to the professional design, planning, installation, and maintenance of outdoors spaces such as gardens, lawns patios, and other exterior environments. These services can include activities like planting trees and shrubs, laying sod or seed for lawns, creating walkways and patios, installing lighting and irrigation systems, formation of banks, terraces or other earth works, installation of ponds and water features, and maintaining the overall health and aesthetic appeal of the outdoor area. Landscaping services are not only focused on making outdoor spaces more visually appealing but also improve their functionality, sustainability, and integration with the surrounding environment.*

*(accessory use- snow plowing)*

#### ***TREE SERVICE DEFINITION***

*Tree services refer to tree care – including activities such as pruning, trimming, fertilizing, and disease management- tree removal and emergency tree services.*

Discussion continued regarding what the board and township wish to change and achieve regarding the amendment changes / additions in order to address the cleanup of local business properties and the many (20 plus) landscaping companies in the area. Changes need to be made which address safety, aesthetics, and implement more consistent permitting and zoning regulations.

Nick Bellas and Chris Yaecker shared that they had started a list and began looking into the zoning and permit status of the companies and discovered that they all have different situations. Some have use variances, others were given a substitute of a non-conforming use, and others were just given a permit. Mr. Yaecker will send the updated list out to the board when it is completed. Carly Sayre stated that it would be best to work with the businesses and try and get everyone on the same page in getting Newbury cleaned up and establishing a more consistent framework for these operations. There was general agreement that it is best to take time and come up with a plan that looks at all factors and works for both the Township and the existing businesses as well as providing a more controlled approach in evaluating future businesses coming to Newbury. It would be good to have a plan in place by fall and be actively working with the businesses to make changes by next spring.

There was further discussion regarding mulch production and storage. This differs from the current regulations for composting. It was agreed that this would need to be defined and addressed independently. Nick Bellas will work on a possible definition for this.

### *Action items*

- Nick Bellas will add a draft for a definition of mulching
- Amy Lydan will send the drafts definitions to all zoning commission members
- zoning commission members to consider definitions and be ready to discuss at the next working meeting on June 10, 2026
- Chris Yaecker will send the updated list of all the local landscaping companies permit status out to the board when it is completed

### **Resolution amendments**

Discussion around areas of the zoning resolution that the board would like to prioritize as they work to update the zoning resolution. Areas suggested for more immediate attention included requiring a permit for fencing, a more clear and specific definition for truck, and a change to make the issuance of a Substitute of a Legal Nonconforming Use a function of the BZA as opposed to being issued by the zoning inspector. There was discussion around the best way to submit proposed changes for the process. Sending an article or whole section at a time but with the areas divided into subsections might be the best approach. Carly Sayre brought up the need to start thinking about data centers as something to incorporate in the resolution.

### *Action items*

- Carly Sayre will send out the ORC definitions for truck
- Chris Yaecker will send out some definitions for fencing
- Board members will review the definitions before the 6/10 meeting

**Jim Lang made a motion to adjourn at 9:00pm**

**Chris Yaecker seconded**

**The motion was approved by all**

Jim Lang Jim Lang

Dave Somrack \_\_\_\_\_

Chris Yaecker Chris Yaecker

Dan Simon \_\_\_\_\_

Dan Walker Dan Walker

Karen Endres (alternate) \_\_\_\_\_

Gabrial Surgeon (alternate) \_\_\_\_\_

Amy Lydan Amy Lydan