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MINUTES

NEWPORT TOWNSHIP PLANNING COMMITTEE

MEETING FEBRUARY 17, 2026

4:30 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

THE FOLLOWING COMMITTEE MEMBERS ATTENDED

MR. JOHN ZYLA, MR. MICHAEL ROKE, AND MR. DAVID SARAKA.

TOWNSHIP MANAGER MR. JOE HILLAN

ATTORNEY MYER MESSINGER

**CITIZENS COMMENTS:**

NONE

**PLANNING COMMITTEE REORGANIZATION:**

MR. ROKE MOVED THAT THE COMMITTEE APPOINTS MR. SARAKA AS THE CHAIRMAN OF THE PLANNING COMMITTEE. MR. ZYLA SECONDED THE MOTION IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA AND MR. ZYLA. "NAYS" NONE.

MR. ROKE MOVED THAT THE COMMITTEE APPOINTS MR. ZYLA AS THE VICE CHAIRMAN OF THE PLANNING COMMITTEE. MR. SARAKA SECONDED THE MOTION IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA AND MR. ZYLA. "NAYS" NONE.

**APPROVAL OF THE PLANNING COMMITTEE 'S MEETING MINUTES FROM JANUARY 29, 2026:**

MR. ZYLA MOVED THAT THE MEETING MINUTES BE APPROVED. MR. ROKE SECONDED THE MOTION AND IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA AND MR. ZYLA. "NAYS" NONE.

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**DISCUSSION OF THE PROPOSED TOWNSHIP ZONING ORDINANCE:**

ATTORNEY MESSINGER PROVIDED AN OVERVIEW OF THE PROPOSED ZONING ORDINANCE UPDATES BY SECTIONS. NO ADDITIONAL COMMENTS OR RECOMMENDATION BY COMMITTEE MEMBERS.

MR. ROKE MOVED THAT THE PLANNING COMMITTEE RECOMMEND THAT THE BOARD OF COMMISSIONERS ENACT THE PROPOSED NEWPORT TOWNSHIP ZONING ORDINANCE, ALONG WITH THE ASSOCIATED ZONING MAP, AS PRESENTED AT THE MEETING. MR. ZYLA SECONDED THE MOTION AND IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA, AND MR. ZYLA. "NAYS" NONE.

MR. ZYLA MOVED THAT THE PLANNING COMMITTEE RECOMMEND THAT THE BOARD OF COMMISSIONERS PROCEED WITH CONSIDERATION OF THE ORDINANCE FOR ENACTMENT, PENDING COMPLETION OF ALL REQUIRED PUBLIC NOTICES, PUBLIC HEARING, AND REVIEW PROCEDURES IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE. MR. ROKE SECONDED THE MOTION AND IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA, AND MR. ZYLA. "NAYS" NONE.

**DISCUSSION OF THE SALDO FEE SCHEDULE:**

MR. HILLAN PRESENTED TWO SEPARATE FEE SCHEDULES: BEAR CREEK TOWNSHIP AND DENNISON TOWNSHIP. THE COMMITTEE EVALUATED THE MERITS OF EACH SCHEDULE AS THEY PERTAIN TO THE REQUIREMENTS OF NEWPORT TOWNSHIP. IT WAS CONCLUDED THAT FURTHER INFORMATION IS NECESSARY TO DETERMINE BEST PRACTICE PRICING REGARDING ALL REQUIRED PLANNING REVIEWS.

Mr. ROKE MOVED TO HAVE PROPOSED SALDO FEE SCHEDULE REVIEW TABLED UNTIL NEXT MEETING. MR. ZYLA SECONDED THE MOTION AND IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. SARAKA, AND MR. ZYLA. "NAYS" NONE.

**ADJOURNMENT:**

WITH NO FURTHER BUSINESS TO COME BEFORE THE COMMITTEE MR. ROKE MOVED FOR ADJOURNMENT. MR. ZYLA SECONDED THE MOTION AND IT CARRIED WITH THE FOLLOWING AYE AND NAY VOTES. "AYES" MR. ROKE, MR. ZYLA, AND MR. SARAKA. "NAYS" NONE. MEETING ENDED AT 4:55 PM.

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