

New Wilmington Borough Work Session Minutes

June 17, 2026, Work Session Meeting

Meeting called to order at 6:30pm

Council President Cherry Poteet led the Pledge of Allegiance

Roll Call:

Members Present: President Cherry Poteet, Vice President Lee Ann Miller, Dave Hunter, Kiersten Reiber and Janet Robb. Absent: John Geidner & Diane Richardson

Other borough representatives present: Mayor Sherie Babb, Administrator Tracy O'Neill, and Superintendent Brad Latimer.

Chickens: Council President Poteet brought to the Council's attention that a resident had requested that the Borough Council amend Chapter 95 of the Borough Ordinances to allow chickens within the Borough. Council members expressed varying opinions, with concerns raised regarding lot size requirements, setbacks, and the need for regulations and restrictions if such an ordinance were considered. No action was taken at this time.

Personnel: Dave Hunter requested an executive session to discuss personnel matters.

Planning and Zoning: The Planning and Zoning Committee has been working with the consultant to revise and update the Borough's Zoning Ordinance. The Committee updated Council on the progress. Janet noted that the Zoning revisions are intended to modernize the ordinance while providing clear guidance on where uses are permitted.

NWB Use and Lot Tables: Janet Robb explained the proposed Use and Lot Tables, which identify permitted uses, conditional uses, and uses by special exception within each zoning district. Requests for Special Exceptions are determined by the Zoning Hearing Board, while Conditional Uses are decided by the Borough Council.

Intermediate Zoning Amendment – Nonspecified Uses and Short Term

Rentals: Janet Robb reviewed the proposed interim zoning amendment intended to address uses not currently covered by the existing ordinance. The amendment also includes regulations for short-term rentals, establishing standards related to occupancy limits, guest restrictions, and parking requirements. Under the proposed amendment, short-term rentals will be a conditional use in the commercial district, but it is anticipated that they will

also be a conditional use in the transitional district when the comprehensive zoning update is finalized.

Council approved forwarding the Intermediate Zoning Amendment to both the Borough Planning Commission and the Lawrence County Planning Commission for review and recommendation.

Proposed Zoning Map: Janet Robb presented the proposed Zoning Map, noting that there will be a few minor adjustments to district boundaries. Cherry Poteet explained that the previous parking overlay will be removed, as all businesses within the commercial district be permitted to utilize the three public parking lots instead of a designated overlay area.

Property Maintenance: Janet Robb presented the proposed Property Maintenance Ordinance. The ordinance would establish standards for the upkeep of residential and commercial properties and would be administered as a municipal ordinance rather than a zoning regulation. Discussion included proposed requirements related to outdoor storage, accumulation of garbage and discarded furniture, screening of certain items from public view, and maintaining an orderly appearance in commercial districts. No action was taken at this time.

Executive Session:

Council dismissed the public to go into executive session at 7:24 pm to discuss Personnel.

Council exited executive session and the regular Meeting resumed at 7:35pm.

Maintenance Lineman Position: Dave Hunter made a motion to hire Mikel Heverly as a Maintenance Employee at a rate of \$24.00 per hour. As a condition of employment, Mr. Heverly must obtain his CDL and complete the AMP Lineman Training Program within one year. He must also agree to remain employed by the Borough for a minimum of three years following completion of the training or reimburse the Borough for the costs associated with obtaining the CDL and AMP training. Lee Ann Miller seconded. Motion carried unanimously.

Adjournment: Cherry Poteet made a motion to adjourn. Lee Ann Miller seconded. Motion carried unanimously.

Meeting adjourned at 7:37pm.