

Newberry Township

Planning Commission Minutes

On Monday July 14 , 2025 at 6:00 PM, the meeting of the Newberry Township Planning Commission was called to order by David Parsons, Chairperson.

Members Present were David Parsons, Jeffry Holland, Ed Ostrander, James Alexander, Brian Rehbein and Connie Flasher.

Member absent was Toni Sharp.

Chairman David Parsons welcomed new Planning Commission members, Brian Rehbein and Connie Flasher.

Approval of Minutes

On a Motion by Ed Ostrander, seconded by Jeffry Holland the Minutes of the June 9, 2025 meeting was approved by a 4 – 0 vote.

Old Business

None

New Business

None

Conditional Use

None

Subdivision Plan

25-008 Subdivision Plan (Finazzo, 1055 Yocumtown Road)

The Final Minor Subdivision Plan for Lots 1 & 2, 1055 Yocumtown Road dated May 5, 2025 with revised date of June 27, 2025 was presented by Christian Bors. The plan shows the subdivision of the parcel into two lots consisting of Lot 1 of approximately 2.9 acres and Lot 2 of approximately 9.2 acres. Lot 2 is being purchased under a trade agreement with future plans to construct new homes on Lot 2. Lot 2 will have access to public water and sewer. Three Waivers were requested for the Final Minor Subdivision Plan.

A Memorandum dated July 7, 2025 was presented by William Rudy, Newberry Township Engineer. Planning Commission members provided the following comment on the plan: Waiver 344-37 should be shown as 332.

There was no public comment on the Subdivision Plan.

The three waivers were considered separately. They were voted on as follows:

332 (344-37) Submission of Storm Water Plan – Will be submitted when building permit is requested. Motion to recommend approval by Connie Flasher, seconded by Jeffry Holland with a vote of 6 – 0 in favor of recommending waiver.

344-20.J.10 Submission of Woodland Evaluation – Limited woodland on property. Motion to recommend approval by Ed Ostrander, seconded by Connie Flasher with a vote of 6 – 0 in favor of recommending Waiver.

344.20.E Submission of Site Context Map – Site context map provided by owner is acceptable. Motion to recommend approval by Ed Ostrander, seconded by James Alexander with a vote of 6 – 0 in favor of recommending Waiver.

After final discussion by Planning Commission members, a Motion was made by Connie Flasher, seconded by Jeffry Holland, to recommend approval of the Final Minor Subdivision Plan to Supervisors in accordance with the Memorandum provided by William Rudy and requested notes updated on plan.

By a vote of 6 – 0, the Final Minor Subdivision Plan was recommended for approval to Township Supervisors. The Supervisors will have 90 days to consider beginning June 24, 2025.

Adjournment of Meeting

On a motion by Ed Ostrander, seconded by Jeffry Holland and a vote of 6 – 0, the Planning Commission Meeting was adjourned at approximately 6:25 PM.