

# Bristol Township Comprehensive Plan



Prepared by the  
Trumbull County  
Planning Commission  
with funding support from the  
Bristol Township Trustees

February 2014

# **Bristol Township Comprehensive Plan**

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# Chapter 1: Introduction



Bristol Township  
Comprehensive Plan

## **INTRODUCTION**

This comprehensive plan should serve as a guide to assist Bristol Township in shaping its future. The plan offers direction for improving the local quality of life and steering the physical growth and development of the Township over the next 20 years.

The Township is part of the Youngstown-Warren Metropolitan Statistical Area (MSA). State Route 88 transverses the township from east and west. State Route 45 transverses the township from north and south, and leads to limited-access SR 11, which accesses regional markets in the Midwest U.S. to southern Canada.

Bristol Township is thus part of the larger Cleveland-Pittsburgh region which stretches from Milwaukee to Pittsburgh and Buffalo. Over seven million people live in a 75-mile radius of Bristol Township.

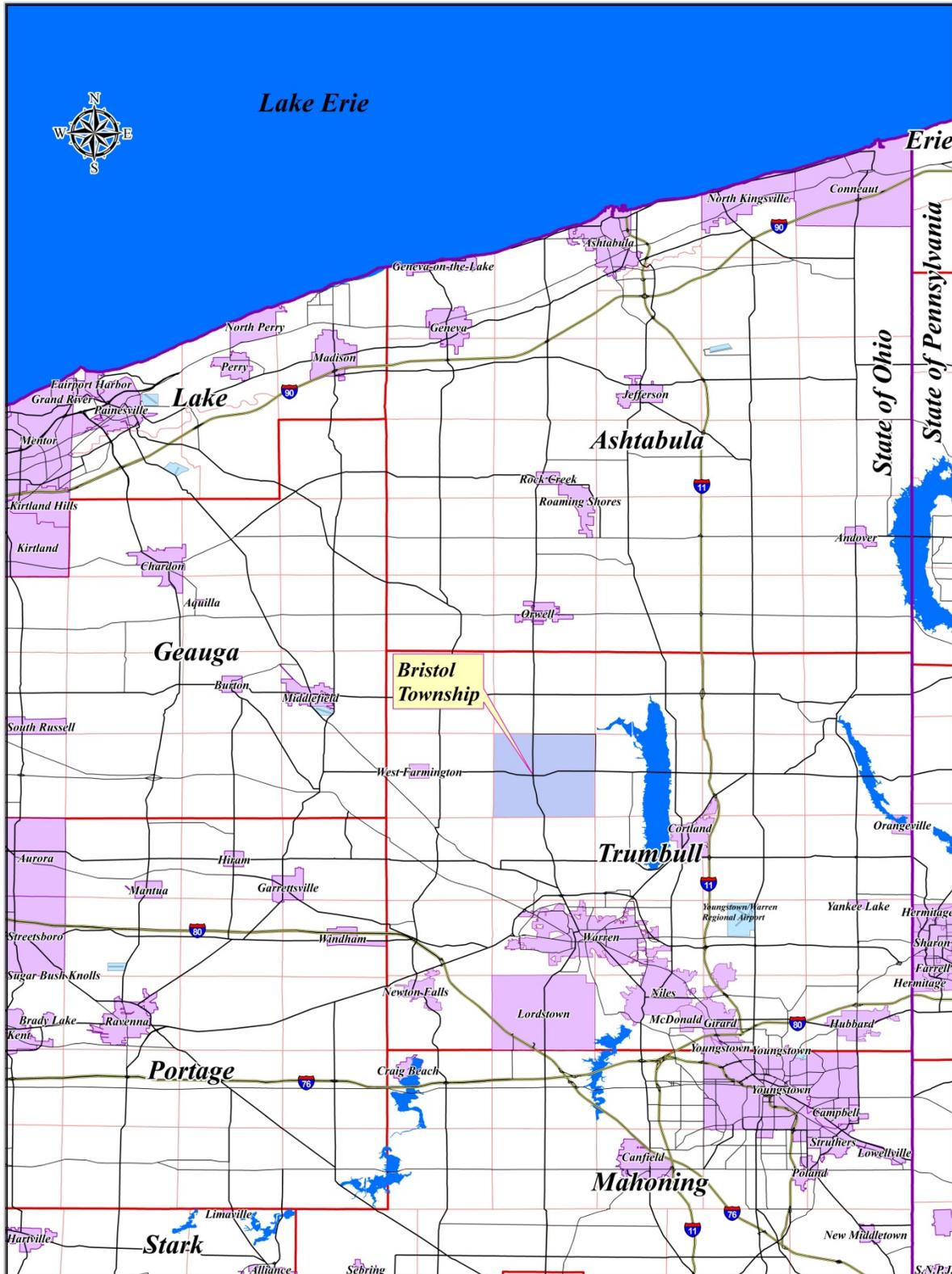
Bristol Township is one of 24 townships in Trumbull County, Ohio, located in the northwest area of Trumbull County. Farmington Township is located to the west of Bristol Township. To the north, the Township is bordered by Bloomfield Township. Champion Township borders Bristol to the south, and Mecca Township borders the Bristol to the east. On a regional scale, Bristol Township is north of Warren, OH, and east of Middlefield, OH, as shown in Map 1-1.

### **Background and Perspective**

In general, planning is an orderly, open approach to reaching specific community-wide goals. Planning helps a community examine where it has been, where it wants to go and how to get there. Community-wide planning enables taxpayers and the private sector to anticipate the timing, location and capacity of public services and infrastructure which affect opportunities for development and redevelopment. In doing so, the plan should identify and describe current and future capital needs. Moreover, planning and equitable regulations create certainty or predictability for taxpayers, property owners and businesses.

Taxpayers should expect their substantial infrastructure investments to be tied to a plan. Planning for development or redevelopment allows communities to determine what type of improvements they want to see and when and where they should happen. Planning aims to preserve, protect and enhance the value of real estate and the public interest by taking into consideration the effects of land uses on surrounding properties. The value of a consensus-driven, financially-feasible, widely supported plan can be significant savings for taxpayers and consumers.

Map 1-1, Bristol Township in the Region



A basic tool for community planning is the comprehensive plan. A comprehensive plan can provide for the most appropriate and efficient uses of land and resources, consistent with the public interest; including adequate transportation, water, sewers, schools, parks, recreation, housing, and other services. Planning for the needs of a community, instead of reacting to them, can eliminate chronic problems, save tax dollars, and reduce duplication of services.

In any effective comprehensive plan, trends and existing conditions should be described and analyzed for each of the plan's chapters or elements. The plan should also provide both a broad perspective and a guide for short-term community decisions. It should depict land use, infrastructure and capital improvements policies through future-conditions maps. Charts and graphs are also useful tools to illustrate patterns.

At a minimum, a comprehensive plan should achieve several things, including:

- Addressing the community's key physical elements;
- Providing long-term (at least 20 years) guidance for the timing and location of development and redevelopment;
- Providing for development and redevelopment choices as the community grows;
- Providing a basis for defensible implementing (typically, zoning and subdivision) decisions; and
- Providing for evaluation and updating as needed.

The real value of a comprehensive plan is that it provides for the timing and location of development or redevelopment -- something that zoning or subdivision regulations by themselves do not. The Township's zoning resolution should be consistent with the comprehensive plan in order to carry out the community's vision and to avoid needless public expenditures. Just as important, the comprehensive plan itself can be a tool to prevent the degradation of natural resources and historic buildings, to maintain the commercial and economic base, to provide adequate public facilities or maintain housing stock.

The comprehensive plan should be financially feasible. It should not commit the Township to programs or expenditures for which no revenue source exists. For example, if a comprehensive plan policy provides for a project to be funded through the Township's participation in a State grant program, and a grant is not awarded, the Township will not be obligated to address that need through another currently available revenue source. For the Township to be so obligated in this example, the comprehensive plan should be formally amended.

Baseline data for each chapter or element provides for a well-grounded plan and its evaluation over time. All of the plan's goals, objectives and policies<sup>1</sup> and the plan's findings and support documents should be based upon relevant and appropriate data and analyses applicable to each element. Data and analyses should look at community facility needs and projections, natural resources, existing land uses, and current development patterns. Data on existing population, population projections and population studies are important foundations of each element.

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<sup>1</sup> Some plans employ policy statements, others list "initiatives", "recommendations" or similar commitments to action.

An effective comprehensive plan does not necessarily require original data collection, but should be the best data from professionally accepted existing sources, such as information from the United States Census, State and county agencies, the state university system, the county planning commission and the Eastgate Regional Council of Governments.

Goals, objectives and policies, together with a community's future land use map, are integral and vital operational components of the comprehensive plan. Goals, objectives and policies should be based on the relevant data and analyses in each element. Goals, objectives and policy statements should set forth the long-term, intermediate and measurable short-term ends toward which a community's programs or activities are ultimately directed. They should identify a community's desired future conditions or results to be obtained for each of the plan's elements, and define the actions and measures necessary to meet those conditions or results.

The comprehensive plan's goals, objectives, and policies should also describe how the local government's programs, activities, and land development regulations will be initiated, continued or modified to implement the comprehensive plan in a consistent manner. Goals, objectives and policies should establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations and incentives.

Goal, objective, and policy statements should also reflect the purposes that they serve. A goal should be the long-term end toward which programs or activities are ultimately directed. It is something general that one strives to achieve. An objective should be a specific, measurable, intermediate end that is achievable and marks progress toward a goal. A policy should describe the way in which programs and activities are conducted to achieve an identified goal. A policy or similar statement often addresses *how* a goal or objective will be implemented.

The Township Trustees contracted with the Trumbull County Planning Commission to assist in producing this plan. The plan was then developed with oversight and participation by the township trustees, Bristol township zoning commission members, and the township's zoning administrator. Those individuals provided guidance to County planning commission staff, and will serve as a steward for the plan following its adoption.

Public participation was available at a number of meetings of the Township trustees, which were open to the public. A community survey was completed in June 2010 and its results augment the various chapters of this plan. Two public meetings were held by the Township Board of Trustees to engage the public before the plan was adopted.

## **HISTORY**

### **History of Bristol Township**

Alfred Wolcott of Bristol, Connecticut originally surveyed Bristol Township in the early 1800s. He is credited with naming the township, which is Township Six in the Fourth Range of the Western Reserve.

Abraham Baughman was the first settler in 1804 and with the coming of the William Sager family 1805; permanent settlement of the township began. Other early families from Shenandoah County, Virginia included pioneers with the names of Barbe, Fansler, Hammon, Kagy and Norton. Many of their descendants still populate the area.

#### *Town Square*

The village settlement at the center of the township is dominated by a town square reminiscent of New England village greens. The "Center" as it is often referred to, is named Bristolville. Several memorials dedicated to township citizens are located in the town park. The Civil War Monument is the centerpiece of the park: erected in 1863, it was Ohio's first Civil War memorial.

Near the site of the early grist mill operations north of the center, a small trading center named North Bristol emerged. When the railroad passed through the township in the 1870s, two railroad stations were established. The North Bristol station was later named Oakfield and the station east of the center became Spokane.

#### *Congregational Church Oldest Meeting House*

The oldest meetinghouse in the township was the Congregational Church. Built in 1845, the church still stands on the northeast corner of the Town Park. Pioneer families organized this church in 1817. Since the demise of the congregation, the building has served various functions, including the housing of special school events, meeting rooms for the Women's Relief Corps and most recently as a township storage area. Other buildings on the town square include the historic century-old Town Hall and the Methodist Church, which was rebuilt after the original church was destroyed by fire in 1951. The Town Hall has been the scene of many important events, including Bristol High School's first commencement in 1888. The G.A.R. post for the Civil War veterans and several lodges have used the hall. Bristol grange has met in the town hall for a continuous period since 1932.

#### *Roads and Railroads Opened Up Township*

As the last decade of the 19<sup>th</sup> century approached, Bristol Township had a thriving village at its center. Travel was accomplished on many roadways which crisscrossed the township and on the Pittsburgh, Youngstown and Ashtabula Railroad. A business directory of this period listed graded schools, four churches, five post offices, a flour and feed mill, five general stores, the Exchange House hotel and livery stables, three doctors, three dentists, a furniture store, an

undertaker, a boot and shoemaker, a photographer, a millinery shop, a meat maker, hardware store, four blacksmiths, a cooper, barbershop, a cheese factory, apiary and more.

Many century homes exist throughout the township. The first frame house was built by Jonathon Walkley about one mile south of the center. One of the surviving structures of the 1820s is the Zachariah Norton home, which was owned by a now deceased descendant, Florence MacDonald, and is located on Hyde Oakfield Rd.

# Chapter 2: Population Characteristics



Bristol Township  
Comprehensive Plan

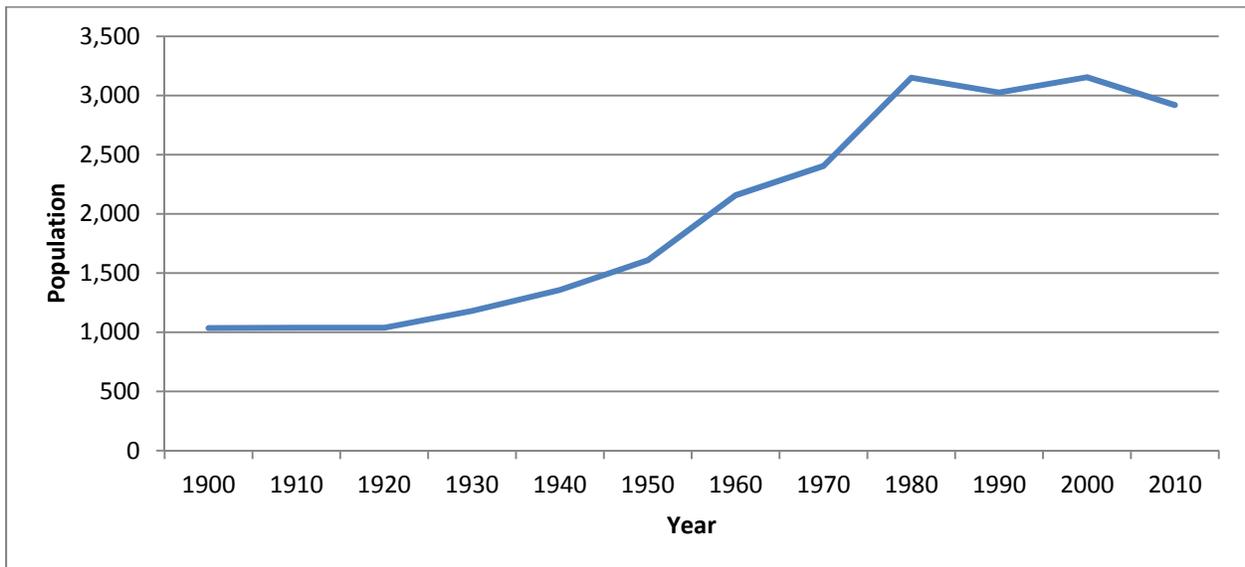
## POPULATION CHARACTERISTICS

One of the most important elements in a comprehensive community plan is a profile of the population within the community and its neighborhoods. Such a profile should be completed by considering both the existing population and the long-range trends of the area over time. Census information is very useful in creating a demographic profile of a community. By gathering and analyzing this information, growth and development trends can be identified in a community. The trends of the past and present can help to predict conditions of the future. The information presented in this section will aid in developing a proper plan to assist in meeting the anticipated future needs of Bristol Township.

### Population Trends

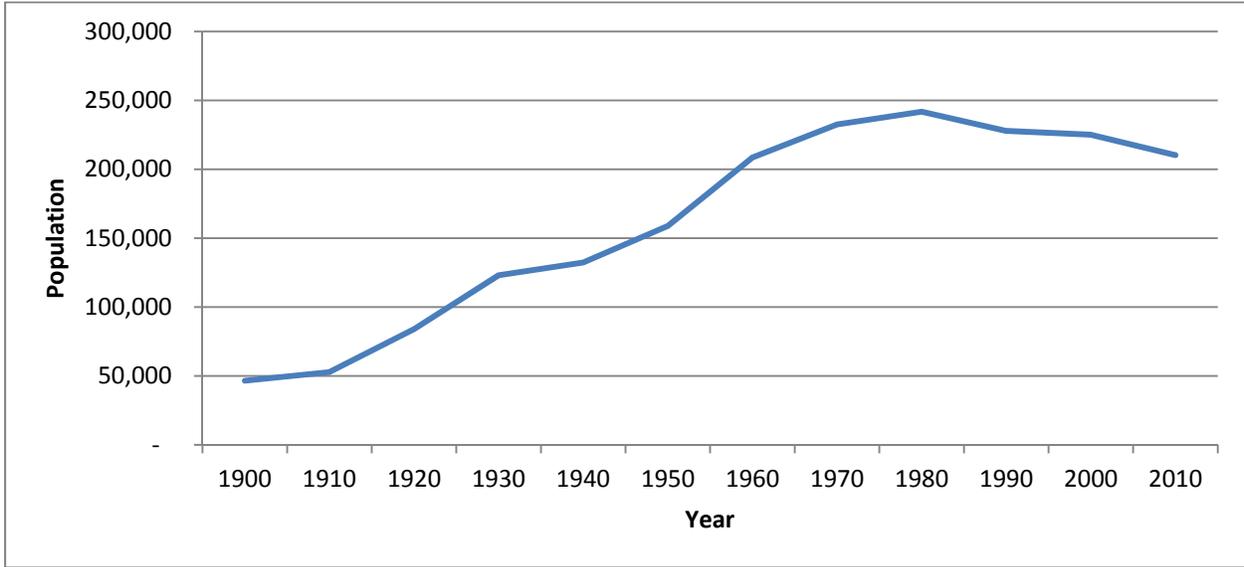
The population of Bristol Township has grown from 1,035 in 1900 to 2,919 in 2010. This is almost a 182% growth increase in 110 years. As shown in the charts below, Bristol Township shows a similar growth rate as Trumbull County. Bristol Township showed positive population growth until the 1980s when much of the Mahoning Valley began to experience a decline in population in part due to the loss of the steel making industry. Bristol's greatest population growth occurred from 1950 to 1960.

Figure 2-1 *Population Change in Bristol Township*



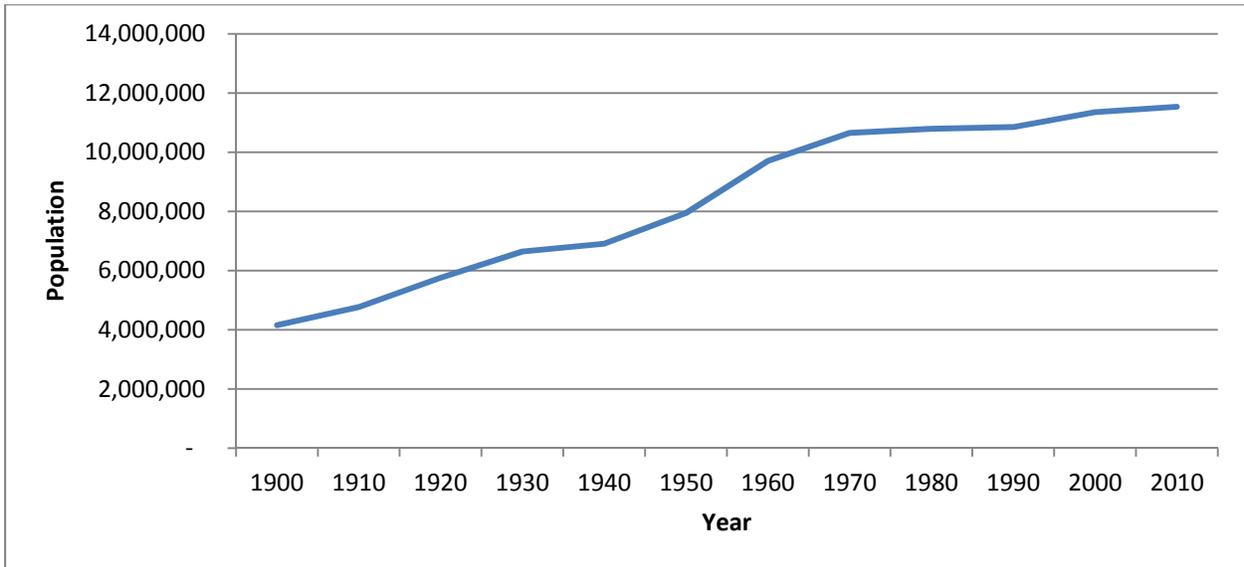
Sources: ESRI Community Analyst, 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2000 Decennial Censuses SF-1, Decennial Census 2010

Figure 2-2 *Population Change in Trumbull County*



Sources: ESRI Community Analyst, 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2000 Decennial Censuses SF-1, Decennial Census 2010

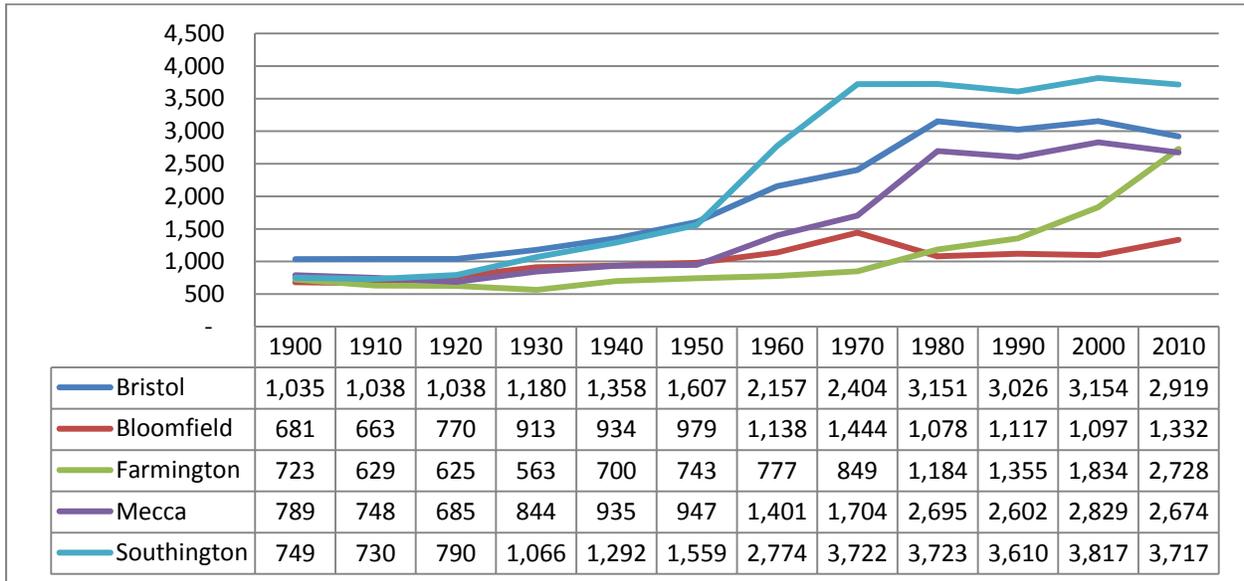
Figure 2-3 *Population Change in the State of Ohio*



Sources: ESRI Community Analyst, 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2000 Decennial Censuses SF-1, Decennial Census 2010

Comparing Bristol with four surrounding townships: Bloomfield, Farmington, Mecca, and Southington, indicates that Bristol Township has followed a pattern of population change similar to Southington and Mecca Townships.

Figure 2-4 *Population Change in Surrounding Townships*

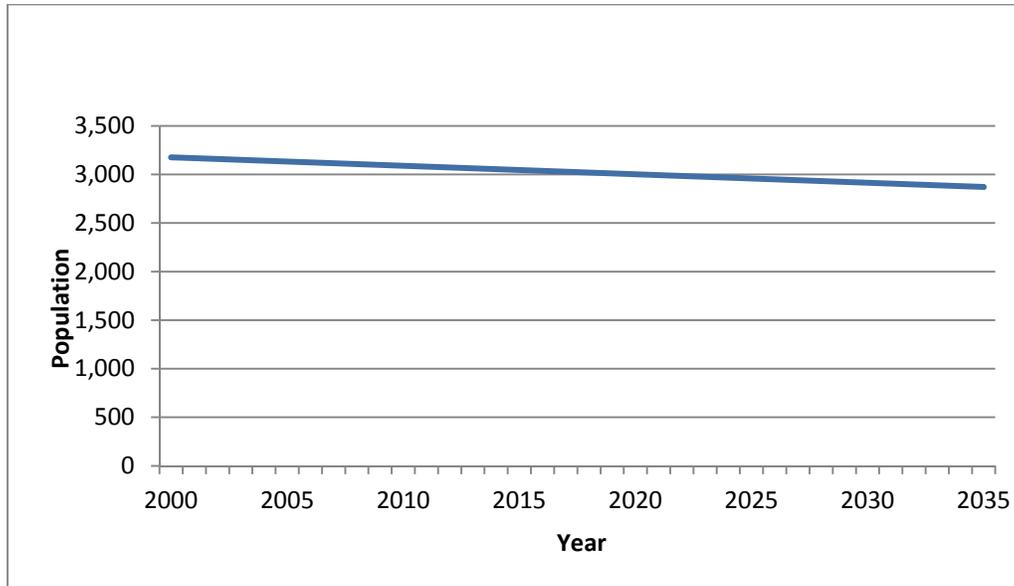


Sources: ESRI Community Analyst, 1972 Population Study prepared by the Trumbull County Planning Commission, 1980-2000 Decennial Censuses SF-1, Decennial Census 2010

## Projected Population Trends

Projected population models forecast a continued slow decline in population, which although is significantly slower than the population losses projected in the urban areas of the county, is still a loss in population nonetheless. Population projections are based upon past trends within the township.

Figure 2-5 *Population Projections*



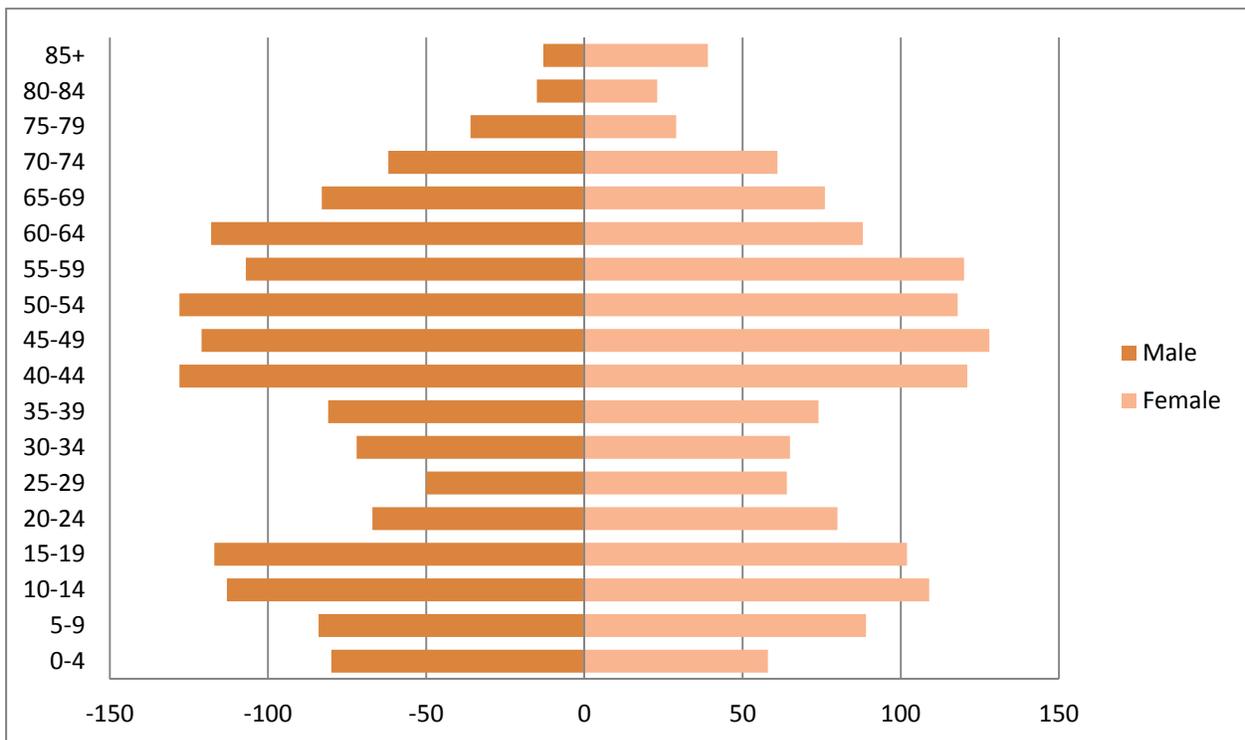
Year	Observed	Optimistic	Moderate	Conservative
2000	3,154			
2005	3,142			
2009	3,083			
2015		3,046	3,046	3,045
2020		3,004	3,003	3,001
2025		2,962	2,961	2,958
2030		2,921	2,919	2,914
2035		2,881	2,877	2,870

Sources: 2001-2009 Annual Population Estimates, Modified Exponential Projection Model, Gompertz Projection Model, and Geometric Projection Model – OKI Regional Council of Governments

## Age and Gender

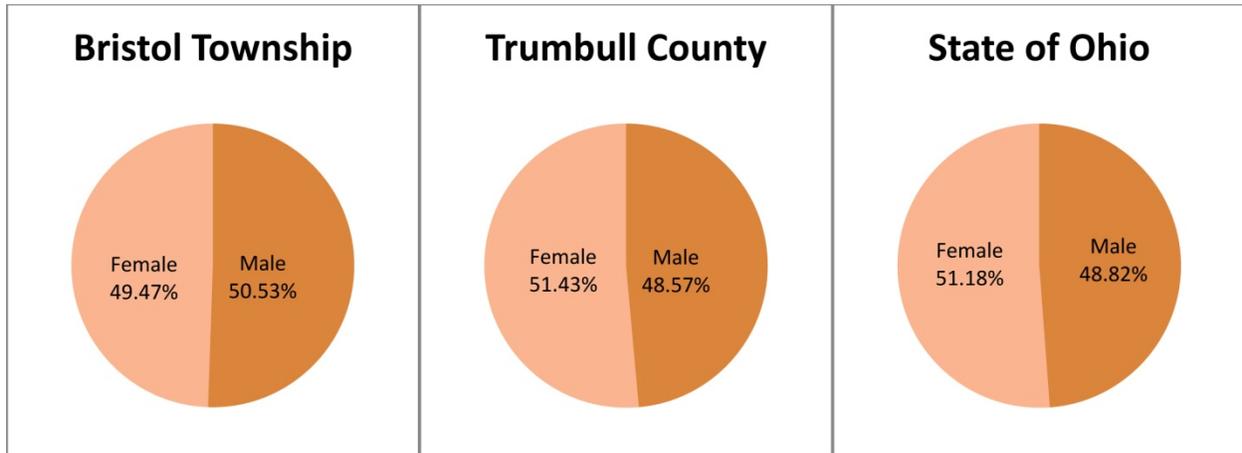
The following charts illustrate the age and gender distribution of the population in Bristol Township. Bristol Township is 49.47% female and 50.53% male. The largest age group ranges from 40-54 years. This is consistent with the national trend and consists of both Baby Boomer's (born in the decades following World War II from 1946-1964) and Generation X (born 1965-1980). The second largest age group in Bristol Township ranges from 15-19 years in age. This age group falls into the Millennial Generation.

Figure 2-6 *Population Distribution*



Sources: ESRI Community Analyst, 2010 Decennial Census SF-3

Figure 2-7 Population Distribution



Sources: ESRI Community Analyst, 2010 Decennial Census SF-3

Table 2-1 Generation Definitions

Generation	Year born	Age today
Greatest Generation	1901-1929	84+
Eisenhower Generation	1930-1945	68-83
Baby Boomer	1946-1964	49-67
Generation X	1965-1980	33-48
Generation Y (Millennial)	1981-1999	14-32
Generation Z	2000-2013	0-13

## Race

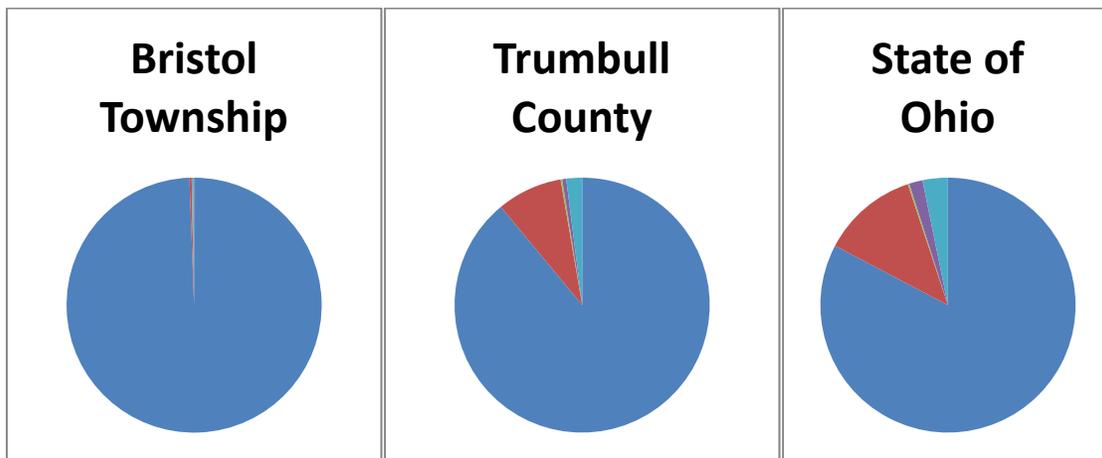
As reported by the 2010 Census, Bristol Township is 99.4% white. This indicates that a mere 0.6% of the population is a minority. This is significantly lower than the percentage of minorities in Trumbull County, the State of Ohio and the United States.

Table 2-2 *Racial Distribution*

Race	Bristol Township	Trumbull County	State of Ohio
White	99.4%	89.0%	82.7%
Black/African-American	0.3%	8.3%	12.2%
Asian	0.1%	0.2%	0.2%
American Indian/Alaska Native	0.1%	0.5%	1.7%
Other race	0.1%	2.0%	3.2%

Sources: ESRI Community Analyst, 2010 Decennial Census SF-3

Figure 2-8 *Racial Distribution in Context*

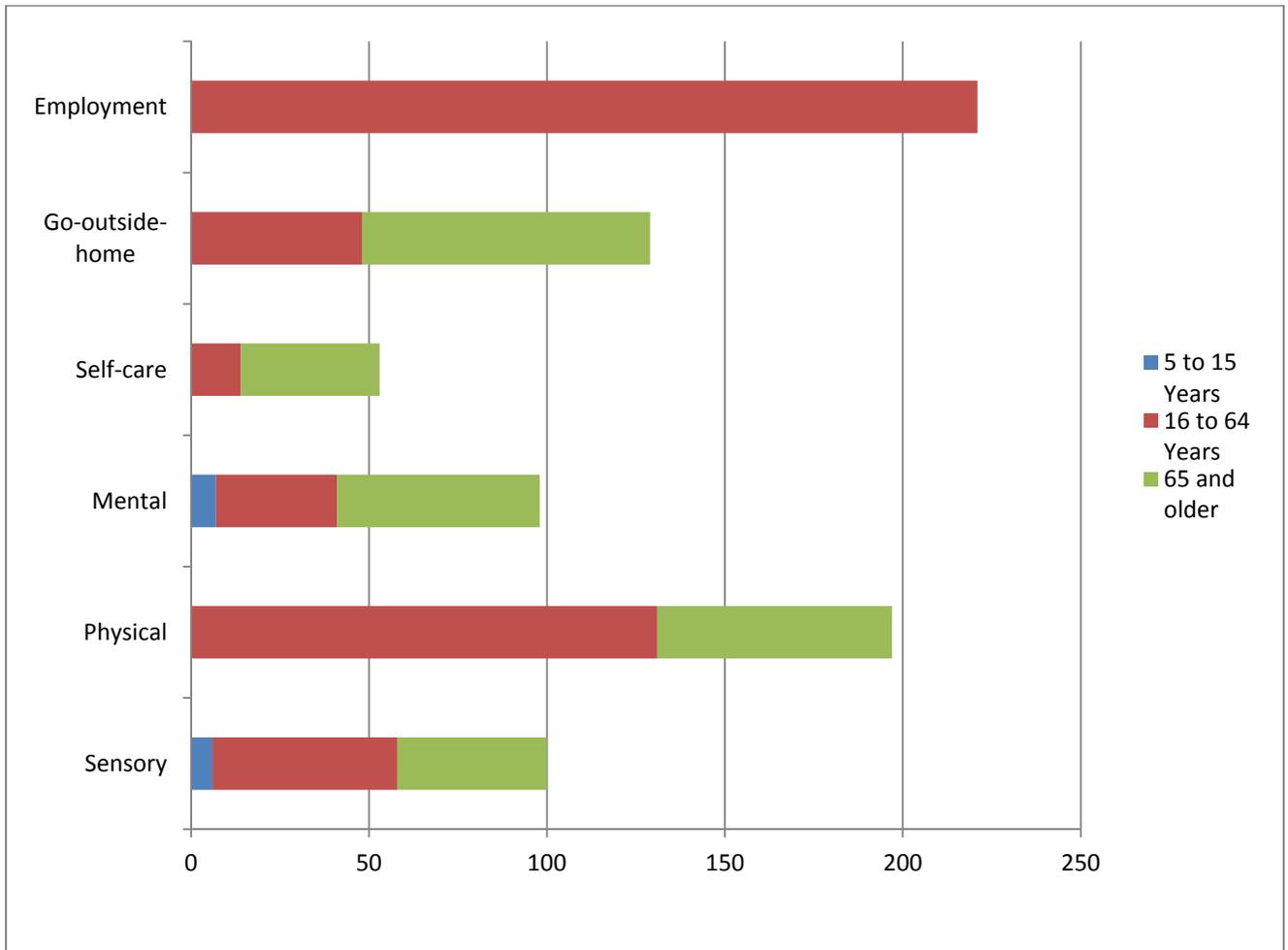


Sources: ESRI Community Analyst, 2010 Decennial Census SF-3

## Disabilities

In 2000, 25.3% of the population in Bristol Township reported a disability of some kind. Disabilities that prevent employment total 7% of the population. Physical disabilities totaled 6.2% percent of the population.

Figure 2-9 *Population with a Disability*



Source: 1990-2000 Decennial Census SF-3

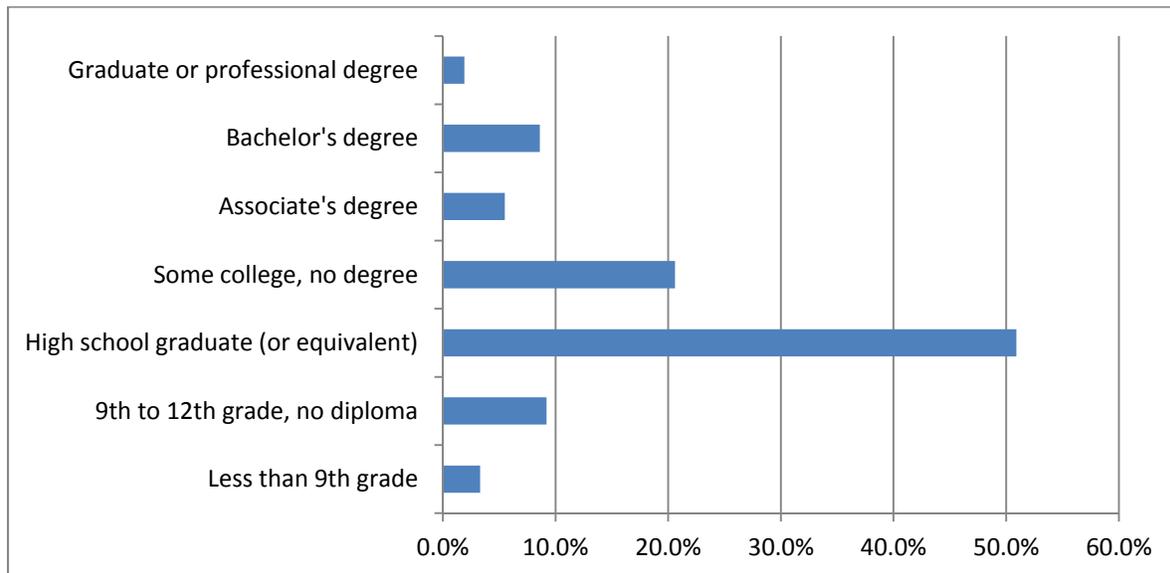
## Unemployment Indicators

For the last several decades, the unemployment rate in Ohio, and especially in Trumbull County, has been higher than the national rate. The overall decline in employment in Trumbull County and surrounding areas can be attributed to the fall of the steel industry in the late 1970s and early 1980s. In the late 1990s, a stronger national economy and increased diversification in local industry began to slow this trend. However, a severe economic recession in 2008 has dramatically affected the rates of unemployment. According to the U.S. Bureau of Labor Statistics, from July of 2007 to June of 2010, the unemployment rate in Trumbull County doubled from 6.1% to 12.2%. This rate is higher than the national rate, 9.5%, and the state rate, 10.5%.

## Educational Attainment

Educational attainment is an indicator of the level of skills and training that the residents of an area have. About 87.5% of the residents of Bristol Township have at least a high school diploma (or equivalent). Compared to the last census, the percentage of the population obtaining a high school diploma has increased.

Figure 2-10 *Population Age 25+ Educational Attainment*

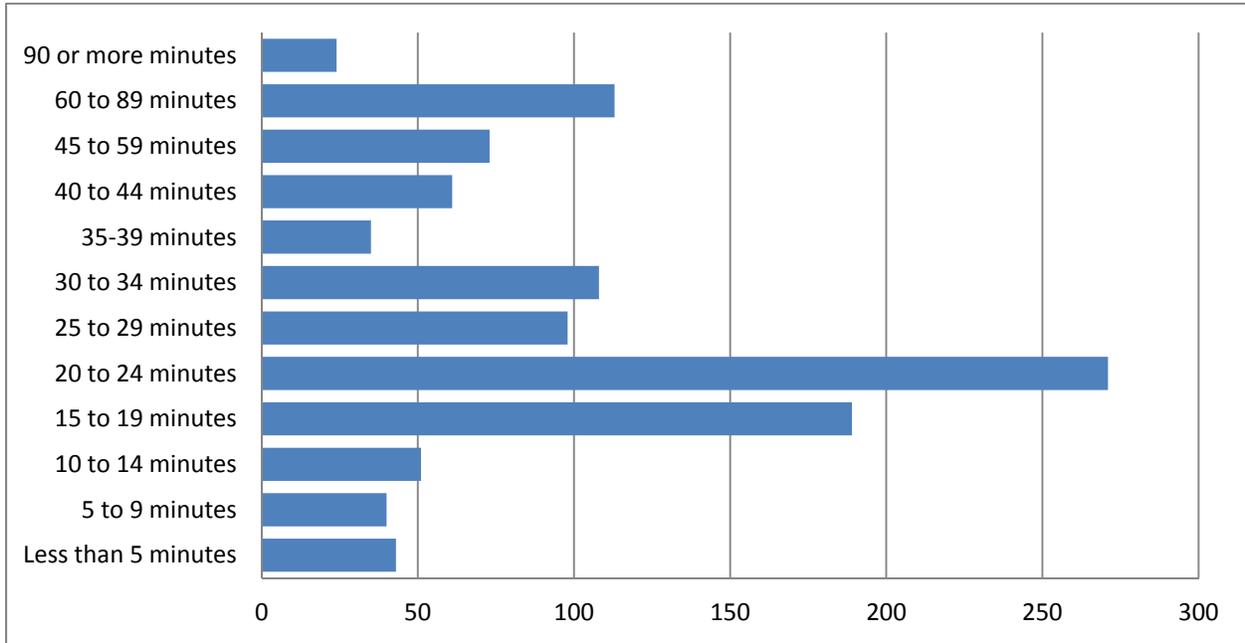


Source: 2007-2011 American Community Survey, ESRI Community Analyst

## Travel Time to Work

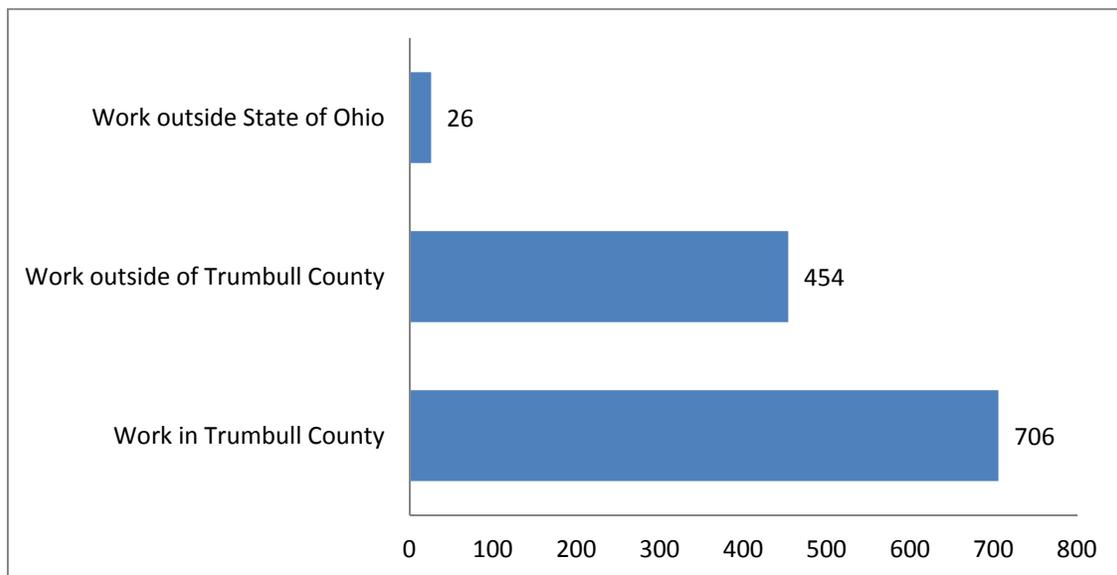
In Bristol Township, the majority of residents travel over 20 minutes to work.

Figure 2-11 *Travel Time to Work*



Source: ESRI Community Analyst, 2007-2011 American Community Survey

Figure 2-12 *Workplace Distribution*

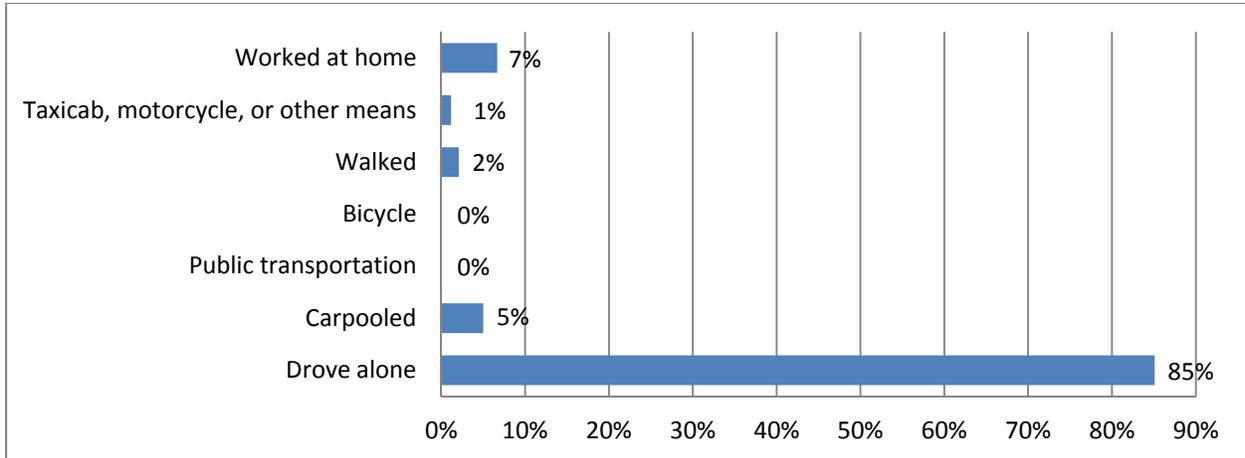


Source: ESRI Community Analyst, 2007-2011 American Community Survey

## Method of Travel to Work

As Bristol Township is a primarily rural location some distance from the urban areas of the county, it is expected that the majority of residents drive to work. Public transportation is very limited, and only available via taxi. A smaller number of residents work from home, eliminating a need for regular transportation to work.

Figure 2-13 Means of Transportation to Work

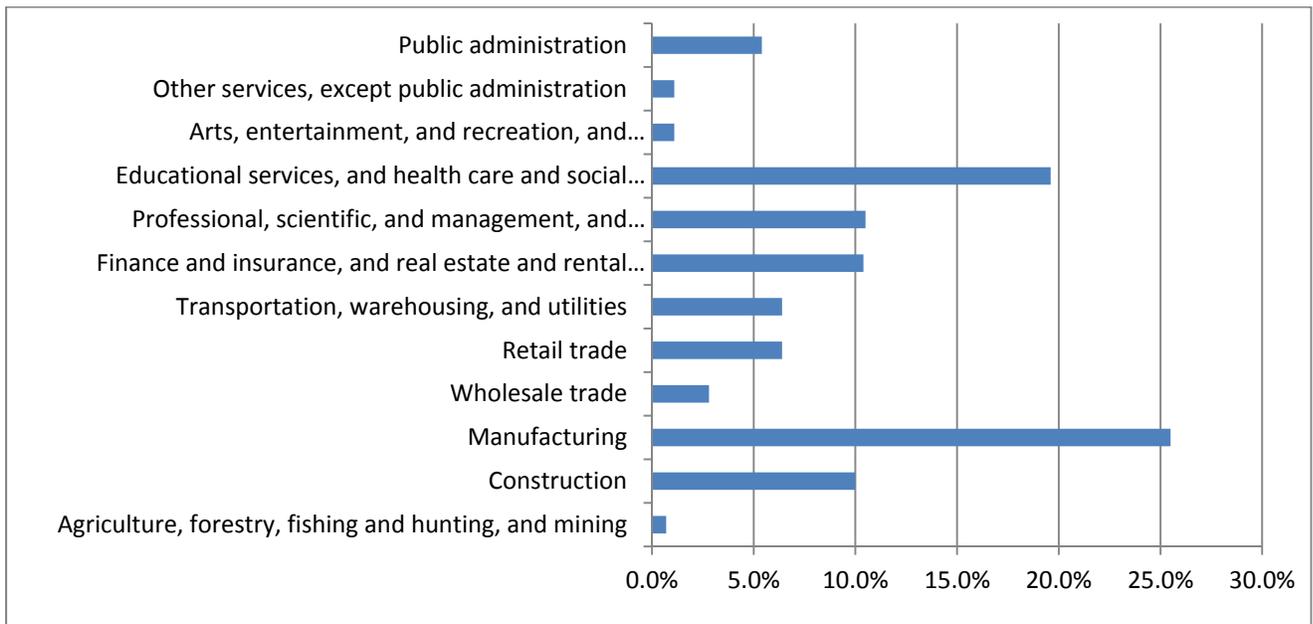


Source: ESRI Community Analyst, American Community Survey 2007-2011

## Industry of Workers

Type of employment is also considered when analyzing demographic data about a place. The following table shows the top eight categories of industry for employed persons over the age of 16 in 2011. The largest percentage of workers in Bristol Township are employed in the manufacturing industry. The second largest employing industry was education, health and social services. This classification is a broad range of employment, most of which are in professional skilled work environments.

Figure 2-14 *Industry of Workers*

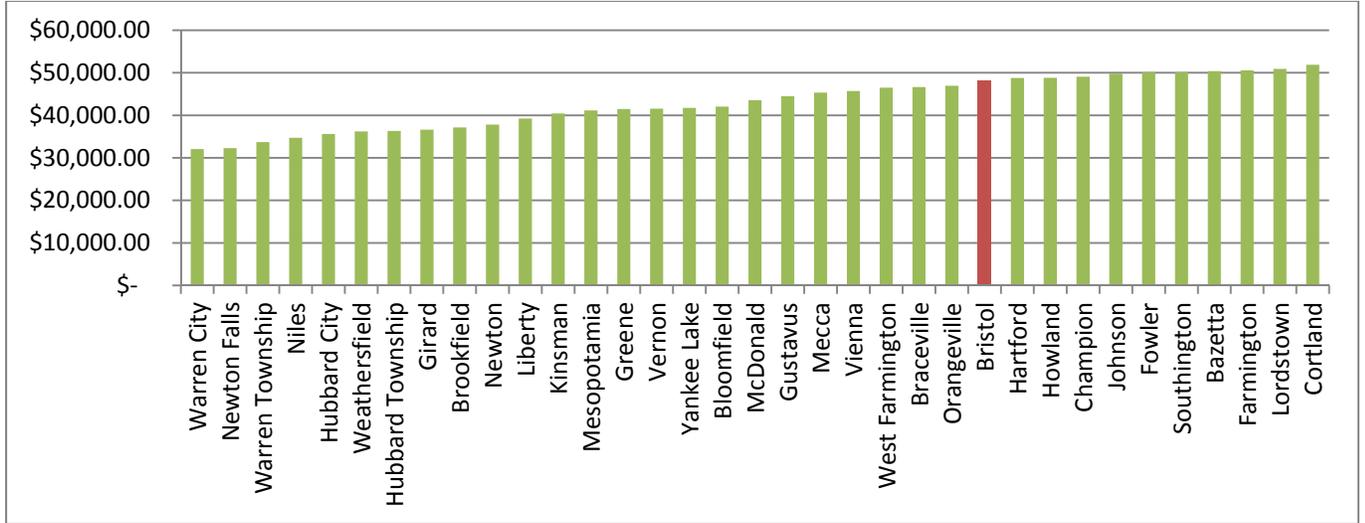


Source: 2007-2011 American Community Survey

## Median Household Income

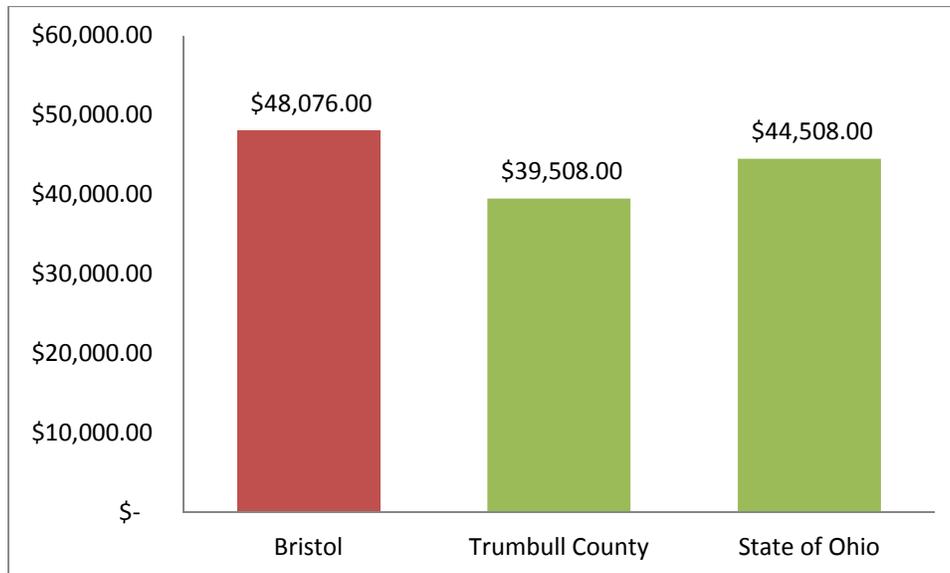
Median household income describes income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. In 2012, Bristol Township had a median household income of \$48,076, placing the township above Trumbull County's median. The median household income of the township exceeds that of the State of Ohio and the United States.

Figure 2-15 Median Household Income in Trumbull County



Source: ESRI Community Analyst

Figure 2-16 Median Household Income

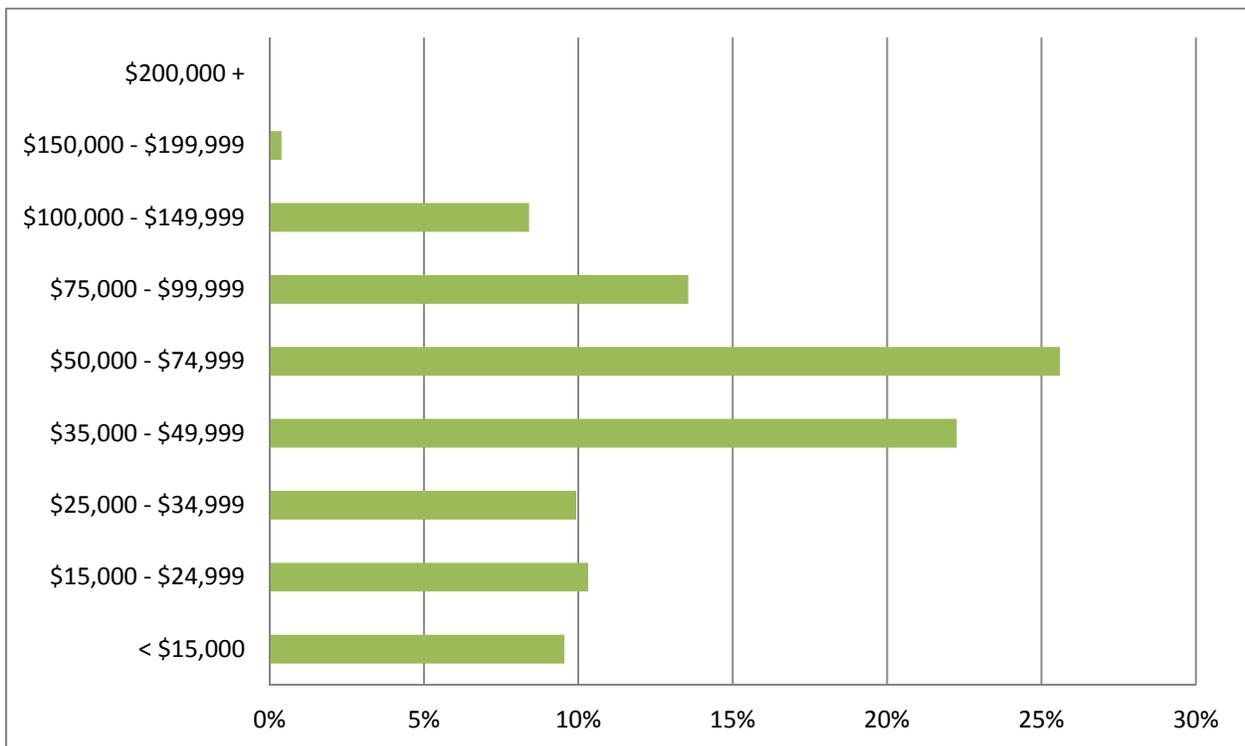


Source: ESRI Community Analyst

## Household Income

Household income data reveals that income distribution is rather even with the majority of the township having an annual income between \$50,000 and \$74,999. As the Mahoning Valley is a low-cost-of-living area, this income distribution firmly places the bulk of the households in a middle class classification.

Figure 2-17 *Distribution of Household Income*



Source: ESRI Community Analyst

# Chapter 3: Housing



Bristol Township  
Comprehensive Plan

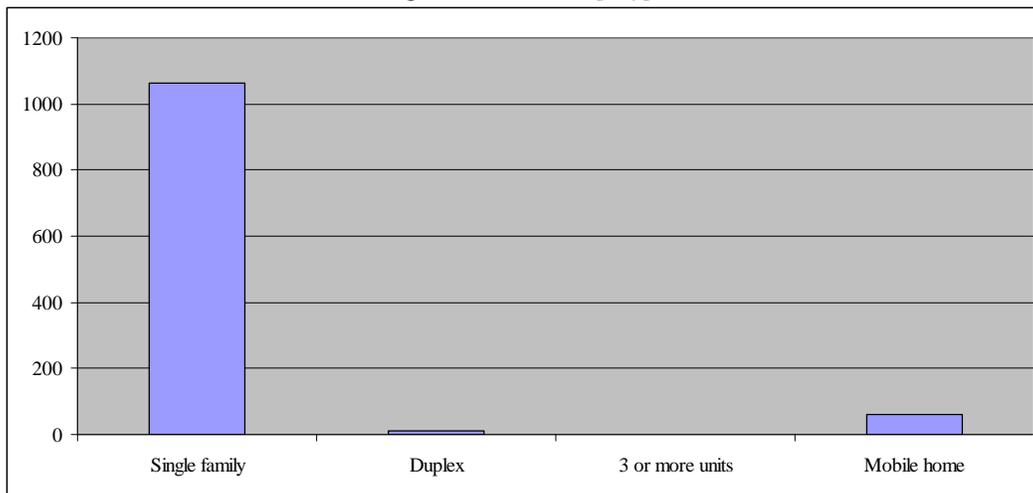
## HOUSING ELEMENT

The purpose of this chapter is to provide guidance in the development of plans and policies to meet current and projected housing needs in Bristol Township. This chapter includes inventory and analysis, plans and policies that address government activities, and plans and policies that provide direction and assistance to the efforts of the private sector.

### Housing Type

The American Community Survey (2006-2010) estimated 1,131 housing units in Bristol Township. Of these homes, nearly 94% are single-family homes and aside from mobile homes and duplexes, no other types of housing exist in the township.

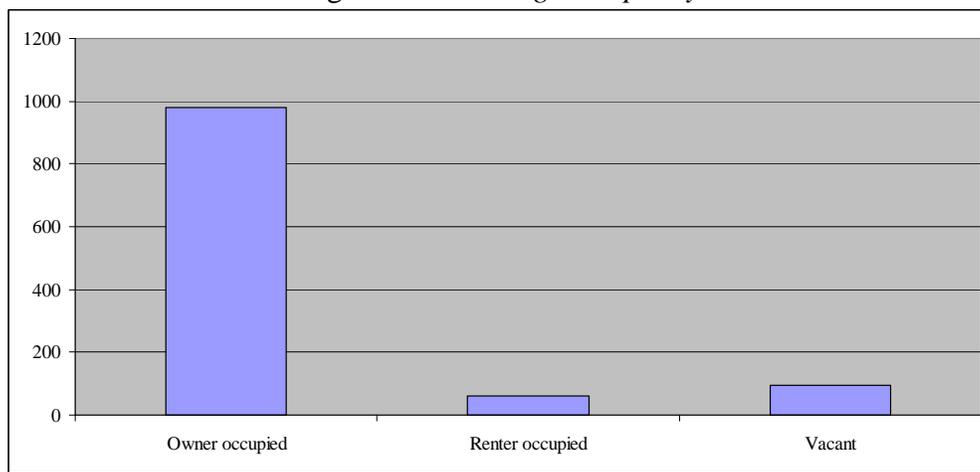
Figure 3-1 *Housing Type*



Source: American Community Survey 2006-2010

Over 94% of the occupied housing units in the township are owner occupied and the remaining 6% are rental units. The township has a 4.9% homeowner vacancy rate and a 0% rental vacancy rate. The average household size for an owner occupied unit is 2.85 and for a rental unit is 2.83.

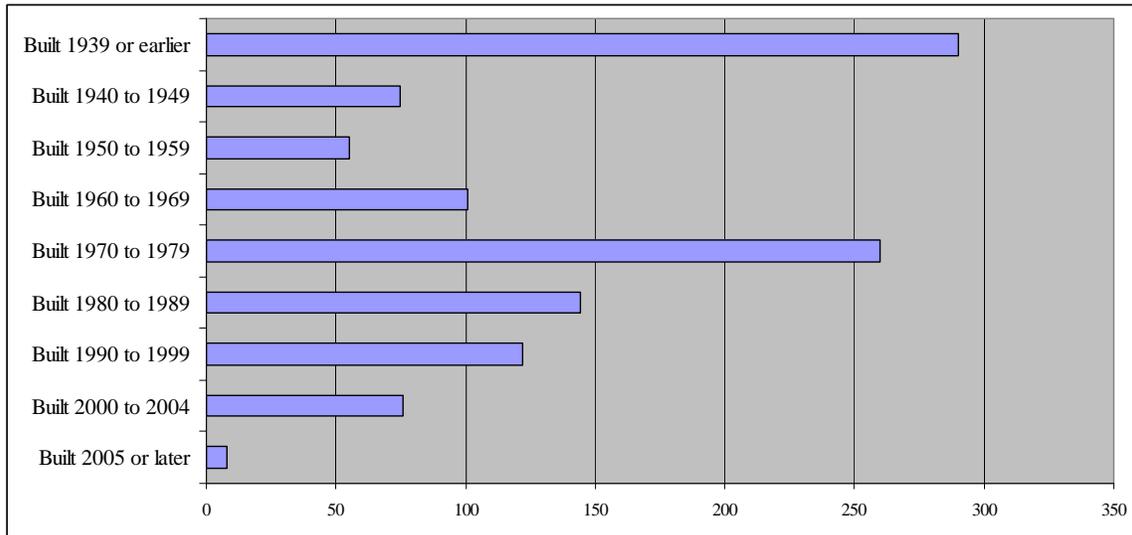
Figure 3-2 *Housing Occupancy*



Source: American Community Survey 2006-2010

The vast majority of the homes in the township were constructed prior to 1980, with peak in construction in the 1970s. Bristol Township experienced a decline in new housing construction since the 1970s, but still saw 100 plus new homes constructed each decade. Current data indicate a dramatic reduction in the construction of new homes within the last five years. This is most likely due to the crash of the housing market and new more stringent mortgage guidelines.

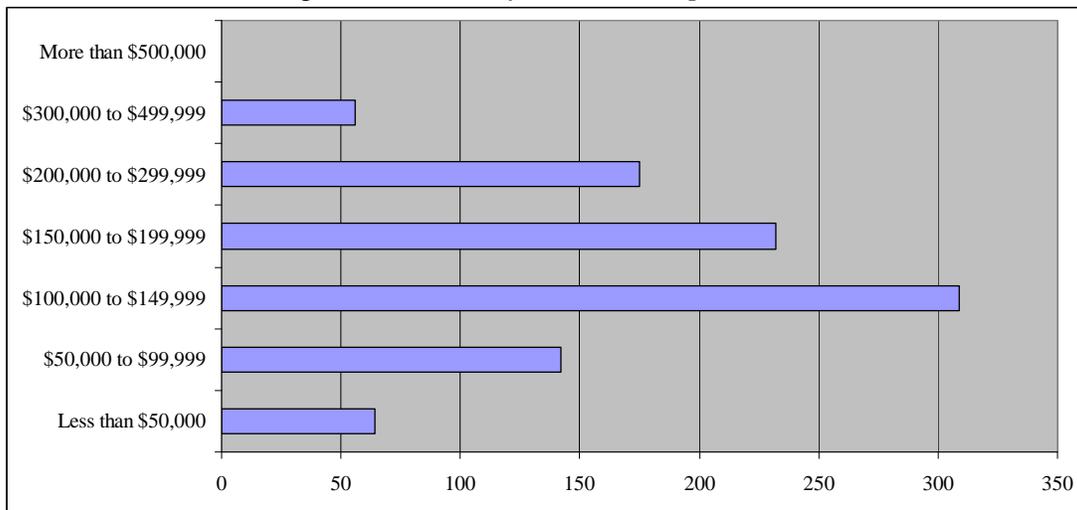
Figure 3-3 Year Structure Built



Source: American Community Survey 2006-2010

The majority of the homes in the township range in value between \$50,000 and \$300,000. Nearly 32% of the homes in the township are values between \$100,000 and \$149,000. The \$143,000 median value is significantly higher than that of Trumbull County, which is \$102,500.

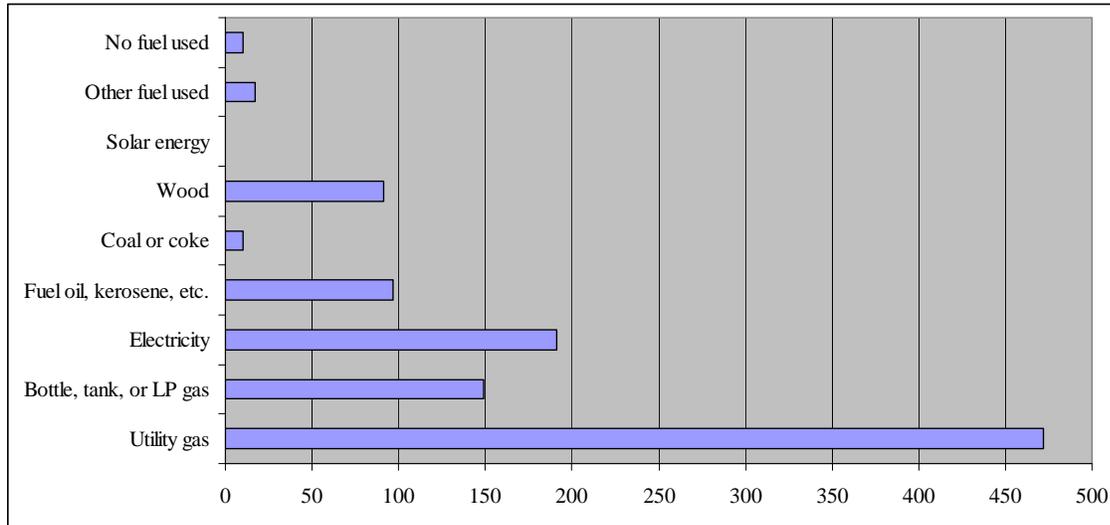
Figure 3-4 Value of Owner Occupied Units



Source: American Community Survey 2006-2010

The most common source of home heating fuel in Bristol Township is natural gas provided by utility lines; however, the rural nature of the township makes tank gas, fuel oil and electricity typical alternatives where utility lines are not available or the property owner elects not to use a gas line.

Figure 3-5 Home Heating Fuel



Source: American Community Survey 2006-2010

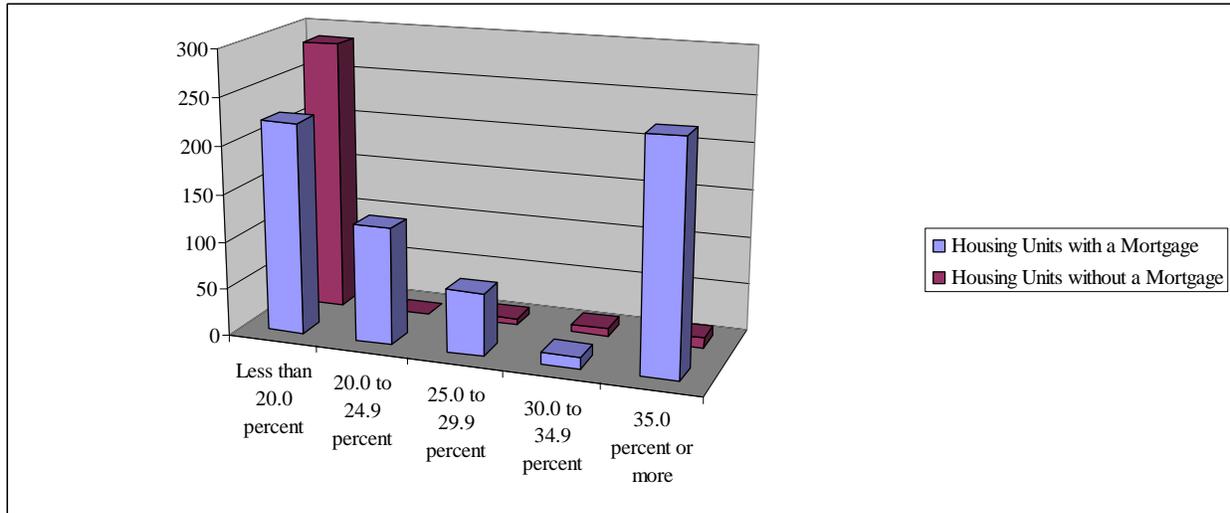
Consideration of monthly rents and mortgage costs is imperative when assessing the overall health of the community housing stock. The long-term ramifications of a housing market crash and irresponsible lending and borrowing are still emerging. In order to assess the viability of the housing stock it is important to review current conditions in the township.

The Federal Housing Administration (FHA) within the U.S. Department of Housing and Urban Development sets the standard of what may be considered a healthy or appropriate mortgage loan. HUD mandates that the debt-to-income ratio be reviewed when a lender undergoes the loan application and underwriting process. Monthly mortgage payments should not exceed 31% of the gross household income and when combined with non-housing expenses, should not exceed 43% of that income. The Census Bureau collected data on monthly owner costs, which include utilities, taxes, insurance, mortgage payments and second mortgage and/or home equity credit line payments.

The Township should also be aware of the emerging Housing and Transportation Affordability Index. The traditional measure of affordability - that housing cost no more than 30% of income - means 76% U.S. neighborhoods are considered “affordable” to the typical household. That measure, however, ignores transportation costs, which are typically a household’s second largest expenditure. The H+T Affordability Index combines housing and transportation costs and sets the benchmark at no more than 45% of household income. Under this view, the number of affordable neighborhoods in the U.S. drops to 28%.

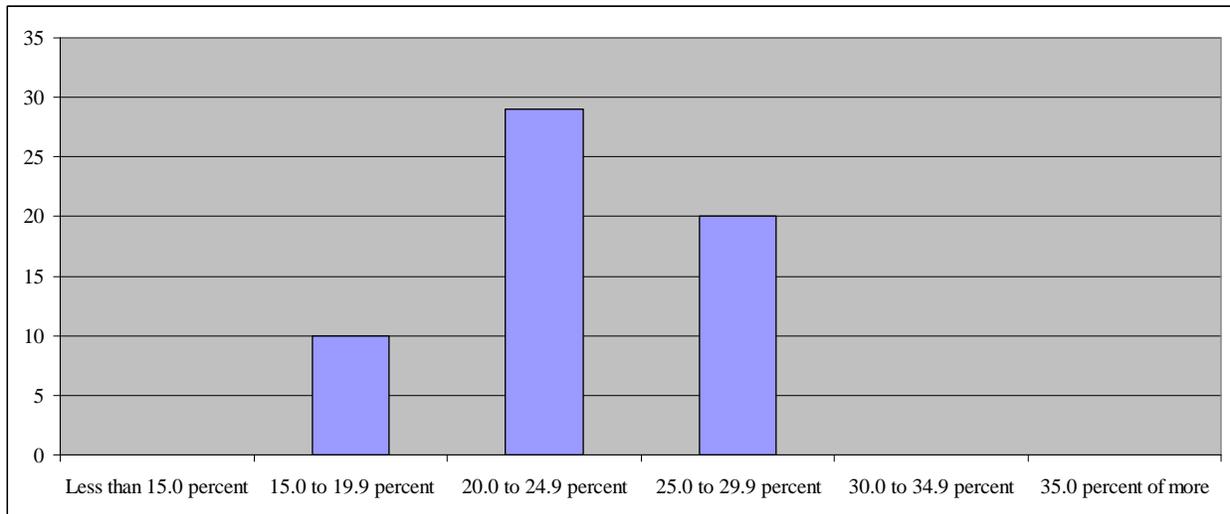
Of the 978 owner occupied housing units in Bristol Township 68.1% have a mortgage on the property. The median monthly owner costs for a housing unit with a mortgage is \$1,198 and for a housing unit without a mortgage is \$405. The median rent paid for a rental unit is \$708 per month.

Figure 3-6 Selected Monthly Owner Costs as a Percentage of Household Income



Source: American Community Survey 2006-2010

Figure 3-7 Gross Rent as a Percentage of Household Income



Source: American Community Survey 2006-2010

## Foreclosures

The United States is still recovering from the mortgage crisis that began in 2006 and 2007, and it is important to recognize the dramatic impact this is having and will continue to have on the housing stock. First, a homeowner struggling with making mortgage payments is likely to cease paying property taxes. The loss of property taxes in significant enough numbers can be debilitating to a township dependent on this income for maintaining services to the community.

Further compounding this particular problem is the fact that homeowners who are served foreclosure papers tend to abandon the home. Abandoned homes are beacons for trouble. Unfortunately, it is not uncommon to have an abandoned home stripped and destroyed, which aside from the dramatic reduction in the homes worth, it also poses a major safety risk. Pipes can be damaged and cause gas leaks that could very likely trigger an explosion. Such problems create more work for the township police and fire department.

Aside from the safety issues and the strain placed on local government, a single foreclosed and abandoned home in a neighborhood is likely to affect the home values of neighboring houses. Additionally, these homes are often placed on the market by the bank after the sheriff's sale, creating a saturated market. Although having a wide variety of homes available for purchase is an asset to a township, a balance must be struck to keep the housing market stable.

Education and prevention are the keys to helping the foreclosure problem striking the market. Efforts with Trumbull County are well underway and are available to residents of Bristol Township. It is in the best interest of the township to keep track of abandoned homes so that the police and fire station can better monitor them for problems. Both foreclosure filings and sheriff sale results are public record and can be very helpful in assisting the township in this process. Being proactive is imperative when attempting to preserve the current housing stock and when protecting the neighbors surrounding a foreclosed and abandoned home.

### **Housing Programs**

Bristol Township is a participant in the Warren-Trumbull HOME Consortium, which was created to administer an annual allocation of funds from HUD dedicated to the development and rehabilitation of safe and affordable housing for low and moderate-income households. As a result of this participation down payment assistance is available to first time homebuyers. Should the prospective homebuyer meet the eligibility requirements, among which include income and property standards, he/she would be able to receive a deferred loan for \$5,000 or 20% of the purchase price, whichever is less.

**Housing Goal:** Maintain and improve the condition of the township’s housing stock and plan for housing of appropriate type, size, location and cost with adequate supporting public facilities and services to meet current and future residential needs.

**Objective H1:** Identify, prevent and eliminate substandard housing conditions.

Policy H1.1:

Assess the condition of the township’s existing housing stock.

Policy H1.2:

Replace substandard housing units by rehabilitation or demolition as grant funding allows.

Policy H1.3:

Refer potential violations of the building code to the county for enforcement.

Policy H1.4:

Pursue public and private funding and technical assistance to improve and maintain housing stock.

**Objective H2:** Conserve standard-condition housing stock, and improve the structure and aesthetics of existing housing as needed.

Policy H2.1:

Encourage property owners to make repairs before serious problems develop within the housing stock, so that blight and decay of neighborhoods will be minimized, the value of housing and quality of life in the township will be maintained and investment in residential areas will be maintained or increased.

Policy H2.2:

Make information available at township and county offices to promote private reinvestment in housing.

**Objective H3:** Prevent the unnecessary loss of historically significant homes.

Policy H3.1:

Work with the State Historic Preservation office to identify and evaluate historically significant structures.

Policy H3.2:

Support programs to guide preservation or rehabilitation of locally significant historic homes.

**Objective H4:** Encourage adequate and affordable housing or housing sites to meet the needs of township residents.

Policy H4.1:

Support principles and criteria to guide the location of housing for seniors and low-and-moderate-income households that includes assisted living, nursing home facilities and group homes.

# Chapter 4: Public Facilities



Bristol Township  
Comprehensive Plan

## **PUBLIC FACILITIES**

This chapter addresses the community's public facilities and services correlated to future land use projections. This element typically addresses wastewater facilities and services; potable water facilities and services; public safety systems and facilities; and other government facilities.

### **Water and Wastewater Facilities**

#### **Sanitary Facilities**

Currently there are no publicly owned and operated sewage treatment facilities in Bristol Township. Septic systems are the most prevalent form of wastewater treatment in the Township. Many of the soils in the Township, however, are unsuitable or severely limited for the effective operation of a Home Sewage Treatment System (HSTS). A "very severe" site suitability rating accounts for approximately 28% of the township with 64% being "severe," 4% being "moderately severe," 1% being "moderate" and 3% having a "slight" suitability rating to accommodate an HSTS. The town center and north along S.R. 45 has the most suitable site conditions for the installation of household sewage treatment systems; however, many of the lots along this corridor were created without the benefit of zoning, subdivision and health regulations, creating the pollution problems that exist today. Sanitary sewer has been proposed for the area of the town center, but the remaining areas of Bristol Township requires a cooperative effort between the Township and regulating agencies to ensure that proper site evaluation and lot sizes are adequate to accommodate HSTSs.

#### **Public Water Facilities**

There are no existing public-supply potable water facilities or service in Bristol Township. In the future, the Champion water tower could potentially provide potable water.

### **Parks and Recreation**

One purpose of this element is to assist the Bristol Township in providing for and protecting recreation sites and open space sites to meet current and future public demand. This element assesses the Township's existing recreation and open space system and analyzes future needs to assist Bristol Township in providing adequate recreation and open space.

#### **Existing Conditions**

Recreational sites are frequently classified as resource-based or activity-based. Resource-based sites and facilities are defined as sites and facilities centered around particular natural resources and may provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. Activity-based recreational sites and facilities are defined as sites developed for the enjoyment of particular activities such as baseball, soccer, football, basketball, recreation programs such as aerobics and painting, senior citizen activities and many spectator sports. The distinction between these two types is not clear-cut since many resource-based recreation sites often contain activity-based facilities.

In addition to recreational sites, tracts of open space inside and outside of the township's political boundaries augments the rural character that many township residents value.

Public uses include city/township halls and government building complexes, police and fire stations, libraries, post offices, and schools. Examples of institutional land uses are churches, cemeteries, nursing homes, group homes and hospitals. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category.

Approximately 7.6% of the land in Bristol Township is used for public or institutional purposes. A major component of this land use category is 921 acres of the 7,453-acre Grand River Wildlife Area, located on the western edge of the township. The wildlife area provides public hunting and fishing, hiking trails, bird watching, and pristine habitat for a variety of wildlife and fish. The wildlife area is controlled and maintained by the Ohio Department of Natural Resources Division of Wildlife. Approximately 1,685-acres have been purchased by the Cleveland Museum of Natural History for the preservation of natural resources and wildlife habitat. Bristol Township owns 60 acres, most of which is located around or near the town center. The largest parcel, 28.34 acres, is the site of the new fire station constructed in 2010.

The Bristol School District owns 44 acres immediately southeast of the Bristolville Town Center.

Bristol Township has two private recreational facilities within its borders. Paradise Lakes is a private family campground on approximately 92 acres with a gated entrance at 1604 Housel-Craft Rd. about ¼ mile from SR45. There are primitive campsites for RVs, trailers and tents. A pond on the property is maintained for fishing and has a small swimming area. One enclosed and one open pavilion is located on the property with picnic tables. Plans are underway for the addition of an outdoor basketball court and tether ball area. There are also paddleboats for the lake area.

Bristolwood Golf Course is located at 7108 SR.45 in N. Bristolville. This nine-hole traditional course was built in 1962 and has small, flat bent grass greens, the fairways are narrow bluegrass and tree lined. There are streams, ponds and sand bunkers on the course. Amenities include a practice putting green, rental clubs, carts; pull carts and a clubhouse that serves food and drinks.

Public or private recreational lands include areas designed for active or passive recreational uses, such as golf courses, campgrounds and/or bike paths and trails. Recreational areas in Bristol Township consist of approximately 192 acres. The Western Reserve Greenway, a multipurpose trail for pedestrians and bicycles, was officially opened in 2004 and extends through Bristol Township. A parking lot is located at the Oakfield Trailhead in North Bristol on Hyde Oakfield Road.

### **Park and Recreation Guidelines**

Population thresholds are typically used to determine the resources and facilities that are needed for a given population. Figure 1 and the additional information that follows it are population and resource guidelines established by the National Recreation and Park Association (NPRA).

The NPRA no longer explicitly recommends standards; however, it does recommend local communities establish standards that address their unique needs. However, this could only be achieved if grant funding becomes available. In that context, the NRPA recognizes the importance of establishing and using park and recreation standards as:

- Guidelines to determine land requirements for various kinds of park and recreation areas and facilities.
- Bases for relating recreational needs to spatial analysis within a community-wide system of parks and open space areas.
- One of the major structuring elements that can be used to guide and assist regional development.
- A means to justify the need for parks and open space within the overall land-use pattern of a region or community.

The purpose of park and recreation guidelines is to present standards that are applicable for planning, acquisition and development of park, recreation, and open space lands, primarily at the community level. These standards should be viewed as a guide and implemented as the community determines necessary and as funding allows.

Park and recreation standards are interpreted according to the particular situation to which they are applied and specific local needs. A variety of standards had been developed by professional and trade associations which are used throughout the country. The standard derived from early studies of park acreages located within metropolitan areas was the expression of acres of parkland per unit of population.

Over time, the figure of 10 acres per 1,000 population came to be the commonly accepted standard used by a majority of communities. Other standards adopted include the "percent of area" approach, needs determined by user characteristics and participation projections and area use based on the carrying capacity of the land. The fact that some of the standards have changed substantially is not an indication of their obsolescence. Changes are a measure of the growing awareness and understanding of both participant and resource (land, water, etc.) limitations. Parks are for people. Park, recreation and planning professionals must integrate the art, science and cost of park management in order to balance park and open space resource values.

Table 4-1 *National Park & Recreation Association Activity-Based Standards*

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NO. OF UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
<b>Badminton</b>	1620 sq. ft.	Singles – 17'x44' Doubles – 20'x44'	Long axis north-south	1 per 5000	¼ -1/2 mile	Usually in school, recreation center or church facility. Safe walking/ bike access.
<b>Basketball</b>  1. <b>Youth</b> 2. <b>High School</b> 3. <b>Collegiate</b>	2400-3036 sq. ft.  5040-7280 sq. ft.  5600-7980 sq.	46-50'x84'  50'x84'  50'x94'	Long axis north-south	1 per 5000	¼ - ½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.

	ft.	with 5' unobstructed space on all sides				
<b>Handball</b> <b>(3-4 wall)</b>	800 sq. ft. for 4-wall  1000 for 3-wall	20'x40' – Minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance	Long axis north south.  Front wall at north end.	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting
<b>Tennis</b>	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36'x78'. 12' clearance on both sides; 21' clearance on both ends.	Long axis north –south	1 court per 2000	¼-1/2 mile	Best in batteries of 2-4. Located in neighborhood/community park or adjacent to school
<b>Volleyball</b>	Minimum of 4,000 sq. ft.	30'x60'. Minimum 6' clearance on all sides	Long axis north-south	1 per 5000	¼ - ½ mile	Same as other court activities (e.g. badminton)
<b>Baseball</b>  1. <b>Official</b>  2. <b>Little League</b>	3.0-3.85 A minimum    1.2 A minimum	Baselines – 90' Pitching distance 60 ½' foul lines – min. 320' Center field – 400'+  Baselines – 60'  Pitching distance – 46' Foul lines – 200' Center field – 200' – 250'	Locate home plate to pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound runs east northeast.	1 per 5000  Lighted 1 per 30,000	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex.
<b>Field Hockey</b>	Minimum 1.5 A	180' x 300' with a minimum of 6' clearance on all sides.	Fall season – long axis NW to SW. For longer periods north-south	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
<b>Football</b>	Minimum 1.5 A	160' x 360' with a minimum of 6' clearance on all sides.	Same as field hockey.	1 per 20,000	15-30 minutes travel time	Same as field hockey.
<b>Soccer</b>	1.7 – 2.1 A	195' to 225'x330' to 360' with a minimum 10' clearance all sides.	Same as field hockey.	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
<b>Golf-driving Range</b>	13.5 A for minimum of 25 tees	900'x690' wide. Add 12' width for each additional tee.	Long axis southwest northeast with golfer driving toward northeast.	1 per 50,000	30 minutes travel time.	Part of a golf course complex. As separate unit may be privately owned.

<b>¼ Mile Running Track</b>	4.3 A	Overall width – 276’ Length – 600.02’ Track width for 8 to 4 lanes is 32’.	Long axis in sector from north to south to north-west-south-east with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
<b>Softball</b>	1.5 to 2.0 A	Baselines – 60’ Pitching distance- 46’ min. 40’ Women. Fast pitch field Radius from Plate – 225’ Between foul Lines. Slow Pitch – 275’ (men) 250’ (women)	Same as baseball	1 per 5,000 (if also used for youth baseball)	¼ - ½ mile	Slight differences in dimensions for 16" slow pitch. May also be used for youth baseball.
<b>Multiple Recreation Court (basketball, volleyball, tennis)</b>	9, 840 sq. ft.	120’ x 80’	Long axis of courts w/ <i>primary</i> use is N-S	1 per 10,000	1-2 miles.	
<b>Trails</b>	N/A	Well defined head maximum 10’ width, maximum average grade is 5% not to exceed 15%. Capacity rural trails – 40 hikers/day/mile . Urban trails – 90 hikers/day/mile .	N/A	1 system per region	N/A	
<b>Archery Range</b>	Minimum 0.65 A	300’ Length x minimum 10’ wide between targets. Roped clear space on sides of range minimum 30’, clear space behind targets minimum of 90’x45’ w/ bunker.	Archer facing north = or – 45 degrees.	1 per 50,000	30 minutes travel time	Part of regional or metro park complex.
<b>Combination Skeet and Trap Field (8 Stations)</b>	Minimum 30 A	All walks and structures occur within an area approximately 130’ wide by 115’ deep. Minimum cleared area is contained within 2 superimposed	Centerline of length runs northeast-southwest with shooter facing northeast.	1 per 50,000	30 minutes travel time	Part of regional/metro park complex

		segments with 100-yard radii (4 acres). Shot-fall danger zone is contained within 2 superimposed segments with 300-yard radii (36 acres).				
<b>Golf</b>	50-60 A	Average length varies 600-2700 yd.	Majority of holes on north-south axis	--	½ to 1 hour travel time	9 hole course can accommodate 350 people/day.
1. Par 3 (18 hole)	Minimum 50 A	Average length –2250 yards		1/25,000		18 hole course can accommodate 500-550 people/day.
2. 9-hole standard						
3. 18-hole standard	Minimum 110 A	Average length 6500 yards		1/50,000		Course may be located in community or district park, but should not be over 20 miles from population center.
<b>Swimming Pools</b>	Varies on size of pool and amenities. Usually ½ to 2 A site.	<i>Teaching</i> - minimum of 25 yards x 45' even depth of 3 to 4 ft.  <i>Competitive</i> – minimum of 25 m x 16 m. Minimum of 27 square feet of water surface per swimmer. Ratios of 2:1 deck vs. water.	None-although care must be taken in siting of lifeguard stations in relation to afternoon sun.	1 per 20,000  (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.

Source: Lancaster, R.A. (Ed.). (1990). *Recreation, Park, and Open Space Standards and Guidelines*. Ashburn, VA: National Recreation and Park Association.

## National Park and Recreation Association Resource-Based Standards

### Mini Parks

- Typical Size: < ¼ acre
- Per capita Standard: ¼ – 1/2 acre per 1,000 persons
- Accessibility Standard: 0.5 - 0.75 mile radius (12 minute walk)
- Neighborhood parks usually provide facilities for children’s outdoor recreation activities. These typically include playground equipment, play fields and basketball courts. Neighborhood parks should be within a comfortable walking distance of intended users, generally not exceeding three-fourths of a mile

### Neighborhood Parks

- Typical Size: 5 - 20 acres
- Per capita Standard: 3.0 acres per 1,000 persons
- Accessibility Standard: 0.5 - 0.75 mile radius (12 minute walk)

- Neighborhood parks usually provide facilities for children’s outdoor recreation activities. These typically include playground equipment, play fields and basketball courts. Neighborhood parks should be within a comfortable walking distance of intended users, generally not exceeding three-fourths of a mile.

### Community Parks

- Typical Size: 25+ acres
- Per capita Standard: 6 acres per 1,000 persons
- Accessibility Standard: 1 - 2.5 mile radius (5 minute drive)
- Community Parks are intended to serve passive and active recreational needs of several neighborhoods. These parks offer a diversity of community-oriented facilities such as swimming beaches, softball/baseball diamonds and soccer fields. They may also contain environmentally significant lands, trail-oriented recreation, lake access and winter sports. Community parks are usually within a short drive of the intended users. They can also serve the neighborhood park facility needs for the proximate residential areas.

### Regional Parks

- Typical Size: 200+ acres
- Per capita Standard: Not Applicable
- Accessibility Standard: 30 miles (one hour drive)
- Regional parks are intended to serve multiple communities over a diverse geographic area. These parks encompass large areas and typically include surface waters and/or environmentally significant lands. They may offer camping, swimming, and recreation trails. These are facilities, which may be found in community parks, but on a much larger scale. The development of new regional parks is beyond the scope of this municipal park and open space plan, and is typically initiated by higher levels of government.

Other Recreation Facility standards were researched and recommended by Chapin, F. Stuart Jr. and Edward J. Raiser<sup>1</sup>:

Boat Ramp: Per capita Standard: 1 per 4,000 persons

Camping: Per capita Standard: 1 acre per 25,000 persons

Picnicking: Per capita Standard: 1 acre per 25,000 persons

Biking: Per capita Standard: 1 mile per 10,000 persons

Hiking: Per capita Standard: 1 mile per 10,000 persons

Nature Study: Per capita Standard: 1 mile per 10,000 persons

Census information, the township community survey, a public meeting with citizens and local leaders, existing facilities and land, and NPRA standards, generated several recreational issues.

**Establishing a recreation center** for use primarily as a center of social gatherings of various clubs and organizations in the community and a gathering area for a variety of community activities in Bristol. This goal was expressed in survey results and at a town meeting held in Bristolville. In addition, the vacated former fire station building, parking lot and land is now a centralized township-owned community facility. Demographic information indicating an aging township population will need such a facility in the near future.

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<sup>1</sup> Chapin, F. Stuart Jr. and Edward J. Raiser. 1979. Urban Land Use Planning. University of Illinois Press. Chicago, Illinois.

**Creating a children's playground.** Although the local school system does provide some playground area and equipment, it is limited in scope and accessibility. Township officials have mentioned a possible location for this playground and equipment may be near the site of the new fire station on the approximately 20 acres of land currently owned by the township. The equipment mentioned was similar to that in Imagination Station in Bazetta or Tiger Town in Howland, although on a smaller scale. Bristol's central play area could be located on less than one acre of land with adequate parking. Additional land may be used for ball fields or other activities as desired. Consultation with fire department officials is essential when plans are made for this facility.

**Creating a bike path to the Western Reserve Greenway Trail** from Bristol Center that runs through Bristol Township. The main trail is approximately  $\frac{3}{4}$  mile from the corner of State Routes 45 and 88. This trail would provide access from the town center and school to the main trail and the Oakfield Pavilion. According to the citizen survey and comments made at the comprehensive plan's public meeting, there is a desire to extend both trail access and sidewalks in and around Bristol Center and the school facilities.

### **Public Safety Services**

The purpose of this section is to identify existing public safety services and to plan for public safety in Bristol Township's future. For the township level, public safety involves mutual aid agreements and services provided by other jurisdictions such as the County.

#### **Existing Fire and Emergency Services**

The Bristol Fire Department provides fire and emergency services to Bristol Township. The Township Trustees have a contractual agreement with Bloomfield Township to provide EMS services. Both the fire department and the emergency squad respond to calls in adjacent townships and there are mutual aid agreements with other townships and municipalities in the county. 70% of calls to the fire department are for EMS services. Calls originating in Bristol Township account for 50% of all calls, while Bloomfield Township accounts for an additional 17%. Average response times within Bristol Township are 4 minutes and 29 seconds, whereas in Bloomfield Township it is 8 minutes and 58 seconds.

Bristol Fire Department maintains a high ISO (Insurance Services Office) rating. The ISO is a leading source of information about risk, and supplies data, analytics, and decision-support services for professionals in many fields. The Fire Suppression Rating Schedule (FSRS) is the manual ISO uses in reviewing the fire-fighting capabilities of individual communities. The schedule measures the major elements of a community's fire-suppression system and develops a numerical grading called a Public Protection Classification. ISO assigns a Public Protection Classification from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates no recognized protection.

These ratings are based on many factors. ISO evaluates how well the fire department receives fire alarms and dispatches its fire-fighting resources, and looks at service aspects including the number of operators at the communications center; the telephone service; the listing of emergency numbers in the telephone book; the dispatch circuits and how the center notifies firefighters about the location of the emergency.

A large percentage of the grade is based on the number of engine companies and the amount of water a community needs to fight a fire. ISO reviews the distribution of fire companies throughout the area and checks that the fire department tests its pumps regularly and inventories each engine company's nozzles, hoses, breathing apparatus and other equipment. ISO also reviews the fire company records to determine the type and extent of training provided to fire company personnel; the number of people who participate in training; firefighter response to emergencies; and maintenance and testing of the fire department's equipment.

Another large part of the rating is based on the community's water supply. This part of the survey focuses on whether the community has sufficient water supply for fire suppression beyond daily maximum consumption. ISO surveys all components of the water supply system, including pumps, storage, and filtration. To determine the rate of flow the water mains provide, fire-flow tests at representative locations in the community are observed. Finally, the distribution of fire hydrants is evaluated.

Bristol Fire Department inventory includes the following equipment: a 1987 pumper tanker engine, a 1998 pumper rescue unit, two 2003 squads, a 1992 s-10 Blazer, a 2001 Kawasaki Mule, a 2001 Silverado, and a boat for water rescue. The fire station was built in 2011 with funding from a FEMA grant.

The Trumbull County EMA also receives help from the Ohio Emergency Management Association, such as technical assistance, training, administration of federal grants, and back-up. When an emergency exceeds the capacity of local government, they request the assistance of the state through the Ohio EMA. If an emergency response exceeds the capacity of the Ohio EMA, aid is requested from the president through the Federal Emergency Management Agency.

### **Existing Police Service**

The Trumbull County Sheriff's department provides public safety services to all unincorporated areas as stipulated in the Ohio Revised Code. Bristol Township maintains a contract with the Sheriff's department, which is the primary provider of public safety services. Bristol Township does not currently maintain its own police department.

### **Ohio Highway Patrol**

The Ohio Highway Patrol provides statewide police traffic services; statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers licenses and commercial driver's licenses); investigation of criminal activities on state-owned and leased property throughout Ohio; and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and the Law Enforcement Automated Database System.

**Recreation and Open Space Goal:**

Provide adequate open space and recreation options for the existing and projected populations in the Township to improve their quality of life.

**Objective ROS1:** Consider establishing a local definition of “recreation and open space” that suits the Township’s character.

**Policy ROS1.1:**

Review and modify the National Recreation and Park Association standards and adopt a level of service standard for the Township, as needed and as funding allows.

**Policy ROS1.2:**

Based on the adopted level of service standards, identify township needs for recreation and open space. Determine locations of existing population and the need for park facility types and activities.

**Policy ROS1.3:**

Identify and pursue relevant governmental, nonprofit and private sector funding sources for recreation facility funding.

**Policy ROS1.4:**

Identify and evaluate areas for recreational linkages and greenways including preservation of natural features.

**Policy ROS1.5**

Prioritize natural resources (hillsides, floodplains, wetlands and other characteristics unique to the Township) for conservation as part of a recreation and open space system.

**Policy ROS1.6:**

Identify methods of incorporating community activities and activity areas in new public facilities, such as new park buildings or schools.

**Policy ROS1.7:**

Determine best land preservation practices, such as easements or acquisition, to reserve land for open space and recreation. Determine the appropriate administering body for such techniques.

**Policy ROS1.8:**

Protect lands designated for recreation and open space uses within new developments from incompatible land uses.

**Policy ROS1.9:**

Establish a recreation center for use primarily as a center of social gatherings of various clubs and organizations in the community and a gathering area for a variety of community activities.

**Policy ROS1.10:**

Research the possibility of creating a children’s playground.

Policy ROS1.11:

Research the feasibility of creating a bike path to the Western Reserve Greenway Trail from Bristol Center with grants and private donations.

**Objective ROS2:** Coordinate with Trumbull County MetroParks regarding existing facilities, township goals and needs for recreation facilities and open space now and in the future.

Policy ROS2.1:

As needed, coordinate a review of township goals, existing needs and projected needs for recreation and open space with Trumbull County MetroParks.

Policy ROS2.2:

Communicate with Trumbull County MetroParks when new residential subdivisions are proposed that would affect township recreation and open space needs or future park site selection.

**Water, Sewer and Drainage Goal:** Work with appropriate agencies to ensure that infrastructure for potable water, drainage and sewage treatment is adequate to serve the township's existing and future residential, commercial and industrial land uses.

**Objective WSD1:** Evaluate existing and planned infrastructure for its adequacy to meet the needs of development or redevelopment projects.

Policy WSD1.1:

The following level of service standards will be used to determine the availability of infrastructure capacity, while acknowledging that different types of development may have different minimum requirements for infrastructure:

*Potable Water:* Assume a Peak Daily Demand of 100 gallons per capita per day

*Storm Water Facilities:* To be designed for a 24-hour storm in accordance with the Trumbull County Engineer's standards. Storm water facilities mean any storm sewer pipe, catch basin, pipe, storm sewer, headwall, pond, detention basin, best management practice (BMP), or other post-construction BMP that relates to the management of storm water runoff, including the quality of storm water.

*Sewage Treatment:* Assuming a Peak Daily Demand of 100 gallons per capita per day, treatment facilities will be designed so that facilities will not contribute pollutants that will cause the degradation of the receiving water body (stream or aquifer)

Policy WSD1.2:

Ensure that all improvements for replacement, expansion or increase in capacity of facilities will be compatible with the established level of service standard for that facility.

Policy WSD1.3:

Give priority to areas of existing development when sewer and water extensions are being planned.

**Objective WSD2:** Evaluate existing and planned infrastructure for deficiencies in meeting existing and future needs.

Policy WSD2.1:

Consult with the County Health Department periodically to identify any water quality problems associated with private wells and on-site wastewater treatment systems in the Township, as one indication of areas where centralized water and/or wastewater treatment may be most needed.

Policy WSD2.2:

Consult with Township road maintenance staff and the County Engineer's Office annually to identify structural and non-structural drainage problems and potential solutions.

Policy WSD2.3:

Consult with water and wastewater treatment agencies operating in or near the Township on a regular basis to identify plans for facility upgrading or expansion, to maximize the use of existing facilities, and to coordinate efforts to manage water conservation during droughts.

**Public Safety Goal:** Provide adequate fire, emergency response and police service to all of the existing and projected population in the Township.

**Objective PS3:** Ensure adequate public safety for all current and future township residents through ongoing communication with county, state and neighboring emergency service agencies.

Policy PS3.1:

Periodically evaluate the current level of equipment, patrolling and the volume of police emergency and nonemergency calls handled by the Trumbull County Sheriff's Office.

Policy PS3.2:

Determine methods, equipment and funding needed to improve the ISO rating for fire services, including the future upgrading of fire trucks and engines.

Policy PS3.3:

Coordinate with the county emergency management agency and local emergency planning committee on emergency preparedness.

# Chapter 5: Economic Development



Bristol Township  
Comprehensive Plan

## ECONOMIC DEVELOPMENT

The purpose of this chapter is to provide guidance to strengthen the economic bases of Bristol Township through well-planned development of all business sectors. This chapter includes inventory and analysis of economic conditions of the Township and descriptions of socio-economic characteristics of the population and the potential for economic development.

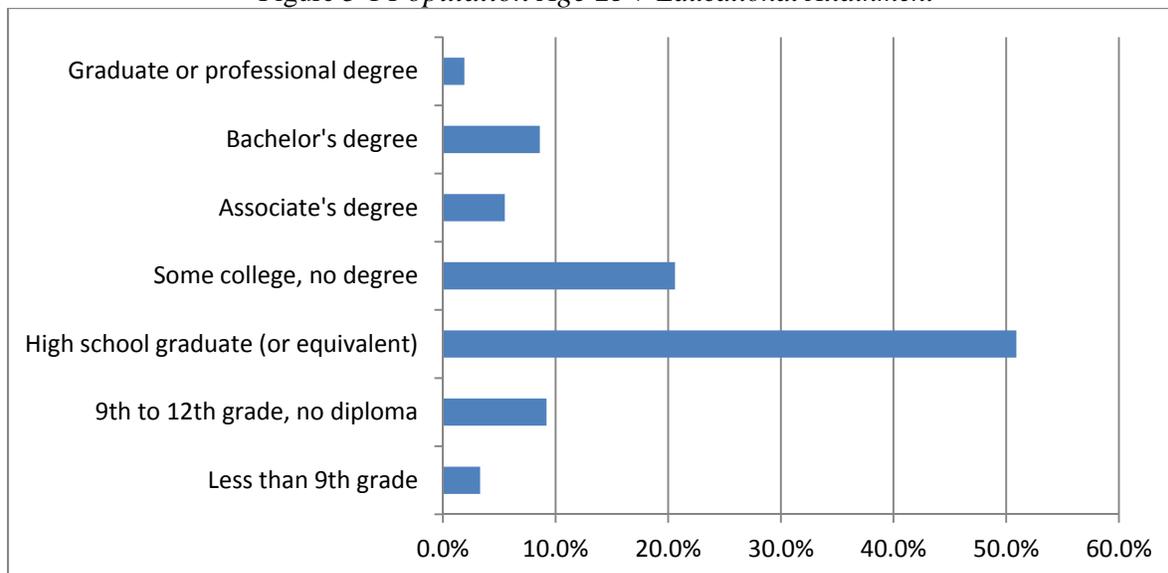
### Unemployment Indicators

For the last few decades, the unemployment rate in Ohio, and especially in Trumbull County, has been higher than the national rate. The overall decline in employment in Trumbull County and surrounding areas can be attributed to the fall of the steel industry in the late 1970s and early 1980s. In the late 1990s, a stronger national economy and increased diversification in local industry began to slow this trend, but a severe recession starting in 2008 dramatically affected the employment rates. From July 2007 to June 2010, the U.S. Bureau of Labor Statistics said the unemployment rate in Trumbull County doubled from 6.1% to 12.2%. This rate was lower than the 9.5% national rate, and the 10.5% state rate. Trumbull County's unadjusted August 2013 unemployment rate was 7.6%, while the state's comparable rate at that time was 6.9%.

### Educational Attainment

Educational attainment is an indicator of the current level of skills and training that the residents of an area have. About 87.5% of the residents of Bristol Township over the age of 25 have at least a high school diploma (or equivalent). Approximately 12.8% of that population group graduated from a level of higher education. Compared to the last census, the percentage of the population with a high school diploma increased. Conversely, those who graduated from a higher level of education decreased. The decrease in the number of people with a higher education degree may be attributed to recent college graduates leaving the area to find jobs, often out of state.

Figure 5-1 *Population Age 25+ Educational Attainment*

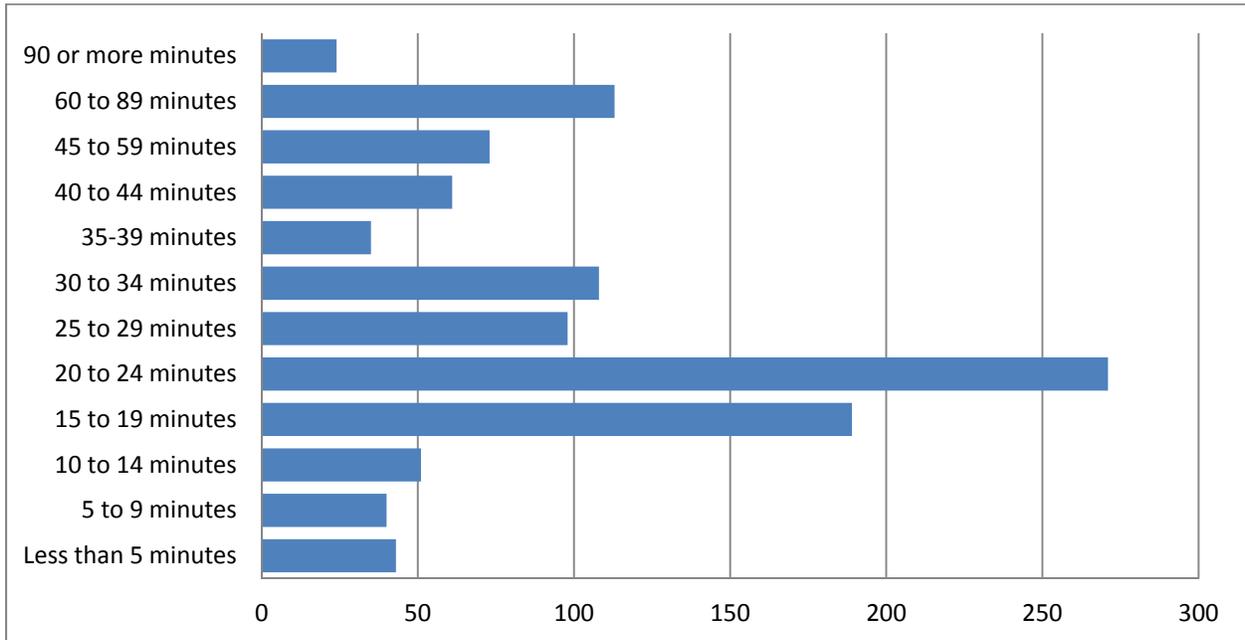


Sources: 2007-2011 American Community Survey, ESRI Community Analyst

## Travel Time to Work

In Bristol Township, the majority of residents travel over 20 minutes to work. Considering Bristol's location in the county, many of the resident's likely work within Trumbull County.

Figure 5-2 *Travel Time to Work*



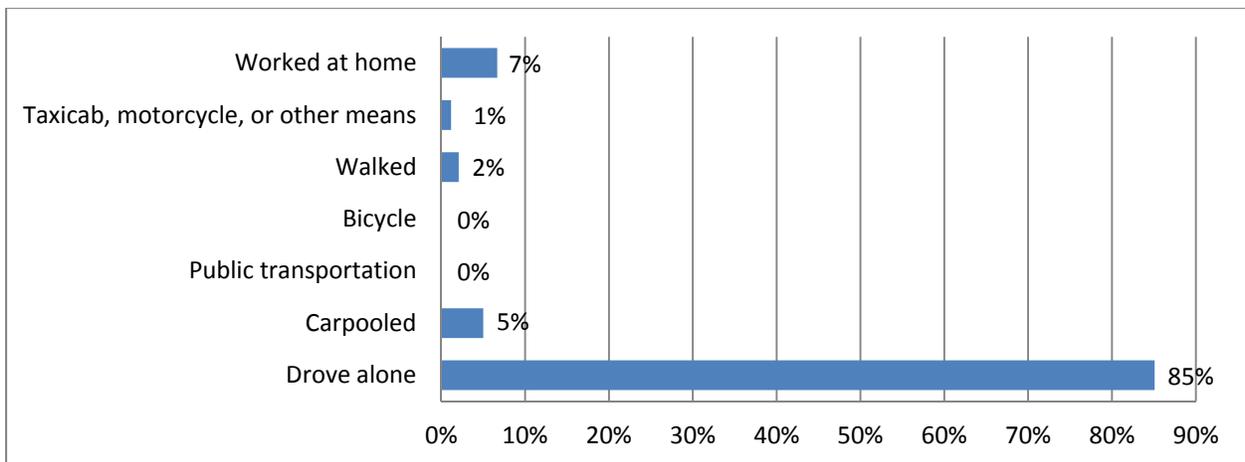
Sources: ESRI Community Analyst, 2007-2011 ACS Community Survey

## Method of Travel to Work

As Bristol Township is a primarily rural location some distance from the more urban areas of the region, it is to be expected that the majority of residents drive to work. Public transportation in the county is very limited, even though the Trumbull County Transit Board took over on-demand transit service to county residents from Niles Trumbull Transit Service on January 1, 2012. The county is also working to improve service coordination among social service agencies. A small number of residents work from home, eliminating their need for regular transportation to work.

Because public transportation in Trumbull County is so limited, and because the nation's suburbs are home to a rapidly growing number of older residents, paratransit costs may increase significantly with rising demand.

Figure 5-3 Means of Transportation to Work

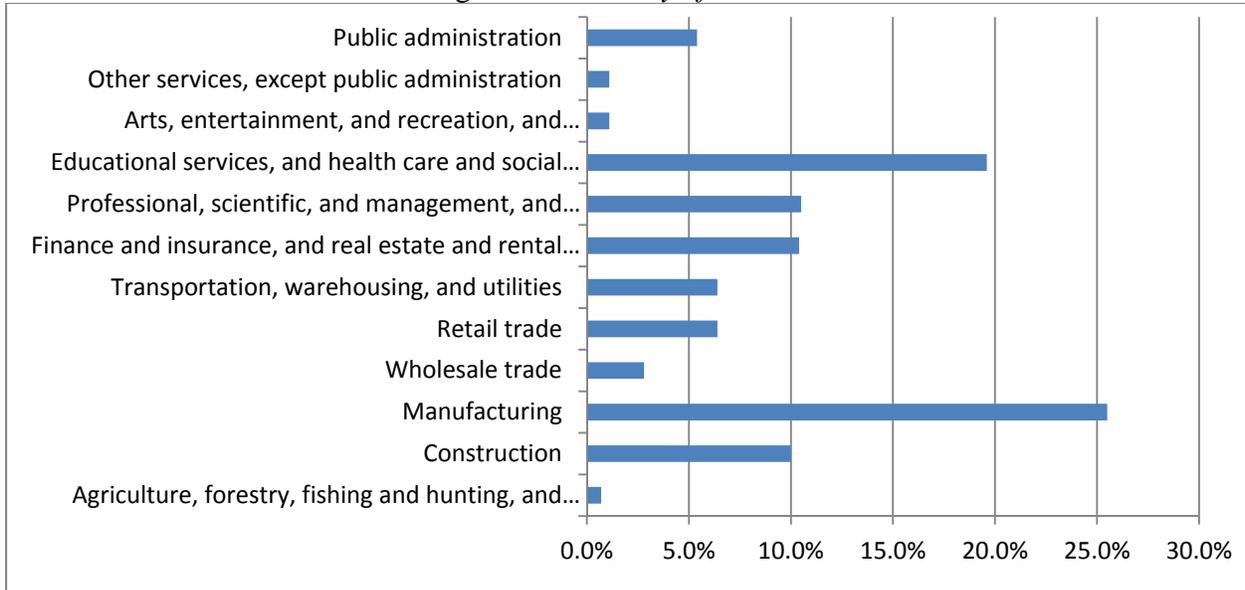


Sources: ESRI Community Analyst, American Community Survey 2007-2011

## Industry of Workers

Type of employment is also considered when analyzing demographic data about a place. The following table shows the top eight categories of industry for employed persons over the age of 16 in 2011. The largest percentage of Bristol Township workers are employed in the manufacturing industry. The second largest employing industry was education, health and social services. This classification is a broad range of employment, most of which are in professional skilled work environments.

Figure 5-4 *Industry of Workers*

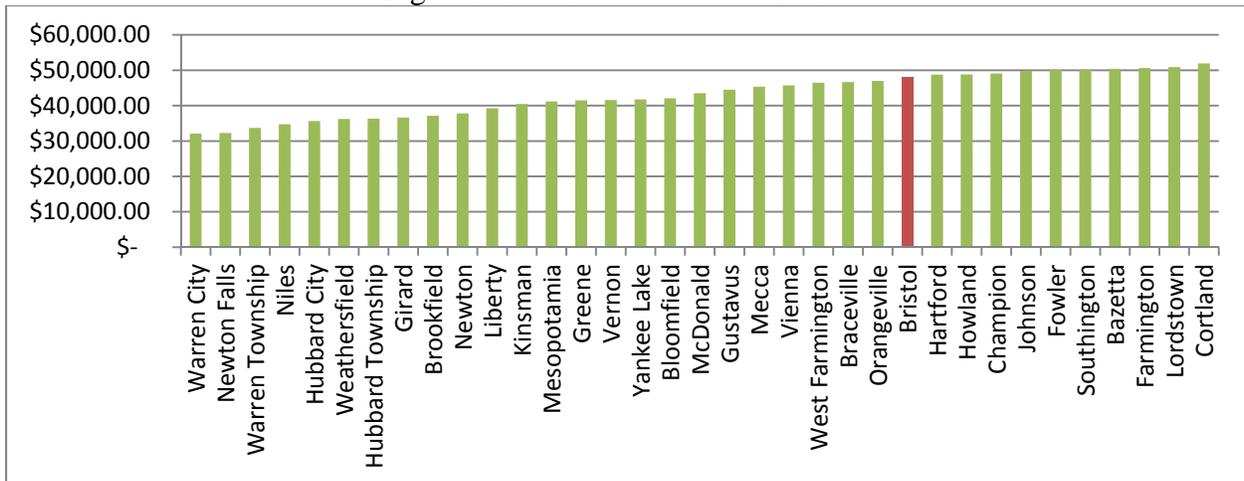


Source: 2007-2011 American Community Survey

## Median Household Income

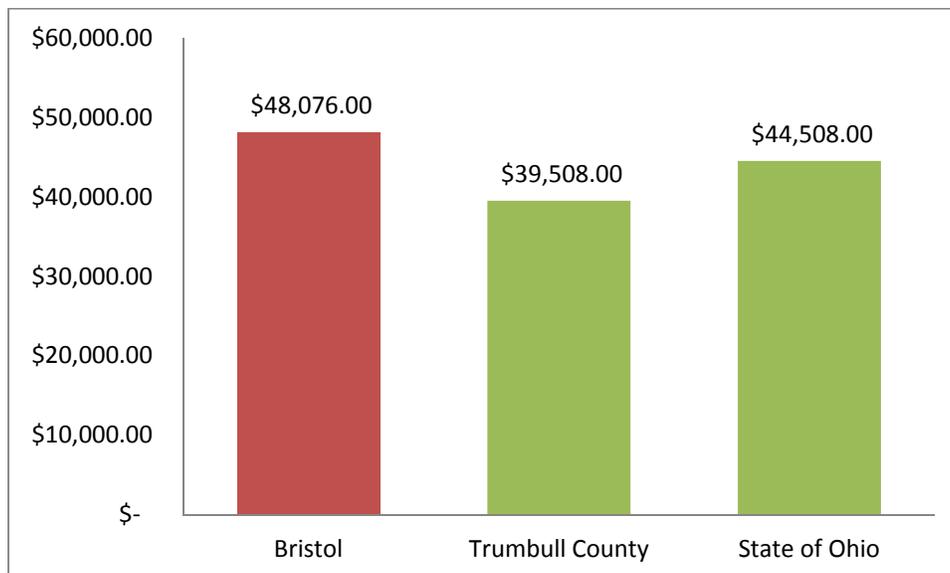
Median household income describes income levels of households in a given area. If all incomes of all households were listed from lowest to highest, this figure is the income in the middle. In Trumbull County, the median household income in 2012 was \$39,508. There is a wide range of household income in Trumbull County that often depends on the neighborhood or community for which data are presented. Bristol Township had a median household income of \$48,076, placing the township above Trumbull County's median. The median household income of the township exceeds that of the Ohio and the United States. In comparison to surrounding townships, Bristol's median income is very close to, but higher than, Champion Township.

Figure 5-5 Median Household Income



Source: ESRI Community Analyst

Figure 5-6 Median Household Income

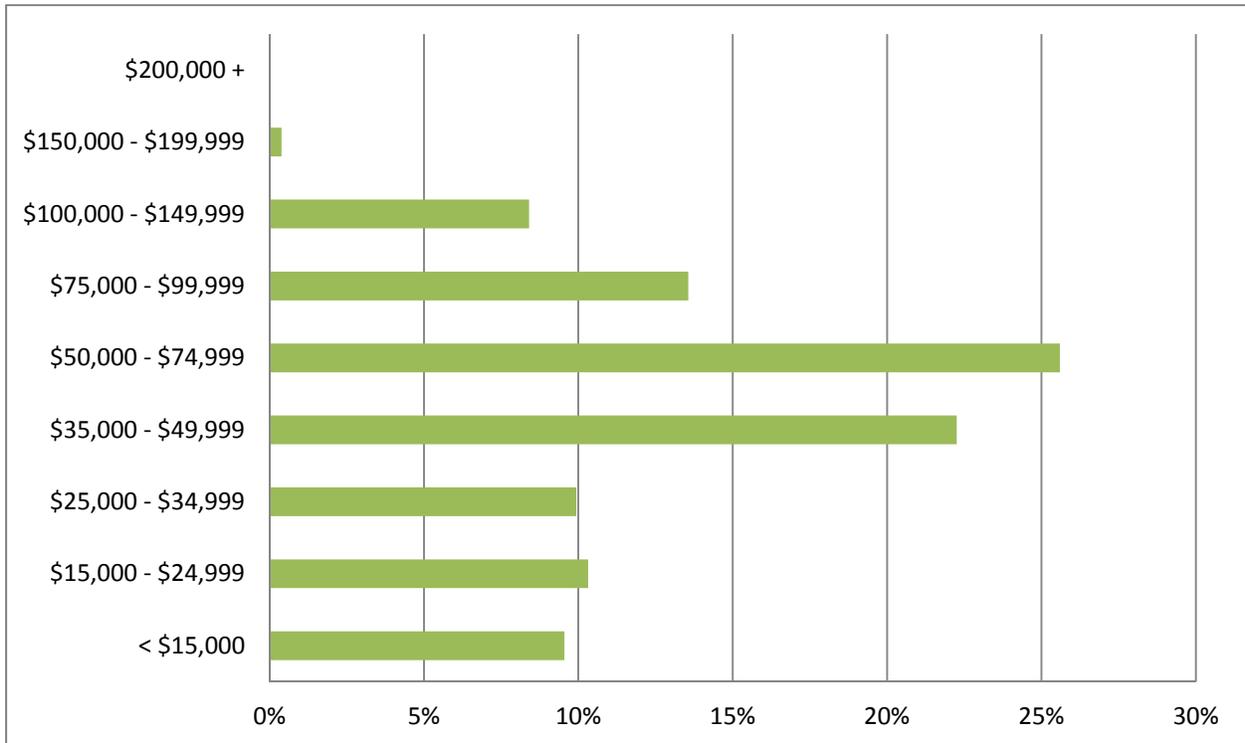


Source: ESRI Community Analyst

## Household Income

Household income data reveal a distribution that is rather even, with the majority of the township having an annual income between \$50,000 and \$74,999. The Mahoning Valley is a low cost of living area, so this income distribution places most township households in the middle class.

Figure 5-7 *Distribution of Household Income*



Source: ESRI Community Analyst

## New Economic Development

Many different factors affect economic development, including transportation, infrastructure, land availability, financial resources, and quality of life indicators. Business access to the transportation system to move workers and products into and out of the Township is a consideration. In addition, the availability of a skilled workforce in close proximity to the business location is important.

Bristol Township is located in north-central Trumbull County. In addition to township residents, a diverse workforce lives in nearby cities and townships that can supply new businesses. The availability of these workers and access to the Township can spur some small-scale economic development opportunities. Bristol Township's particular challenge is the availability of public water and sewer. Lack of capacity and accessibility of public water and sewer service may deter businesses from locating in the Township.

Other challenges for economic development in the Township are its static population projection and the lack of public transportation.

Quality of life is another item related to economic development. Businesses want to locate in areas where their workers can enjoy a healthy natural environment, recreation and cultural opportunities and good schools. The Township is attractive to those who are looking for a rural setting that is also close to many such amenities.

The school system serving the Township is also a benefit. The Bristol School District is a combination of two communities. In July 1988, a merger occurred with the Farmington Local School District and added an additional 400 students to the Bristol Local School District, which averages nearly 750 students per year and maintains a student-teacher ratio of around 16. Today a full comprehensive elementary, middle and high school are provided for its pupils. Bristol Local School District students participate in baseball, basketball, cheerleading, cross-country, golf, soccer, softball, track and volleyball. The school serves as a central hub in the community. The Bristol School District was rated “Effective” by the Ohio Department of Education 2011-2012 school report card. Bristol Elementary was rated “Excellent” and Bristol High School was rated “Continuous Improvement.” On average, Bristol Local School District is better than the state average in quality.



Availability of land is also another factor for economic development. Land use and zoning, including acreage in various designations, are discussed further in the Land Use element of this plan.

The top four businesses desired by respondents to the township’s community survey were:

- Restaurant/diner – 25 survey responses
- Retail (smaller/mom & pop) – 15 survey responses
- Fast food – 12 survey responses
- Ice cream – 10 survey responses

The Township’s economic development partners include:

- Trumbull County Planning Commission;
- Trumbull County Department of Job and Family Services;
- Mahoning Valley Economic Development Corporation;
- Eastgate Regional Council of Governments;
- Youngstown-Warren Regional Chamber of Commerce;
- Western Reserve Port Authority;
- Northeast Ohio Trade and Economic Consortium;
- Kent State University;
- Trumbull County Engineer’s Department; and
- Trumbull County Sanitary Engineer’s Department.

**Economic Development Goal:**

Balance economic development with the Township's small town/rural character.

**Objective E1:** Promote business retention and expansion in cooperation with other economic development partners at the county, regional, state and federal levels.

Policy E1.1:

Work with the County's economic development partners to ensure that they are aware of and further the Township's comprehensive plan.

Policy E1.2:

Work with existing businesses and economic development organizations to identify needs for public facilities and services and opportunities for business expansion.

Policy E1.3:

Encourage economic development and job creation that increases household incomes in the Township.

Policy E1.4:

Give priority for expansion and development to land with existing infrastructure capacity.

**Objective E2:** Promote a diverse Township economy.

Policy E2.1:

Identify types of businesses that the Township may be especially interested in because of their relative market stability, potential for growth, environmental responsibility and/or community involvement.

Policy E2.2:

Work with economic development organizations to develop and implement effective marketing of sites for the desired types of businesses and industries.

Policy E2.3:

Help direct the location and scale of economic growth.

Policy E2.4:

Ensure that an appropriate amount of land is designated for agricultural, industrial, commercial and retail uses based on site characteristics, market demand, community need, population projections and available public facilities and services and infrastructure such as water and sewer.

Policy E2.5:

Work with county, regional state and federal agencies to enable redevelopment of any brownfields identified in the township.

# Chapter 6: Physical Characteristics



Bristol Township  
Comprehensive Plan

## **PHYSICAL CHARACTERISTICS**

The human use of natural systems should aim to meet society's needs today, while conserving resources for the benefit and enjoyment of future generations. There is a balance to achieve between the conservation and protection of natural systems and their use for development. The optimum balance will be achieved when conservation or protection enhances the value of development and vice versa. Virtually all phases of design and construction depend on at least a basic knowledge of the area's natural features. Being aware of the natural characteristics of the land, such as whether the site is in an area prone to flooding, whether wetlands are present, and what types of soils are present, can save time, money and possibly lives.

This section will identify and locate some valuable resources, giving the community tools to move forward in a sustainable way. It will assist in the process of delineating the areas in which development and redevelopment are the most economically sensible, while protecting the areas that are more costly to develop and more valuable when set aside - allowing them to continue to perform their natural functions.

This chapter's inventory and analyses will cover topics, and map features, such as surface water, watersheds and sub-watersheds, groundwater yields, floodplains, wetlands, slopes, riparian forest, depth to bedrock, topographic elevations, bedrock geology, soil groups and glacial geology.

A *Critical Resources and Development Considerations* map (Map 6-13) brings together multiple critical features in one snapshot. This map will include the townships surface water, floodplains, wetlands, hydric soils, flood prone soils, steep slopes and shallow depth to bedrock. This map will also be a very useful tool in determining future land uses.

### **Geology**

The shape of our present landscape is based on geological events that happened long ago, and today geological processes continue to sculpt our bioregion. A basic understanding of geology and these geological processes is important to enhance or limit development in the planning area. Planners, engineers, developers and others need to know what rock formations underlie the soil of the area. Bedrock Geology forms one of two separate types of geologic formations in Northeastern Ohio. The other type of geologic formation, glacial geology, mainly consists of sands, gravels and clays that were deposited by several glaciers.

### **Bedrock Geology**

The Bedrock Geology in Bristol Township is from the Pennsylvanian, Mississippian and Devonian systems. The following are generalized stratigraphic descriptions for the geologic units delineated on the Ohio Division of Geological Survey's open-file 7.5-minute bedrock-geology maps. The geologic units are listed by system in descending stratigraphic order from youngest to oldest. To see these areas refer to Map 6-1, *Bedrock Geology*.

## PENNSYLVANIAN SYSTEM

### **IPap: Allegheny and Pottsville Groups undivided**

Lithology: shale, siltstone, sandstone, conglomerate and subordinate amounts of limestone, clay, flint and coal  
Color: predominantly shades of gray and black  
Bedding: nonbedded to massive  
Thickness: 450 to 620 feet  
Diagnostic features: economic beds of coal and clay; marine limestone, flint, and shale beds; local development of thick quartzose sandstone and conglomerate in lower ¼ of unit; predominant gray color of unweathered rock; rapid horizontal and vertical changes of rock types

## MISSISSIPPIAN SYSTEM

### **Mbbd: Berea Sandstone and Bedford Shale undivided**

#### *Berea Sandstone*

Lithology: sandstone and minor shale  
Color: brown, weathers light brown to reddish brown  
Bedding: thin to thick, planar to lenticular  
Thickness: 5 to 75 feet, locally 100 to 125 feet in Lorain, Cuyahoga and Medina Counties  
Diagnostic feature: dominance of sandstone

#### *Bedford Shale*

Lithology: shale and interbedded siltstone and sandstone  
Color: gray to brown, locally reddish brown  
Bedding: thin to medium, planar to lenticular  
Thickness: 80 to 180 feet, locally thin to absent where Berea Sandstone is thick  
Diagnostic features: dominance of shale, ripple marks in siltstone beds

## DEVONIAN SYSTEM

### **Doh: Ohio Shale**

Lithology: carbonaceous shale with carbonate/siderite concretions  
Color: brownish black to greenish gray, weathers brown  
Bedding: laminated to thin bedded, fissile parting  
Thickness: 250 to 500+ feet  
Diagnostic features: color, petroliferous odor, carbonate/siderite concretions in lowermost 50 feet

The geology of the bedrock heavily determines the chemistry (quality) and movement (flow) of ground water. This information can help to determine the groundwater resource yields of an area.

## **Groundwater Resource Yields and Related Aquifer Geology**

Groundwater is water that saturates voids, pores, fractures and holes in the soil and rock at some depth below the earth's surface. This general definition, however, does not begin to explain all the complex and varied aspects of groundwater, or the importance of groundwater to the nation and Ohio.

There has always been some mystery connected with groundwater because its source is unseen. The ultimate source of all ground water is part of the rain and snow that falls to the earth's surface, seeping down through the soil and collecting in porous geologic formations. These formations act something like sponges and temporarily store the water. If these geologic formations are capable of yielding usable quantities of groundwater to a well, they are called aquifers. The two basic types of aquifers in Ohio are *Sand and Gravel* aquifers and *Bedrock* aquifers.

Groundwater in Sand and Gravel Aquifers occurs in pore spaces between individual grains of sand and gravel. In Bedrock Aquifers, groundwater occurs in pore spaces and along fractures, joints, voids and contacts between different formations. Bristol Township has only Bedrock aquifers.

The groundwater in Bristol Township is obtained from Sandstone and Sandy Shale Bedrock aquifers, and Shale Bedrock overlain by less than 85 feet of clay. The lowest yields in the area are 0-3 gallons per minute (gpm) and occur along the majority of the western edge of Bristol in the Shale Bedrock overlain by less than 85 feet of clay. Yields seldom exceed three gpm and dry holes are possible in these areas. Alternate storage devices may be necessary to provide water during times of peak daily use. It is important to know where the lowest yields occur since yields of 3-10 gpm are just sufficient to support low-density residential units, such as single-family and small business uses. Yields of 10 to 25 gpm may be developed in the remainder of the township from the Sandstone & Sandy Shale Bedrock Aquifer. Ground water is obtained from Mississippian and Pennsylvanian sandstone and sandy shale bedrock. Although occasional yields of up to 75 gpm are possible, maximum sustained yields are closer to 25 gpm. To see the groundwater yields for the township, refer to the *Groundwater Resource Yields* map (Map 6-2).

While the type of bedrock heavily determines the quality and yields of the groundwater resource, it also partially determines the cost of drilling a well. Another cost factor in drilling for groundwater is the depth to bedrock.

### **Depth to Bedrock**

The depth to bedrock in a particular area is valuable information for a variety of users, including homeowners and construction companies because it can save considerable money and frustration. Consider the difficulty and added expense of digging a basement or a ditch for a pipeline or utility lines and suddenly discovering that blasting or other expensive excavation techniques must be used to remove rock when it was anticipated that only easily removable soil would be encountered. Prior knowledge of the depth to the bedrock could result in the selection of a homestead or route for utility lines that would avoid shallow bedrock and extra expense. A

shallow depth to bedrock can also cause problems with septic system installation. In areas such as this, extra cost may be incurred for a suitable alternative system.

Although a shallow depth to bedrock (less than 10 feet) usually makes the excavating of basements for homes, installation of septic treatment systems and the laying of utility lines more expensive or impractical, it is an asset to have such a sturdy base surface for large construction projects such as bridges, tall buildings or manufacturing plants that contain heavy machinery. The shallow depth to bedrock can provide a very strong foundation for larger buildings without basements.

The bedrock in the area ranges from less than 10 feet to greater than 200 feet below the surface. The deepest bedrock in the area is buried in the ancient valleys of pre-glacial origin located along the center of the township's southwest quadrangle. Refer to the Map 6-3, *Depth to Bedrock*, to view the areas that are less than 10 feet (shallow), 10-20 feet, 20-30 feet, 30-40 feet, 40-50 feet, 50-100 feet and 100-200 feet below the surface.

### **Glacial Geology**

Glaciation is a geologic process that shaped the land surface (topography) in Bristol Township. Glaciers are effective agents of erosion, transport and deposition. They deeply scour the land as they move slowly across the countryside. Picture the glacier as a bulldozer with a blade several states wide scraping and pushing millions of tons of earth and rock ahead of it. Some of this material gets deposited along the way, filling pre-glacial valleys, while removing soils and debris from both level lands and pre-glacial hilltops. Although the Great Ice Age ended about 10,000 years ago, imagine what it was like before then.

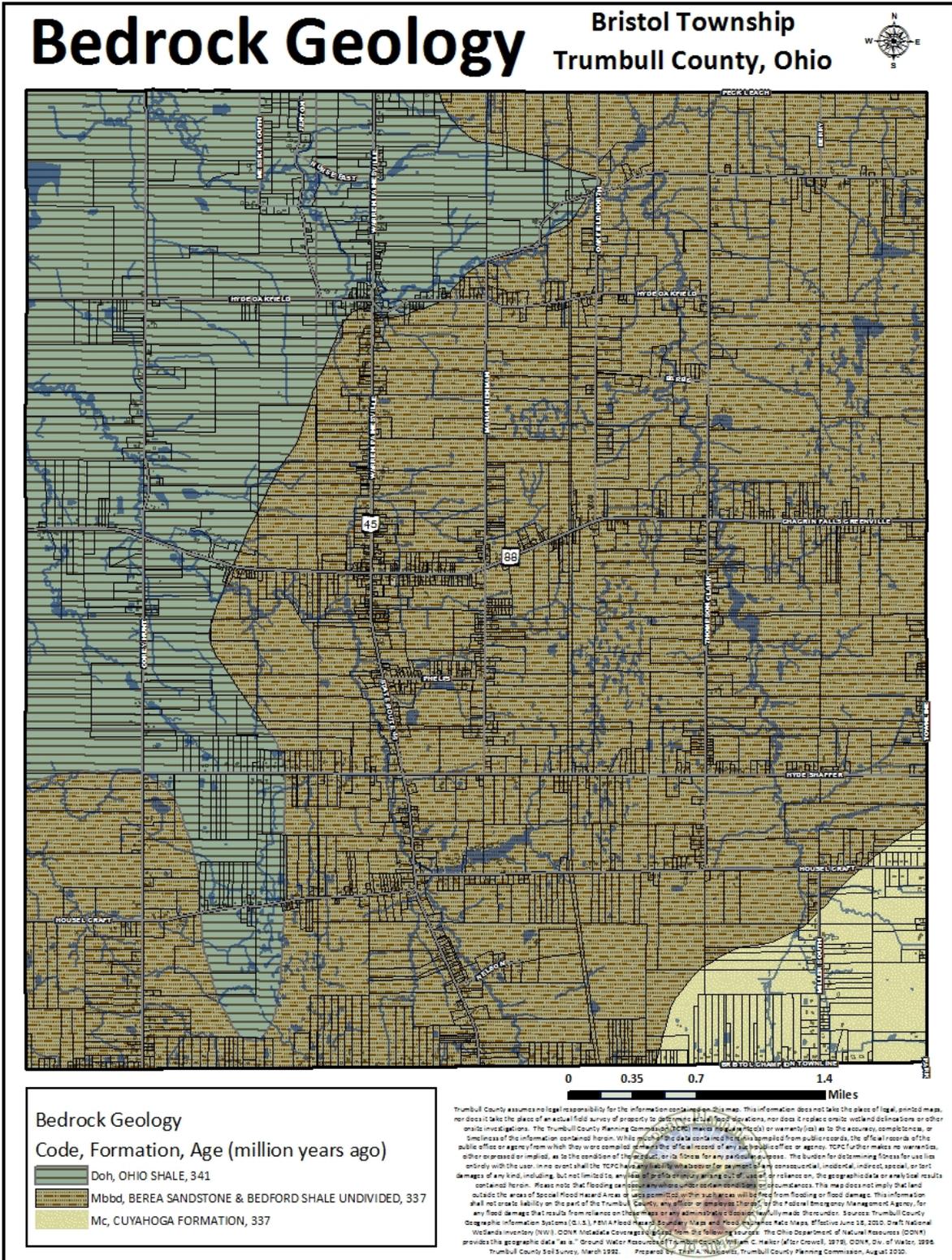
From 10,000 to 1.6 million years ago huge masses of ice flowed under its own weight across large parts of Northeastern Ohio, including Bristol Township and Trumbull County. Many of the erosional and depositional landforms, such as sand and gravel pits, formed because of Pleistocene glaciation. The Pleistocene Ice Age began about 1.6 million years ago and consisted of several intervals of glacial expansion separated by warmer interglacial periods. Based on the best available evidence, it appears that the Pleistocene Ice Age ended about 10,000 years ago. Pleistocene glaciers covered about three times as much of the earth's surface as they do now and were nearly three kilometers thick. Bristol Township was one of the areas in Northeastern Ohio once covered by this ice sheet. Imagine that where you are sitting now was once underneath more than a mile of solid ice.

As the earth warmed, the glaciers receded in Bristol Township and left a landscape that was completely new to the area as well as to Northeastern Ohio as a whole. Bristol Township lies in the glaciated portion of the Appalachian Plateau between the Appalachian Mountain chain to the east and the interior low lands of the Midwest to the west. The land surface is mantled by several glacial drifts of which the most recent was the Wisconsin Age Glacier.

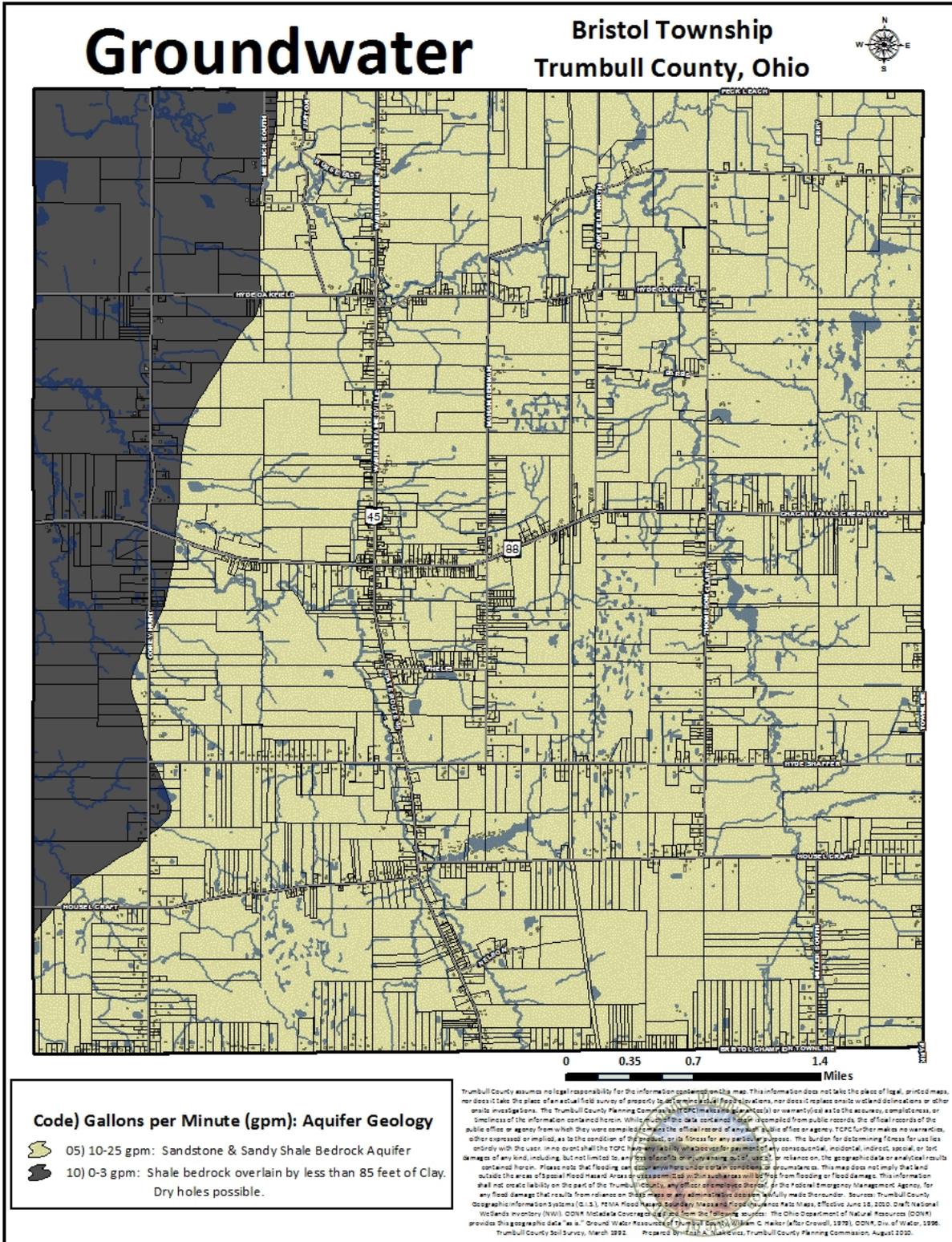
Map 6-4, *Glacial Geology*, shows the areas where ground moraines, end moraines, outwash areas, floodplains and kettleholes occur in the area. Ground moraines are made up of the sediment liberated from melting ice as the glacier's terminus retreated. An end moraine is the

pile of rubble deposited at the terminus of a glacier. The ground moraine has an irregular, rolling topography, whereas an end moraine consists of long ridge like accumulations of sediment. Outwash areas include low terraces and valley trains. The composition of outwash material is generally sand, which may be silty. The outwashed sand may be above till or clay. Floodplains are vast blankets of sediment deposited by the glacier's discharge water. These areas contain numerous circular to oval depressions, called kettleholes, which form when the retreating ice sheet leaves a block of ice that is partially or wholly buried. Kettleholes, generally now incorporated in floodplains, may contain peat or muck. The glaciers have altered the area of Bristol Township topography to what it is today. When the previously existing streams were blocked with glacially deposited materials, the elevations changed and new drainage patterns formed.

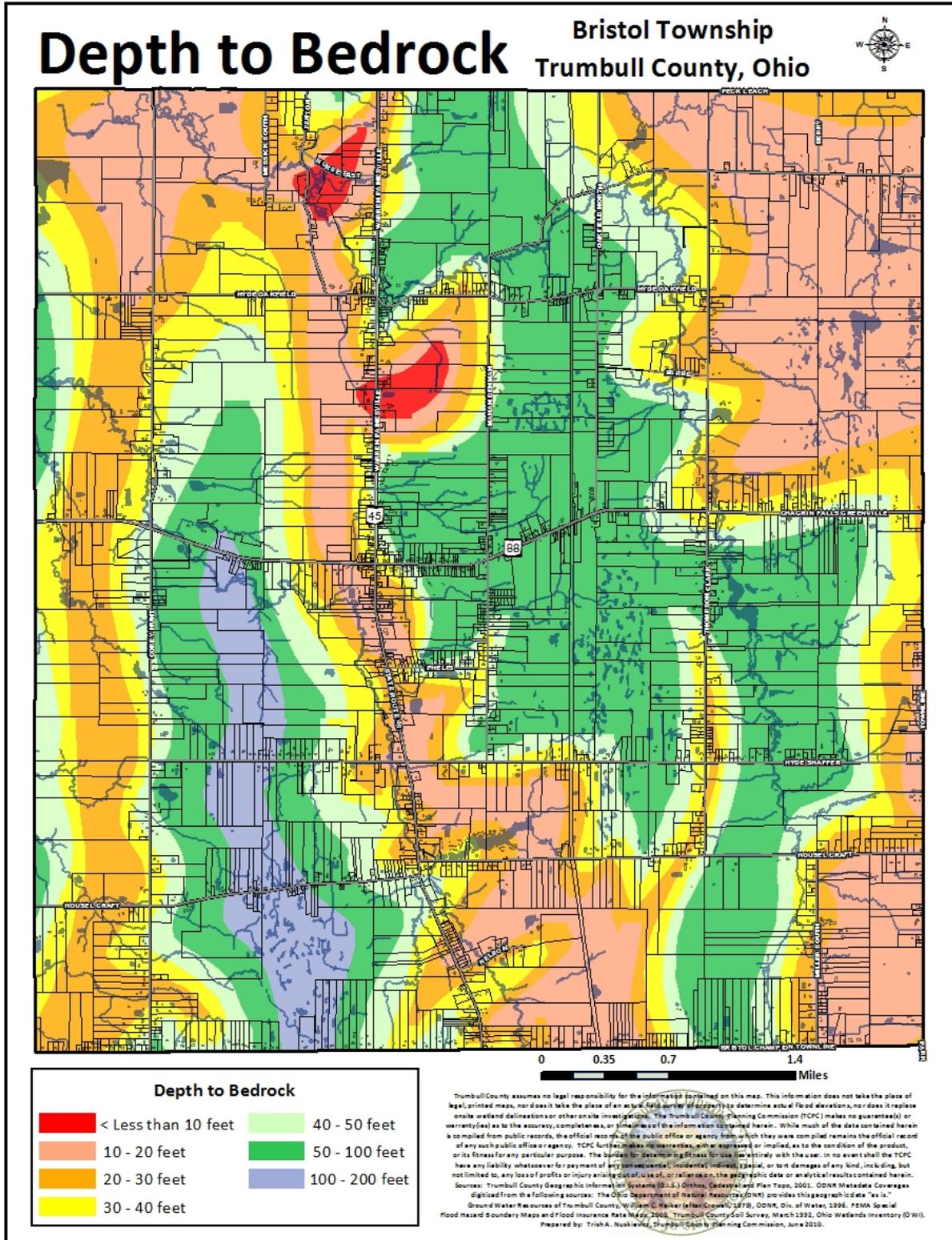
Map 6-1 *Bedrock Geology*



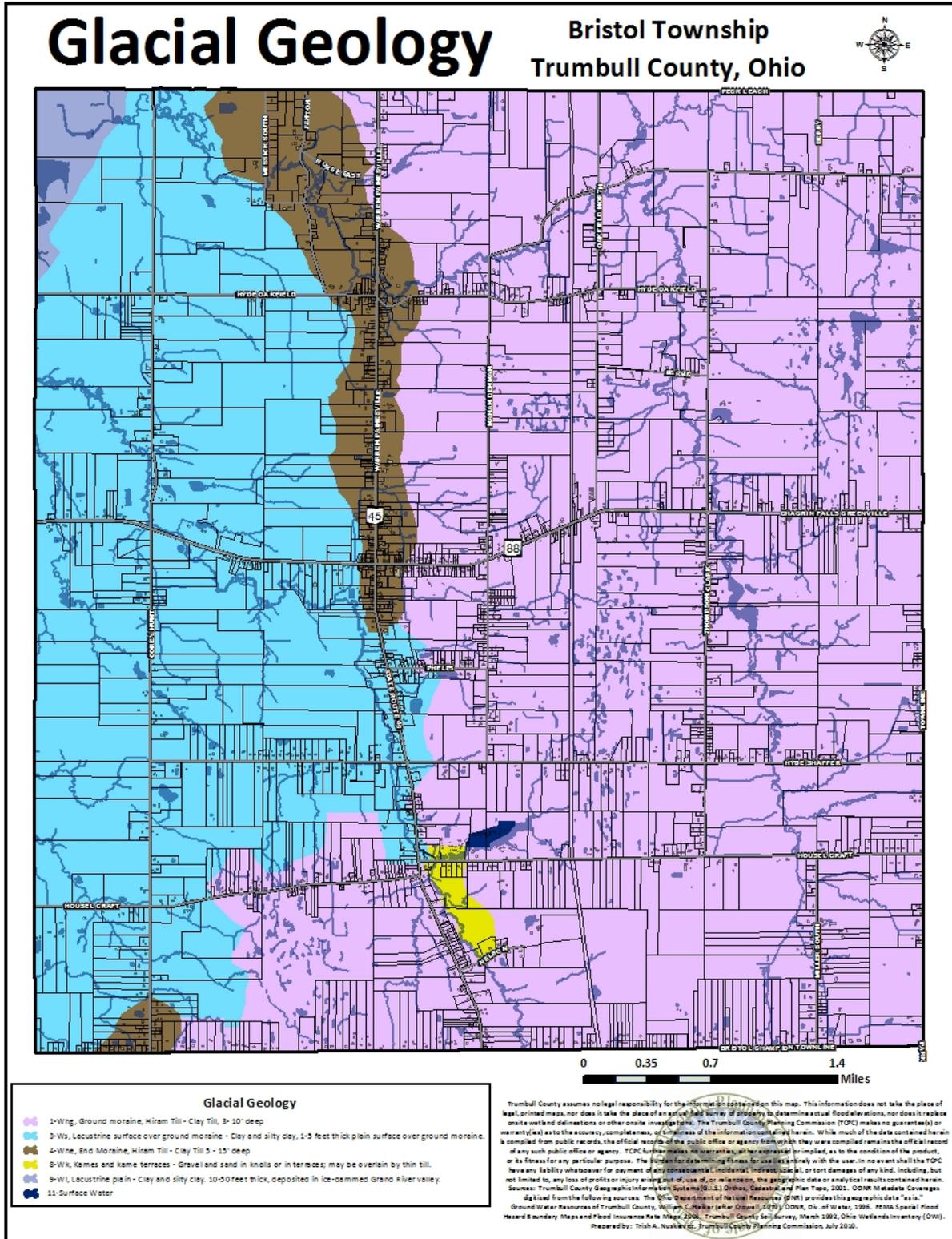
Map 6-2 Groundwater Yields



Map 6-3 Depth to Bedrock



Map 6-4 *Glacial Geology*



## **Topography and Elevation**

Topography is an important physical element that can influence the growth, urban and rural development, and the daily lives of an area's residents. These same natural features can play a strong role in the preservation of the area's natural state.

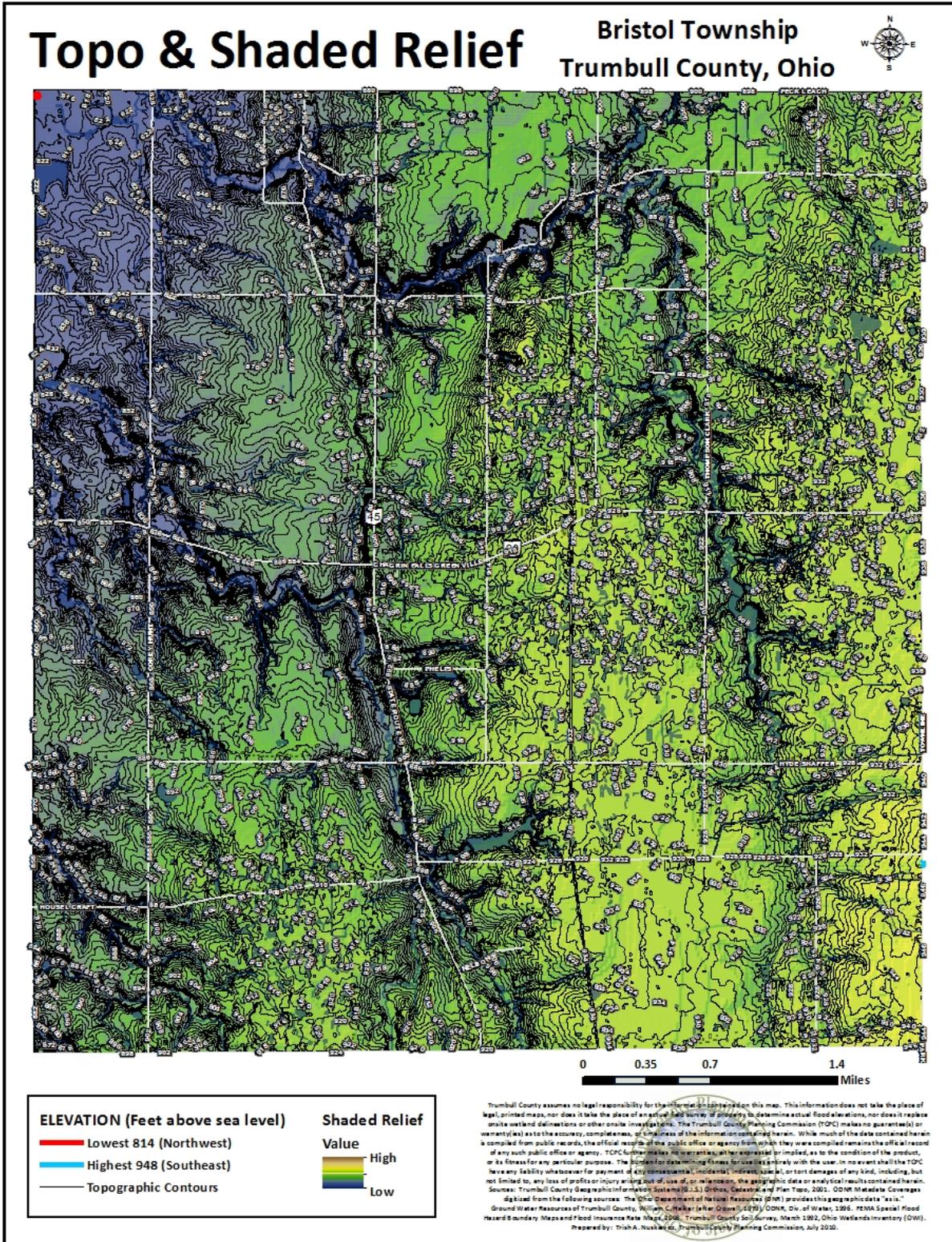
Elevations in Bristol Township range from 814-948 feet above sea level (fasl). The highest elevation of 948 fasl is located in the southeast quadrant just south of the intersection of Housel Craft and the eastern border of Bristol Township. The lowest elevation in the area is 814 fasl. The lowest elevations occur in the northwestern corner of Bristol Township. See Map 6-5, *Topography*.

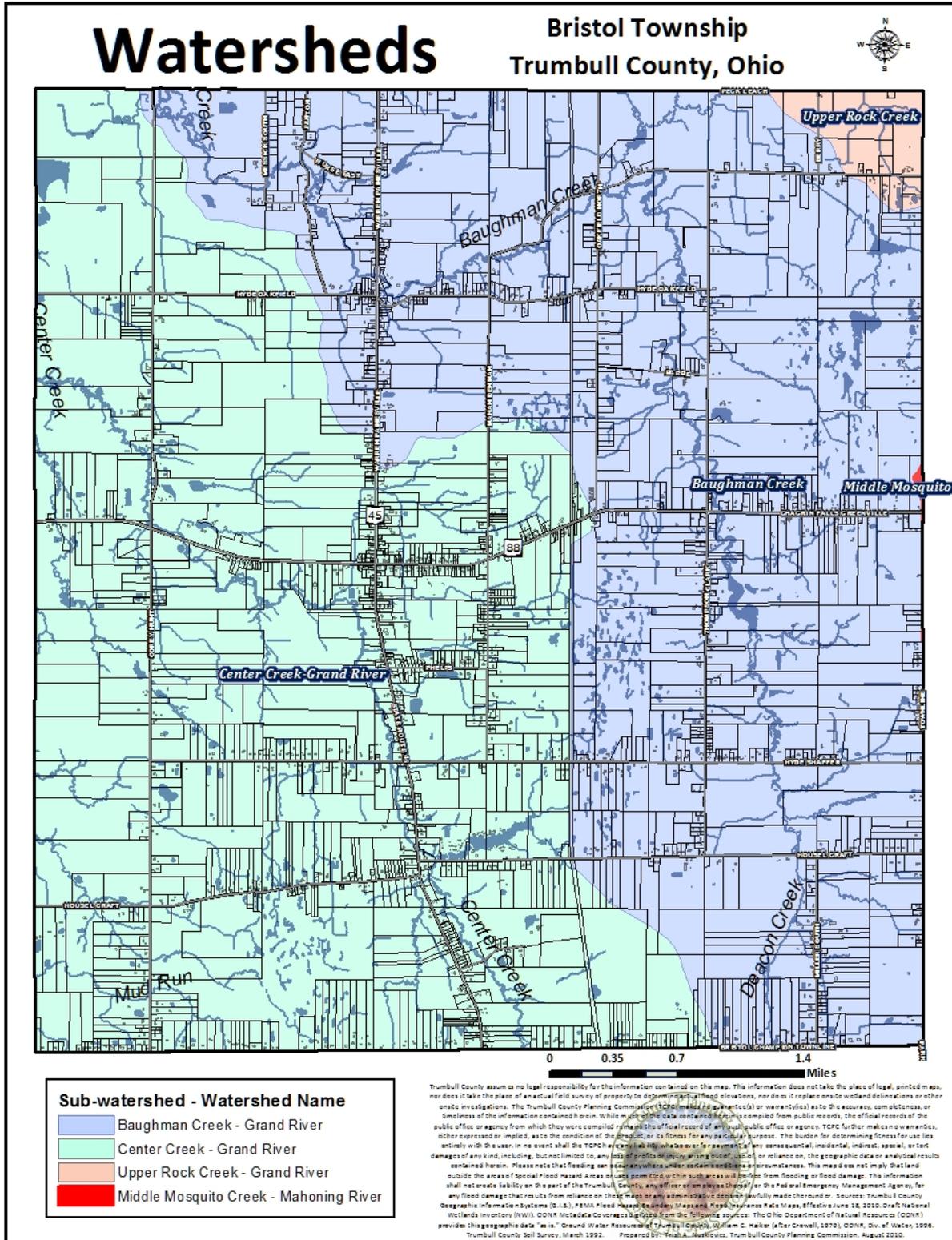
## **Watershed Drainage Basins**

The majority of Bristol Township is located in the Grand River Watershed. The Grand River flows north and empties into Lake Erie. There is also a tiny area of Bristol Township located in the Mahoning River Watershed just to the north of the intersection of Townline Road and Chagrin Falls-Greenville Road (State Route 88). This very small section is located on the east-central township line, where surface water flows into the Middle Mosquito Creek sub-watershed to Mosquito Lake and eventually the Mahoning River. Rainfall also has the potential to filter through the soil, seep into the bedrock and end up in a glass of drinking water to be consumed by a Bristol Township resident or visitor. A growing concern about water quality issues often focuses on how to protect drinking and recreational water resources for safe future usage and highlights the ever-increasing need for protection of the entire watershed and restoration of the parts that may be damaged or contaminated.

Sub-watersheds divide Bristol Township into four different areas of flow. Only one of these flows into the Mahoning River via the Middle Mosquito Creek sub-watershed. The remaining three sub-watersheds flow into the Grand River. These are Baughman Creek, Center Creek and Upper Rock Creek. See Map 6-6, *Watersheds*, to view these areas.

Map 6-5 Topography





## Soils

Soil is one of Ohio's most priceless natural resources. It is an essential link between the parent material below and the life above. Most land-dwelling organisms (such as plants, animals and humans) are dependant on soil for their existence. Our soils are derived from rocks and glacial materials. Sound land use and land management depend on a thorough understanding of soils and their properties. These properties can help to determine if the site is suitable for building, a septic tank absorption field, crops, woodland and many other uses. This information is intended to provide a general idea of suitable uses for an area; however, an onsite soil survey should be performed to verify actual site conditions.

Soils, like varieties of plants and breeds of animals, differ considerably from one another. Many soils in Trumbull County have poor natural drainage and remain wet for long periods of the year. Some of these extremely wet soils are known as hydric soils and it is in these soils that we are likely to encounter wetlands. Floodplains develop in the soils that border streams, this area is usually level and naturally subject to flooding. Deep, level and well-drained soils are suited for many uses. Because soil differences can mean success or failure in human use of the land, it is important that these differences can be recognized, addressed or avoided.

Soils in Bristol Township are of two types, *residual* and *transported*. Residual soils are formed through the weathering or breaking down of the parent rocks in the area, which are sandstones and shales. Transported soils are formed in other localities and carried to the areas of deposition by water, wind or ice. In some places, the soils have been modified or even created by human activities. These soils have been grouped together as "urban soils" on some maps in this chapter.

Many maps included in this section were created for Bristol Township based, at least in part, on the knowledge of various soil characteristics. These soil-based maps include Map 6-7, *Soil Groups*, Map 6-8, *Slopes*, and Map 6-9, *Wetlands and Hydric Soils*. Other soil-based themes included on the maps are the urban soils theme and the shallow depth to bedrock theme.

## Soil Types

The inventory of soil types and our summary of characteristics found in Bristol are:

Cb - Canadice silty clay loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

CcA - Caneadea silt loam, 0 to 2 percent slopes.

- High clay content, subject to excessive compaction when wet.
- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited septic tank absorption fields.

CcB - Caneadea silt loam, 2 to 6 percent slopes.

- High clay content, subject to excessive compaction when wet.

- Perched, seasonal high water table.
- Poorly suited for building site development.
- Poorly suited for septic tank absorption fields.

CfB - Canfield silt loam, 2 to 6 percent slopes.

- Need to control erosion.

CnA - Chili loam, 0 to 2 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tanks absorption fields are installed too deep in the soil.

CnB - Chili loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- Nearby groundwater may be contaminated if the distribution lines in septic tanks absorption fields are installed too deep in the soil.

CnC - Chili loam, 6 to 12 percent slopes.

- Erosion and drought are the main hazards.
- Probable source of sand and gravel.

CoD - Chili gravelly loam, 12 to 18 percent slopes.

- Moderately steep slopes.
- Runoff is rapid.
- Probable source of sand and gravel.

CrF - Chili-Oshtemo complex, 25 to 50 percent slopes.

- Deep, very steep slopes, hazard of erosion is very severe if vegetation is removed.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Moderately well suited for trees and woodland wildlife habitat.

Ct - Condit silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

Da - Damascus loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Seasonal wetness.
- Poorly suited for building site development.
- Generally unsuited septic tank absorption fields.

DrA - Darien silt loam, 0-2% slopes

- Perched seasonal high water table.
- Poorly suited for building site development.

- Moderately well suited for woodland.
- Poorly suited to septic tank absorption fields.

DrB - Darien silt loam, 2-6% slopes

- Perched seasonal high water table.
- Poorly suited for building site development.
- Moderately well suited for woodland.
- Poorly suited to septic tank absorption fields.

EhB - Ellsworth silt loam, 2 to 6 percent slopes.

- Erosion is the main management concern.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhB2 - Ellsworth silt loam, 2 to 6 percent slopes, eroded.

- Erosion is the main management concern.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhC2 - Ellsworth silt loam, 6 to 12 percent slopes, eroded.

- Erosion is a serious hazard.
- Poorly suited to septic tank absorption fields.
- Seasonal high water table.

EhD2 - Ellsworth silt loam, 12 to 18 percent slopes, eroded.

- Moderately steep slopes.
- Seasonal wetness.
- Poorly suited site for building development.

EyB – Elnora loamy fine sand, 2-6% slopes

- Seasonal high water table.
- Moderately suited to building site development.
- Moderately well suited for row crops and pasture.
- Moderately well suited for woodland.
- Moderately well suited to septic tank absorption fields.

FcA - Fitchville silt loam, 0 to 2 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

FcB - Fitchville silt loam, 2 to 6 percent slopes.

- Seasonal wetness.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

GbB - Geeburg silt loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness.
- Maintain plant coverage to avoid excessive soil loss and erosion.

GbB2 - Geeburg silt loam, 2 to 6 percent slopes, eroded.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness.
- Maintain plant coverage to avoid excessive soil loss and erosion.

GbC - Geeburg silt loam, 6 to 12 percent slopes.

- Poorly suited to septic tank absorption fields.
- Erosion is a serious hazard.

GbC2 - Geeburg silt loam, 6 to 12 percent slopes, eroded.

- Poorly suited to septic tank absorption fields.
- Erosion is a serious hazard.

GfB - Glenford silt loam, 2 to 6 percent slopes.

- Seasonal high water table, frost action and shrink swell potential.
- Susceptible to surface crusting and erosion.

GfC - Glenford silt loam, 6 to 12 percent slopes.

- Erosion is a management concern; establish vegetation.

HaA - Haskins loam, 0 to 2 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action may be problems.

HaB - Haskins loam, 2 to 6 percent slopes.

- Poorly suited to septic tank absorption fields.
- Seasonal high water table, erosion and frost action may be problems.

HbB - Haskins-Urban Land Complex, 2 to 6 percent slopes.

- Covered by streets, parking lots, buildings and other structures.
- Soil is used for parks, lawns and gardens.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.

- Frequently flooded, prolonged wetness and frost action are problems.
- Most areas support wetland vegetation.
- Hydric soil, high water table near or above surface during extended wet periods.
- Lowest and wettest part of the flood plain.
- Subject to ponding.
- Seasonal wetness.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

JtA - Jimtown loam, 0 to 2 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

JtB - Jintown loam, 2 to 6 percent slopes.

- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.
- Seasonal wetness and frost action are problems.

Lo - Lorain silty clay loam, hydric.

- Hydric soil.
- Perched seasonal high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

MgA - Mahoning silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

MgB - Mahoning silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Excessive wetness and very slow permeability.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Or - Orrville silt loam, frequently flooded

- Soil suitable for hiking trails during the drier part of the year.
- Seasonal high water table.
- Located on flood plains.
- Subject to flooding.
- Generally unsuited to building site development because of the hazard of flooding.
- Generally unsuited to septic tank absorption fields because of the hazard of flooding.

OsB - Oshtemo sandy loam, 2 to 6 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground water if the distribution lines are installed too deep in the soil.

OsC - Oshtemo sandy loam, 6 to 12 percent slopes.

- Probable source of sand and gravel.
- The effluent in septic tank absorption field can pollute ground water if the distribution lines are installed too deep in the soil.

Pg - Pits, gravel.

- Gravel removed.
- Can be developed as wildlife habitat or recreational uses.
- Establish vegetation to reduce hazard of erosion.

PsA - Platea silt loam, 0-2% slopes

- Perched seasonal high water table.
- Poorly suited for building site development.
- Moderately well suited for woodland.
- Poorly suited to septic tank absorption fields.

PsB - Platea silt loam, 2-6% slopes

- Perched seasonal high water table.
- Poorly suited for building site development.
- Moderately well suited for woodland.
- Poorly suited to septic tank absorption fields.

RdB - Rawson silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Erosion is the main hazard.
- Limitations on septic tank absorption fields.

RmA - Remsen silt loam, 0 to 2 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

RmB - Remsen silt loam, 2 to 6 percent slopes.

- Seasonal high water table.
- Poorly suited for building site development.
- Poorly suited to septic tank absorption fields.

Sb - Sebring silt loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

Sc - Sebring silt loam, till substratum, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

Tr - Trumbull silty clay loam, hydric.

- Hydric soil, high water table near or above surface during extended wet periods.
- Subject to ponding.
- Excessive wetness and slow permeability.
- Poorly suited for building site development.
- Generally unsuited for septic tank absorption fields.

An inventory of soil types is useful when similar types are grouped into categories and depicted on a map. The categories are flooding soils, hydric soils, shallow depth to bedrock, steep slopes and urbanized soils. These categories have been broken down into their individual soil units below.

**Flooding Soils:** Lowland areas along waterways are naturally subject to flooding. The following soil types indicate that flooding does occur frequently or occasionally in these specific areas.

- Ho - Holly silt loam, frequently flooded.
- Or - Orrville silt loam, frequently flooded.
- Tg - Tioga loam, occasionally flooded.

**Hydric Soils** (survey for wetlands):

- Cb - Canadice silty clay loam, hydric.
- Ct - Condit silt loam, hydric.
- Da - Damascus loam, hydric.
- Ho - Holly silt loam, hydric and frequently flooded. Lowest and wettest part of the floodplain.
- Sb - Sebring silt loam, hydric.
- Sc - Sebring silt loam, till substratum, hydric.

**Shallow Depth to Bedrock:**

- LxF - Lordstown - rock outcrop complex, 18 to 50 percent slopes, areas of exposed bedrock.
- LyB - Loudonville silt loam, 2 to 6 percent slopes.
- LyC - Loudonville silt loam, 6 to 12 percent slopes.
- LyD - Loudonville silt loam, 12 to 18 percent slopes.
- LzB - Loudonville-Urban land complex, 2 to 6 percent slopes.
- MhA - Mahoning silt loam, shale substratum, 0 to 2 percent slopes.
- MhB - Mahoning silt loam, shale substratum, 2 to 6 percent slopes.
- MhC - Mahoning silt loam, shale substratum, 6 to 12 percent slopes.
- MtA - Mitiwanga silt loam, 0 to 2 percent slopes.
- MtB - Mitiwanga silt loam, 2 to 6 percent slopes.

**Steep Slopes:**

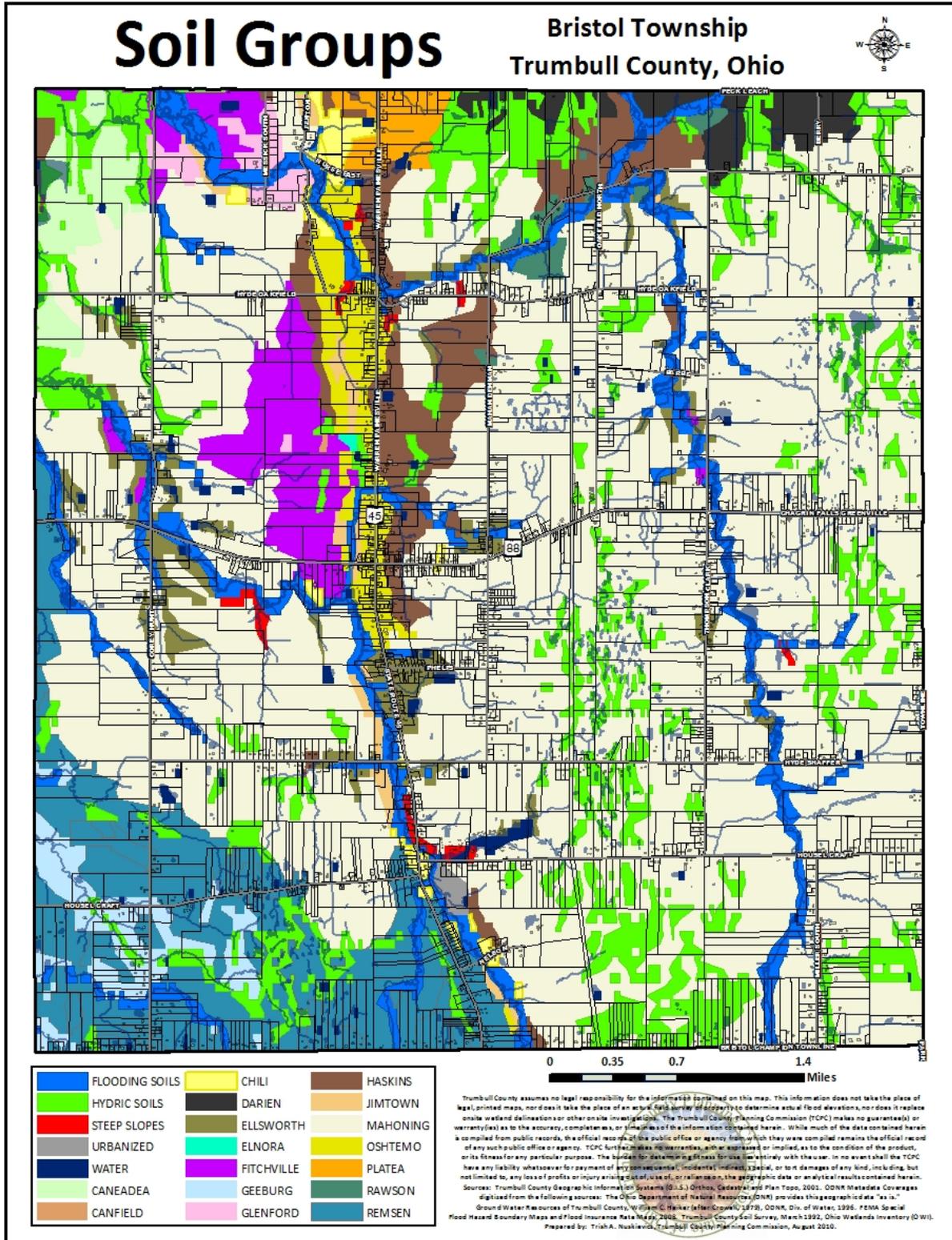
- BrF - Brecksville silt loam, 25 to 50 percent slopes.
- EhD2 - Ellsworth silt loam, 12 to 18 percent slopes, eroded.
- LxF - Lordstown - rock outcrop complex, 18 to 50 percent slopes.
- LyD - Loudonville silt loam, 12 to 18 percent slopes

**Urbanized Soils** (have been altered from their original characteristics by human activities):

- ExB - Ellsworth - Urban land complex, 2 to 8 percent slopes.
- LzB - Loudonville-Urban land complex, 2 to 6 percent slopes.
- Ud - Udorthents, loamy.
- Ur - Urban land.
- WeB - Wadsworth-Urban Land complex, 2 to 6 percent slopes.

Source: Soil Survey of Trumbull County, Ohio, USDA, Natural Resources Conservation Service, Ohio Agricultural Research and Development Center, and Ohio Division of Natural Resources, Division of Soil & Water Conservation, March 1992. Grouping into categories and summarization of soil characteristics by Trumbull County Planning Commission, April 2000/Last Updated October 2010.

Map 6-7 Soil Groups



## **Slopes**

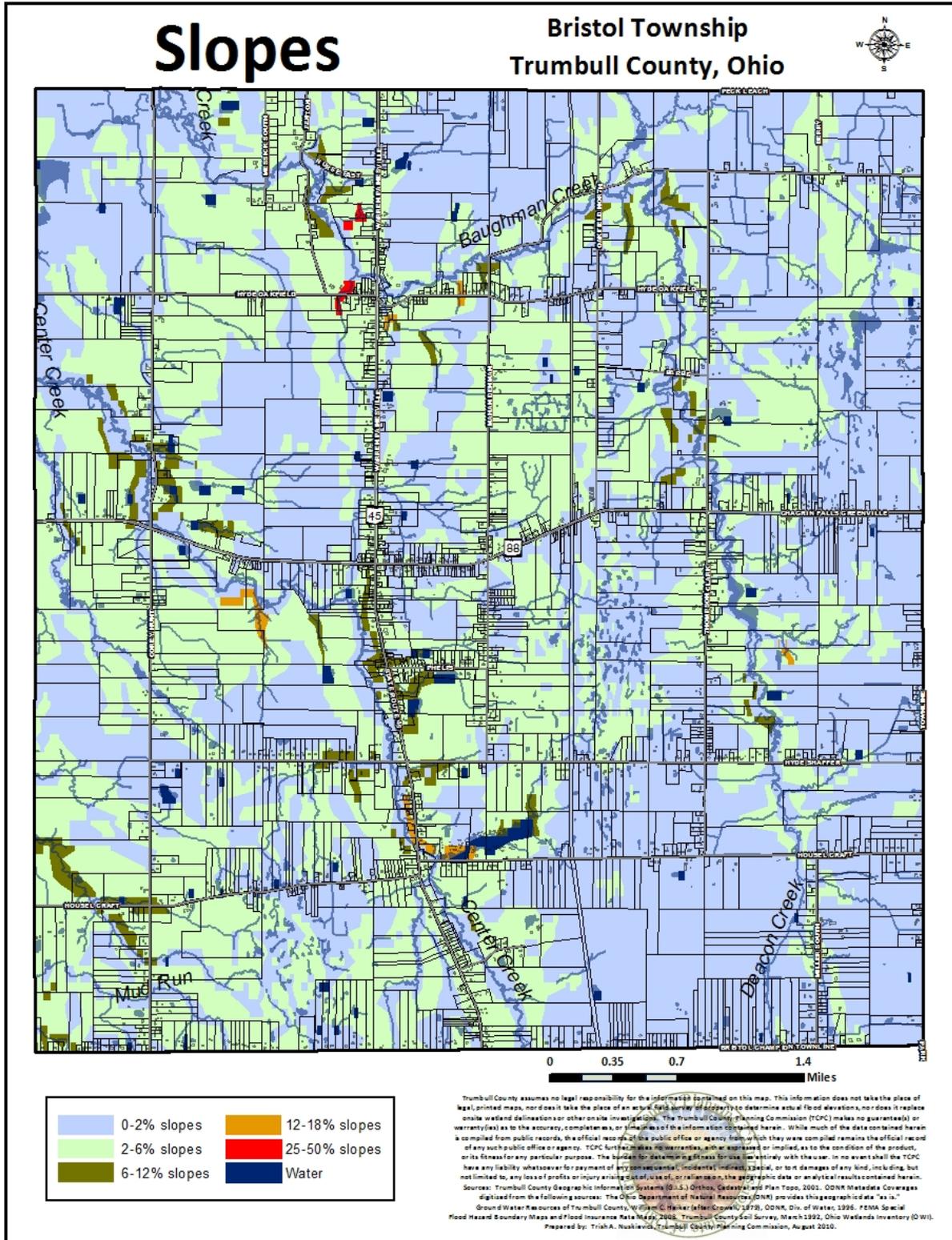
The specific soil types listed on the previous pages were determined, in part, by the slope of the land. Although the slopes in Bristol Township range from 0-50%, the majority of the slopes range from 0-6% (see Map 6-8). The area ranges from nearly flat and gently rolling; to a few extremely steep slopes. The steepest slopes are 25-50%, which means that in a 100-foot horizontal distance, the elevation drops 25 to 50 feet. These areas can usually be found sloping down into a drainage way. Development can occur on steep slopes but only at costs much higher than construction on more level lands, and is not recommended. The steep slopes in the area occur wherever the creeks have cut relatively deep incisions through the land surface during the process of erosion. Steep slopes and the hazard of erosion make these areas poorly suited to building development.

Due to higher costs associated with developing on steeper slopes, for water quality protection and safety hazards associated with building in such areas, it is a recommendation to avoid any development along drainage ways. These areas should be protected and left covered with natural, native vegetation.

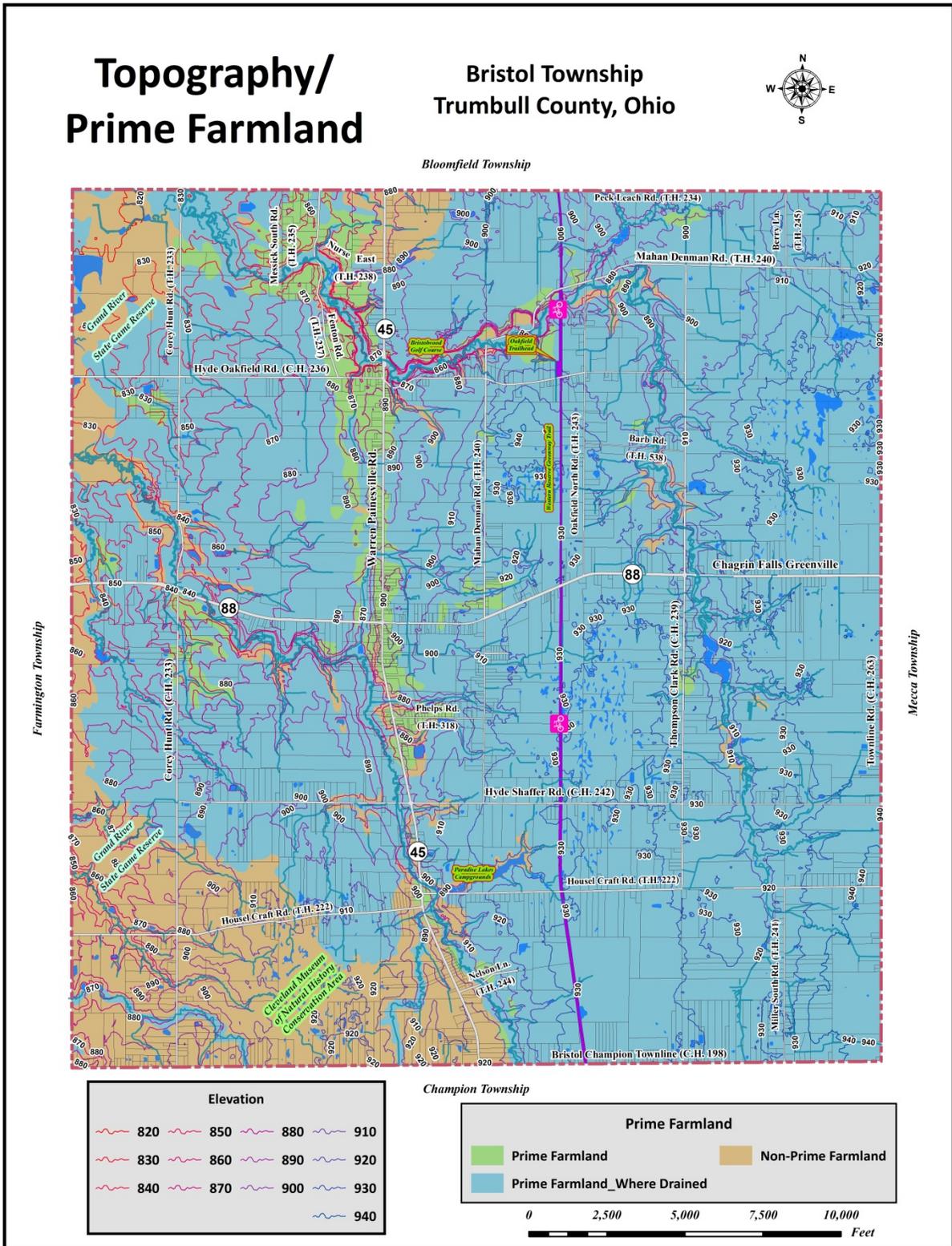
## **Farmland**

Agriculture is a major component of Trumbull County's economy and the broader agricultural district. Map 6-9 depicts prime farmland in the context of Bristol Township's topography.

Map 6-8 Slopes



Map 6-9 Prime Farmland



## Wetlands

For regulatory purposes under the Clean Water Act, the term “wetlands” means “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [EPA Regulations listed at [40 CFR 230.3\(t\)](#)]

The presence of hydric soils, hydrophytic vegetation and hydrology are the three elements for an area to be considered a wetland. Different soils with similar characteristics form the soil pattern for hydric soils. Wetlands occur in open space areas or along creek corridors. Map 6-10 depicts Bristol Township’s wetlands.

Wetlands provide many benefits, including food and habitat for fish and wildlife, flood protection, shoreline erosion control, natural products for human use water quality improvement, and opportunities for recreation, education and research.

“Nonpoint source” water pollution is the nation's leading cause of surface- and ground water quality impairment. Nonpoint source water pollution affects a water body from sources such as polluted runoff from agricultural areas draining into a river. Nonpoint source pollution can be contrasted with point source pollution, where discharges occur to a body of water at a single location. Properly managed wetlands can help improve water quality by intercepting surface runoff and removing or retaining nutrients, processing organic wastes, and reducing sediment before it reaches open water.

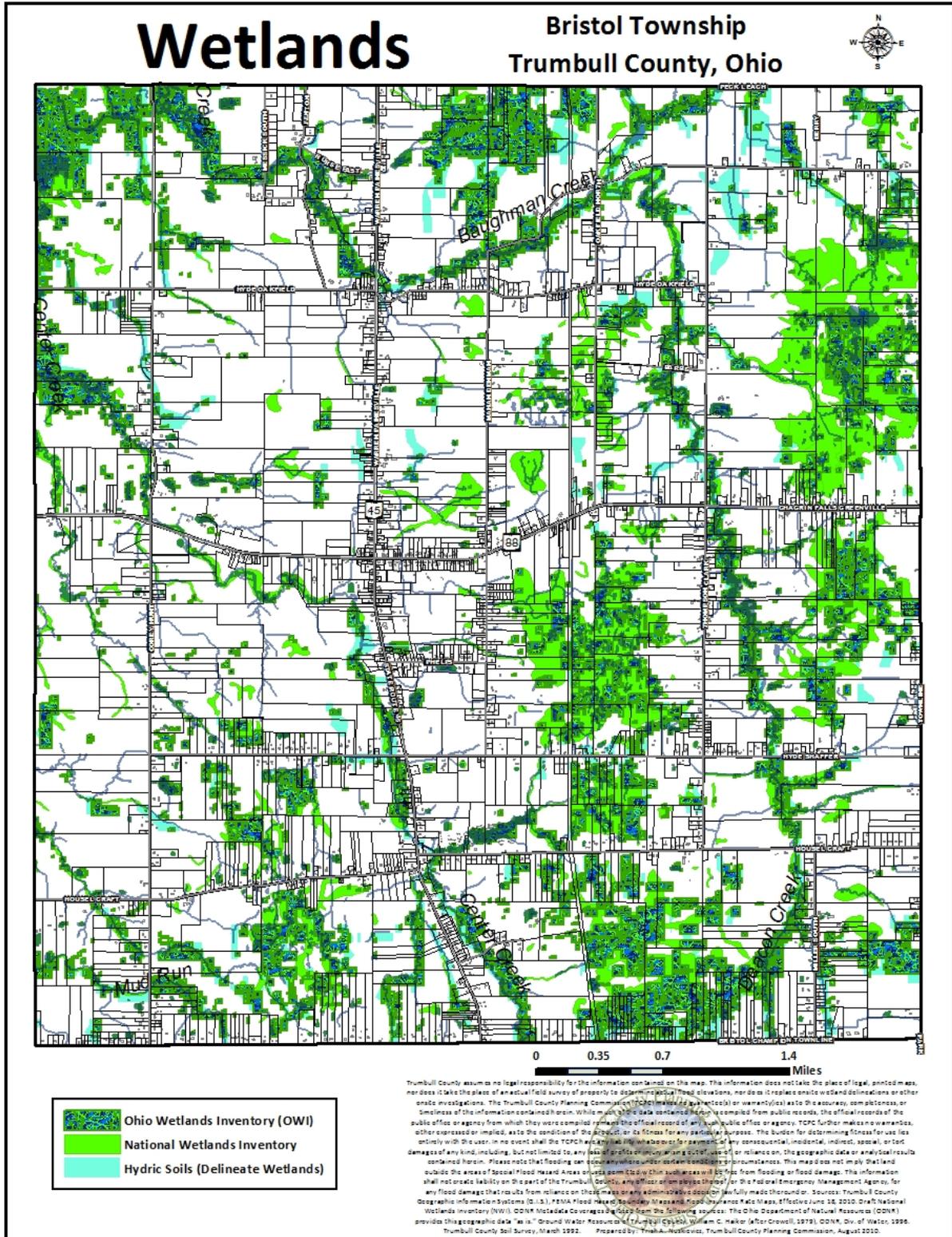
Wetland plants provide shelter and food to diverse species. Wetlands can hold leaves and stems that break down in the water. This enriched material, or detritus, is food for insects, shellfish and forage fish, and it provides nutrients for wetlands plants and algae. Recreational fish like striped bass, as well as mammals, reptiles and amphibians, eat the invertebrates and forage fish.

Wetlands are among the world’s most biologically productive natural ecosystems. They can be compared to tropical rain forests and coral reefs in the diversity of species they support. Wetlands are vital to the survival of various animals and plants, including threatened and endangered species. The U.S. Fish and Wildlife Service estimates that up to 43% of the threatened and endangered species rely directly or indirectly on wetlands for survival. For other species, wetlands are primary habitats or provide important seasonal habitats where food, water and cover are plentiful. An estimated 50 million people spend \$10 billion each year observing wetlands-dependent birds.

Wetlands often act like natural tubs or sponges, storing floodwater, or surface water that collects in isolated depressions and slowly releasing it. Trees and other wetland vegetation also slow floodwaters. This combined action of storage and slowing can lower flood heights and reduce the water's erosive potential. Wetlands also draw popular activities such as hiking and fishing.

Because wetlands are so productive and influence the flow and quality of water, they are vital to our lives. Because wetlands perform critical functions, the costs of losing them far outweigh any alternative uses. Wetlands and hydric soils should therefore be avoided and/or protected from destruction, and degraded wetlands should be restored in appropriate areas to provide natural storm water retention.

Map 6-10 Wetlands



## **Floodplains and FEMA Special Flood Hazard Areas**

Floodplains play an integral part in the function of our river systems. The alteration or development of a floodplain eliminates or degrades these vital values and resources. By planning wisely and protecting natural floodplains, communities can balance economic growth and urbanization. We can protect a floodplain's functions and processes to create and maintain a better quality of life and living environment for the future generations that will work and live here.

Natural events such as heavy precipitation during storms or snow/ice melt in the spring produce large volumes of water across the land surface. Once the soil becomes saturated and excess water can no longer be absorbed into the ground, it then becomes surface runoff. This runoff then accumulates in streams and rivers. Sometimes this volume of water is so large that it actually exceeds the carrying capacity of the stream or river channel, and at this point flooding occurs. The water spills over the banks onto the land, which outlines the course of the channel. This land is referred to as the floodplain, a natural safety valve to relieve the channel of its excess burden. In other words, the floodplain is the nearly flat plain along the course of the stream that is usually dry and naturally subject to flooding.

Floodplains are found in valley and lowland areas along the major streams and stream tributaries. The stream and its adjacent land (riparian area) together form the most vital and diverse feature of our landscape. Without trees in this land-water transition zone, streams typically become wide and shallow, habitat is degraded and water quality drops.

According to the Ohio Department of Natural Resources, riparian ecosystems with forest vegetation:

- remove pollutants from stream flows during periods of over-bank flow;
- reduce water temperatures by sheltering and shading;
- provide wildlife habitat and protect and create aquatic habitat;
- provide detritus (leaves and woody debris), which is the basic source of energy for the stream ecosystem; and
- reduce stream bank erosion through the high durability of tree root mass.

Riparian areas are definitive landforms. They are transition zones between channels and uplands where the land influences the stream and the stream influences the land. It is in this zone that 'buffer strips' of forest vegetation have special importance for the quality of streams. Riparian areas correspond very well with the active floodplain. Estimations of riparian area boundaries may also be based on floodplains identified on Federal Flood Insurance Rate Maps.

County soil survey reports list soils 'subject to frequent flooding' and 'steep slopes' which may help delineate some riparian areas. It is not always feasible to base buffer strip width on the riparian area. For example, highly entrenched channels may have a riparian area hardly wider than the channel itself, or floodplains and riparian areas may be so extensive that encroachment is inevitable. For these conditions, a generic minimum standard may be useful. One such standard, according to ODNR, is based on a dimension equal to two and one-half times the bank-full channel width, or 50 feet.

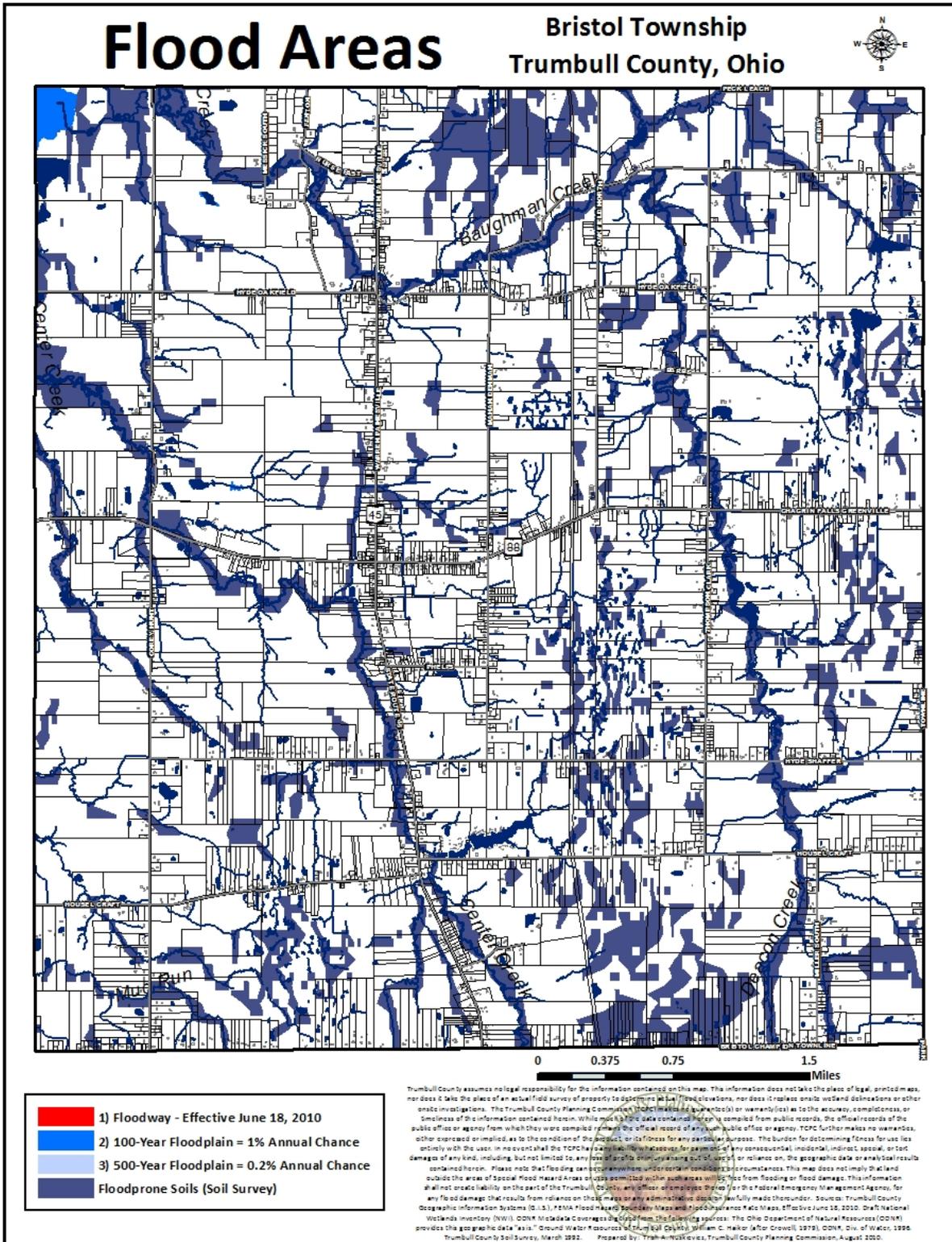
Flood warning and forecasting are provided by the Cleveland Office of the National Weather Service. Its information is put on a statewide wire service. At the local level, residents of low-lying areas are warned of impending floods by emergency management authorities, state and local police, the Trumbull County Sheriff's Office and township fire officials. Local television and radio stations also broadcast flood warnings to local residents giving them ample warning to minimize damage losses.

Flood maps tell us where the flood risks are based on local hydrology, topology, precipitation, flood protection measures and other scientific data. Map 6-11 depicts the location and delineation of the flood hazard areas in the Township. The map also includes soils that, by their definition, flood occasionally or frequently.

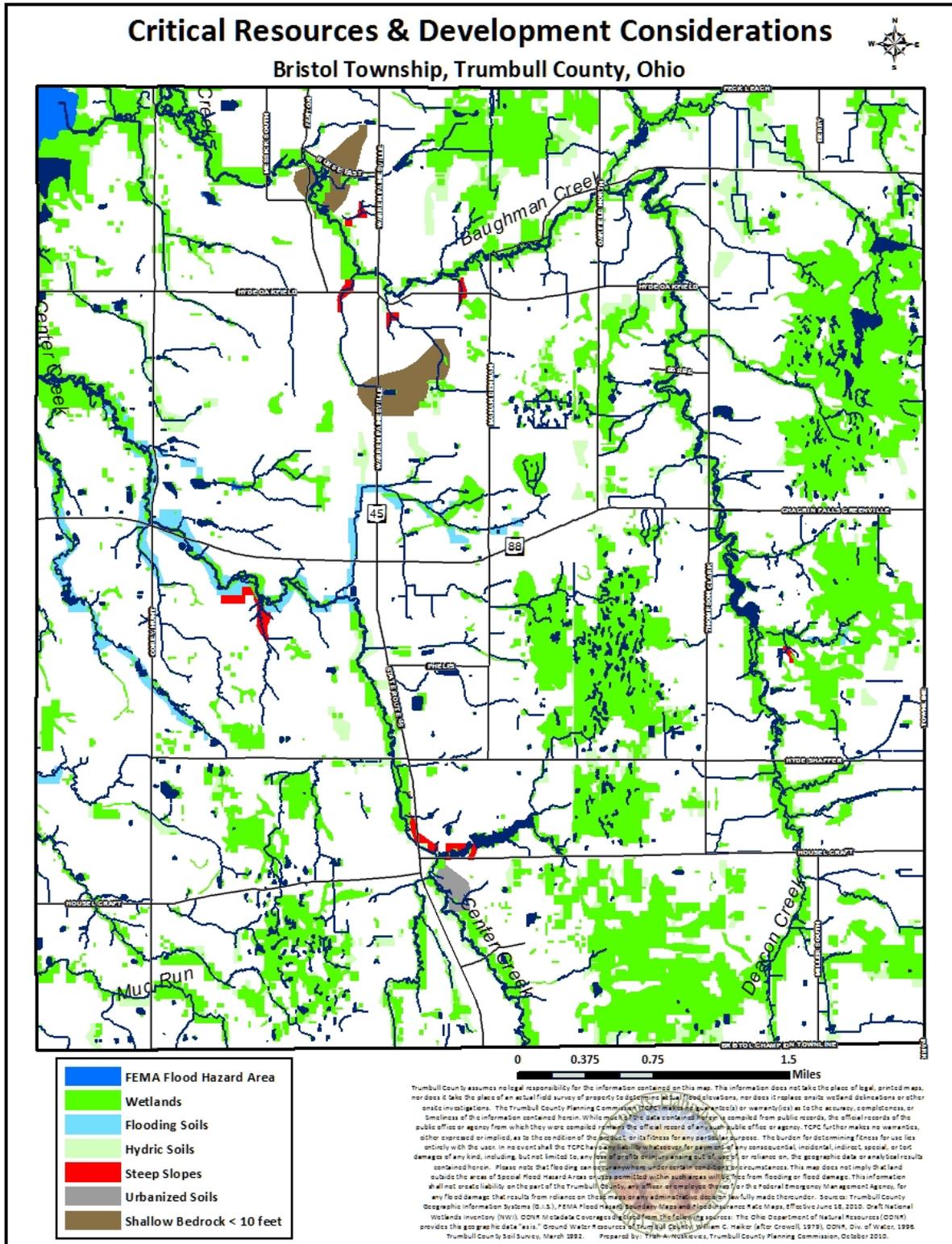
Bristol Township only has one area mapped by FEMA as a flood hazard area in the northwest corner, where the lowest elevations in the township exist. It should be noted that the soils surrounding nearly every creek in the township flood by definition, including Baughman Creek, Center Creek, Deacon Creek and Mud Run. This means that areas around these creeks are naturally subject to flooding, although they would not appear on the Flood Insurance Rate Maps (FIRMs) and flooding will occur.

Due to both direct and indirect safety hazards associated with building in flood hazard areas, as well as water quality issues, it is a recommendation to avoid any development along drainage ways that eliminates or degrades these vital values and resources. It is also a recommendation that Bristol Township try to re-establish a healthy buffer of trees along all stream corridors for reasons mentioned in this section.

Map 6-11 Flood Areas



Map 6-12 Critical Resources Composite Map



## Household Sewage Treatment Systems

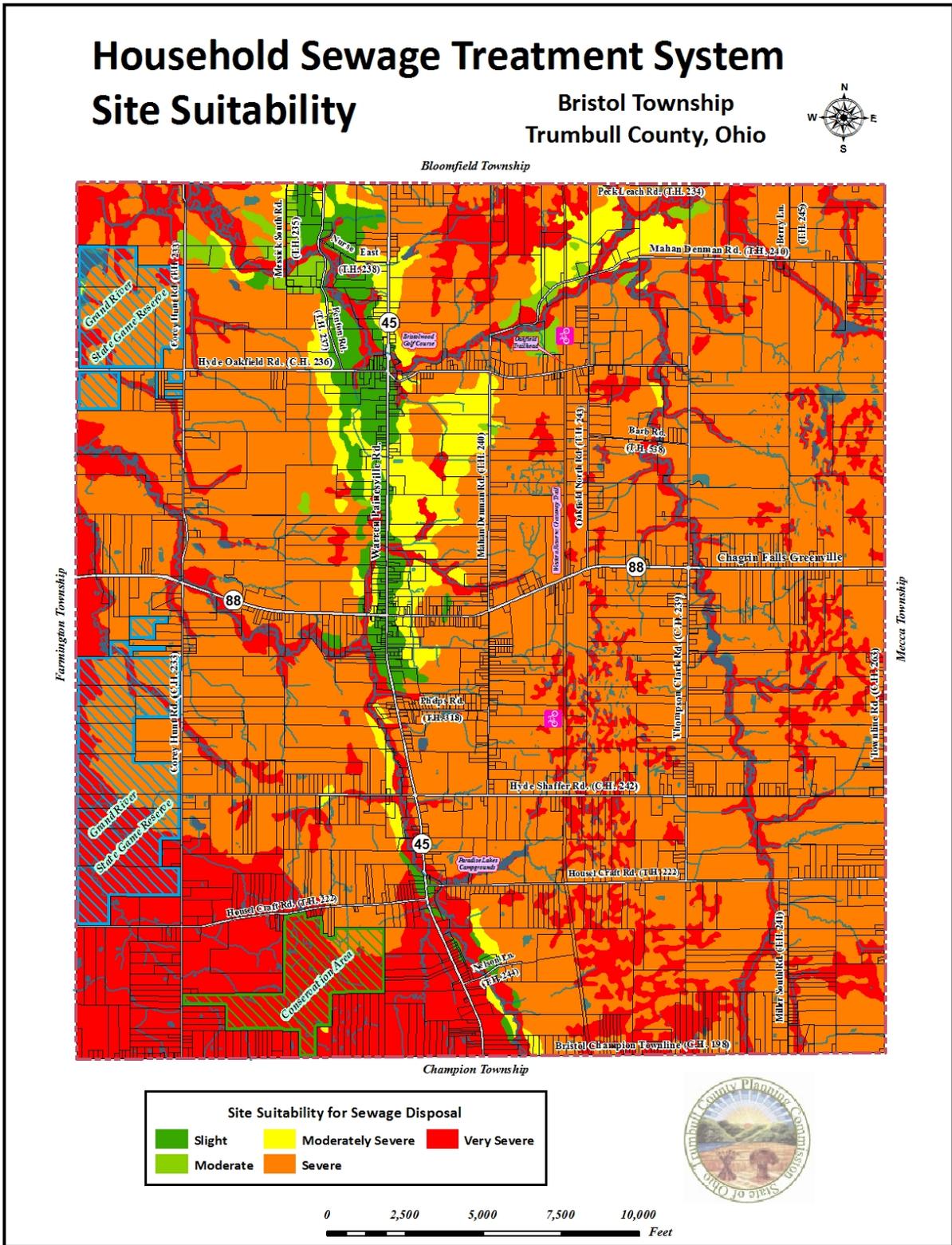
Aside from helping property owners and local officials plan and budget for future construction activities, this chapter of the comprehensive plan provides useful information for the location of household sewage treatment systems (HSTSs). The Trumbull County Health Department administers HSTS rules of the Trumbull County General Health District (TCGHD) in compliance with Ohio Administrative Code (OAC), Sections 3701-29-01 to 3701-29-26 for all unincorporated areas of Trumbull County including Bristol Township. Household sewage treatment systems are any sewage treatment system, or part of such a system, that receives sewage from a single-family, two-family or three-family dwelling. The design, construction, installation, location, maintenance and operation of any HSTS must comply with the requirements of Rules 3701-29-01 to 3701-29-26 of the TCGHD Regulation and the terms of the permit as required by the Board of Health. Lots on which a HSTS for dwellings are to be installed must be of suitable soils, topography and area to permit compliance with the rules. A “duplication area” must be available to provide for the complete relocation and replacement of the HSTS. No HSTS may be installed without a Board of Health permit.

Map 6-13, *HSTS Site Suitability*, was created using information obtained from the National Cooperative Soil Survey of Trumbull County developed by the United States Department of Agriculture. The suitability of a particular site to accommodate a HSTS is determined by the physical properties of the soil and other natural, environmental and geological site characteristics such as ground contour, depth of water table and depth to bedrock, which affect the performance of an HSTS. The rating for site suitability, as noted on the map, ranges from “slight” to “very severe” according to Rule 3701-29-10 of the TCGHD regulations. A “slight” suitability rating indicates that there are few obstacles to overcome for the installation of an HSTS. The suitability is considered “very severe” if soil properties or site features are so unfavorable or so difficult to overcome that extensive site investigation is required to determine if an HSTS is possible. A proposed HSTS in the area designated as “very severe” requires the design to incorporate special use device options, approved by the Ohio Department of Health, adding significant installation and maintenance costs. The design, extent and complexity of an HSTS increases as the suitability rating increases from slight to severe.

Septic systems are the most prevalent form of wastewater treatment in the Township. Many of the soils in the Township, however, are unsuitable or severely limited for the effective operation of an HSTS. A “very severe” site suitability rating accounts for approximately 28% of the township with 64% being “severe,” 4% being “moderately severe,” 1% being “moderate” and 3% having a “slight” suitability rating to accommodate an HSTS. The town center and north along S.R. 45 has the most suitable site conditions for the installation of household sewage treatment systems; however, many of the lots along this corridor were created without the benefit of zoning, subdivision and health regulations, creating the pollution problems that exist today. Sanitary sewer has been proposed for the area of the town center, but the remaining areas of Bristol Township requires a cooperative effort between the Township and regulating agencies to ensure that proper site evaluation and lot sizes are adequate to accommodate HSTSs.

# Household Sewage Treatment System Site Suitability

Bristol Township  
Trumbull County, Ohio



## Marcellus and Utica Shales

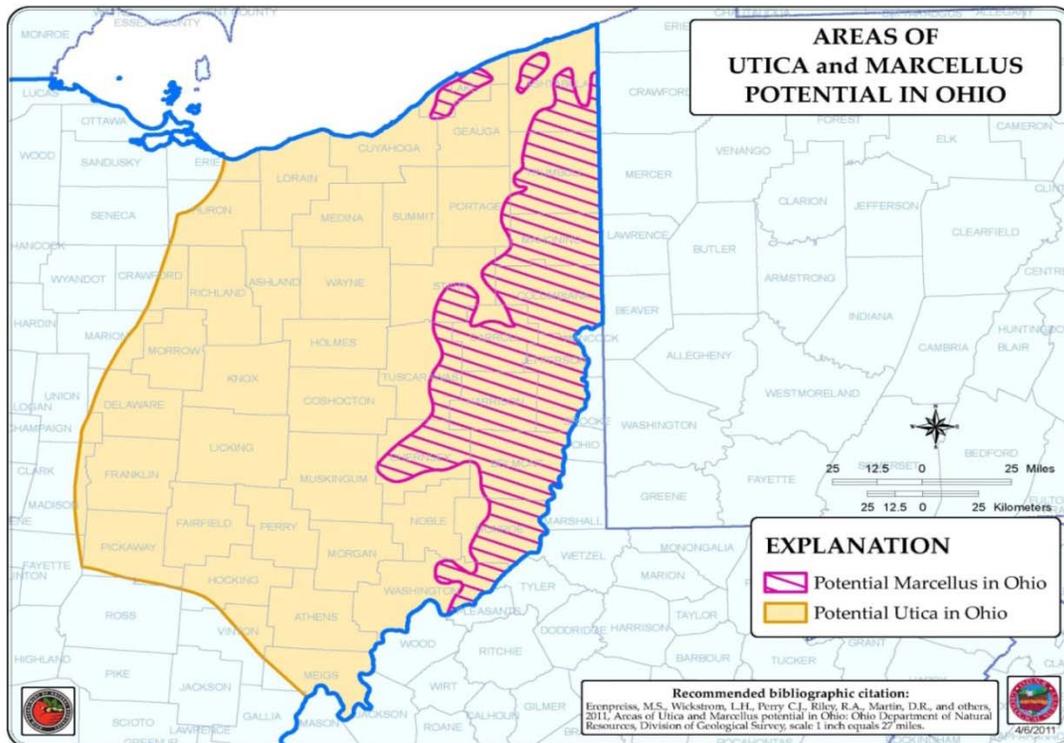
The Ohio Department of Natural Resources permits oil and gas exploration in the state. Local jurisdictions have no authority to grant or deny permits for oil or gas well. The following information was produced by ODNR.

Resource estimates indicate the Devonian-age Marcellus Shale is the largest exploration play in the eastern United States. Recently, the application of horizontal drilling combined with multi-staged hydraulic fracturing to create permeable flow paths from wellbores into shale units has resulted in a drilling boom for the Marcellus in the Appalachian Basin states of Pennsylvania, West Virginia, southern New York and eastern Ohio. This proven technology also may have application in other shale units, such as the Ordovician-age Utica Shale, which extends across much of the Appalachian Basin region. While limited production has occurred in the Utica up to this point, thickness and widespread geographical extent indicate it may also have great oil-and-gas potential.

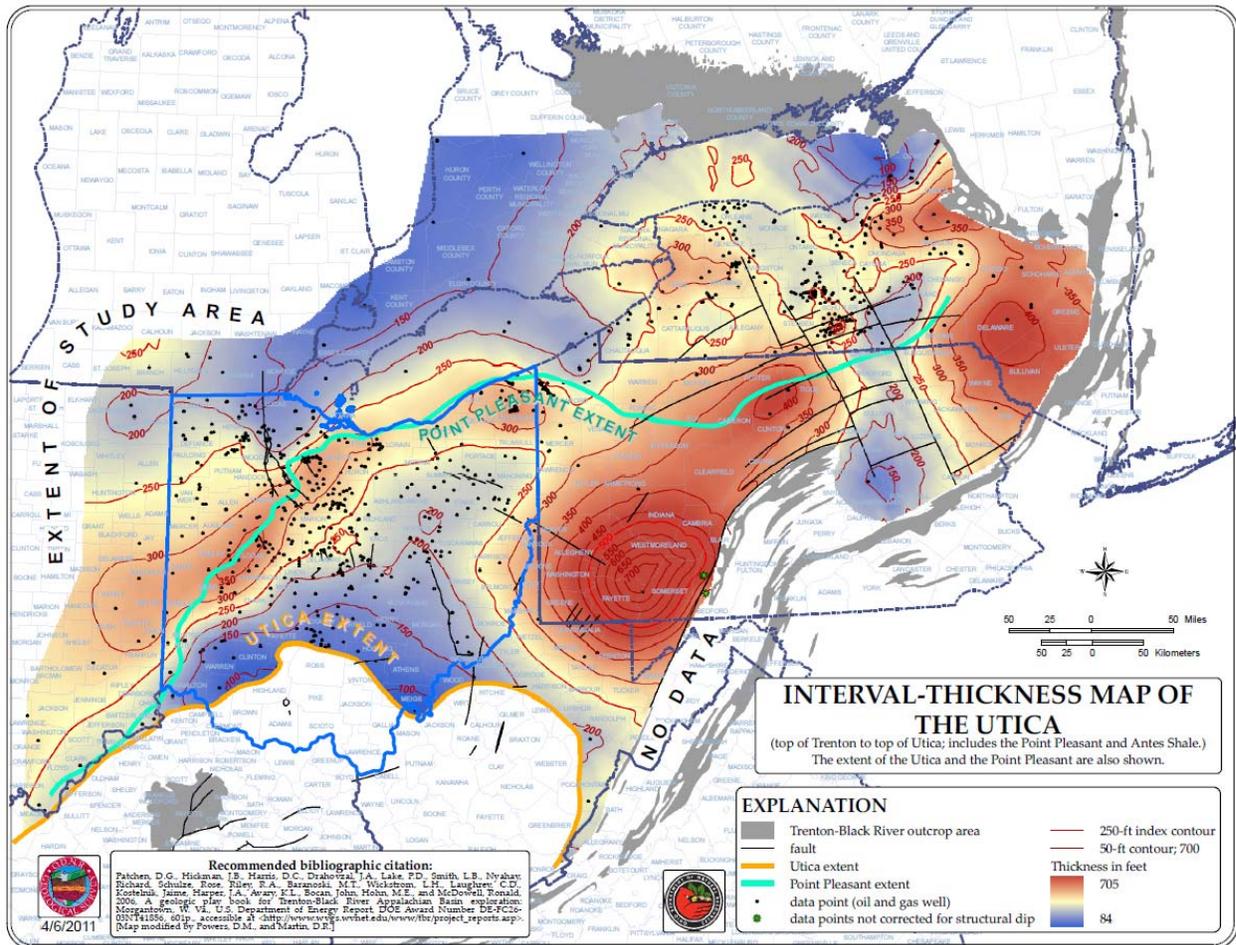
In response to increased demand for data on these shales, the ODNR Division of Geological Survey compiled a series of documents and data sets for both rock units. Published diagrams, isopach (thickness) maps, cross sections and location maps for Marcellus and Utica producing wells are among the numerous documents and links provided on this page, which is updated periodically as new information and data becomes available.

The ODNR shales maps below are an introduction to these two plays and their potentials for producing oil and gas in eastern Ohio.

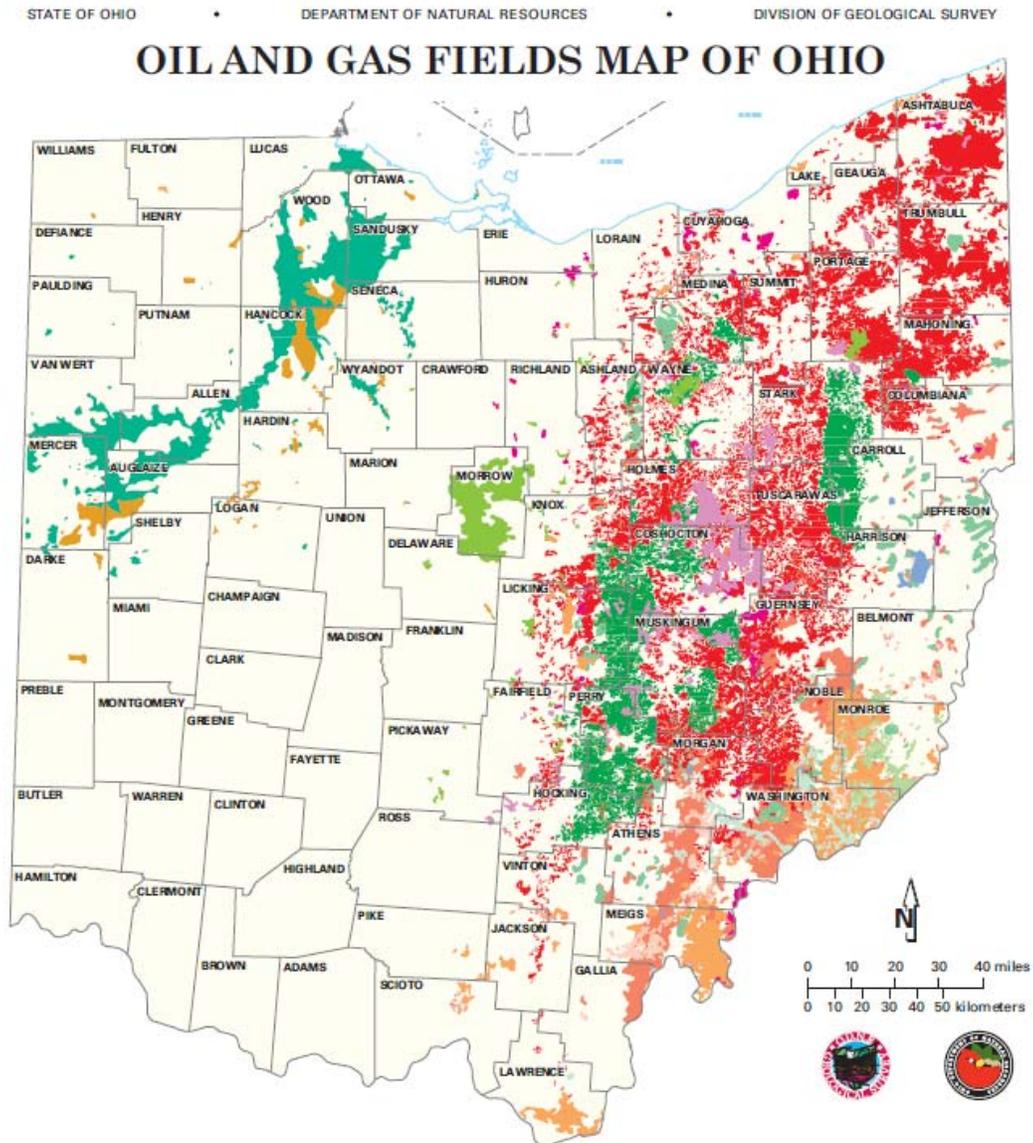
Map 6-14 *Utica and Marcellus Shale in Ohio*



Map 6-15 Thickness of Utica Shale



# Map 6-16 Oil and Gas Fields



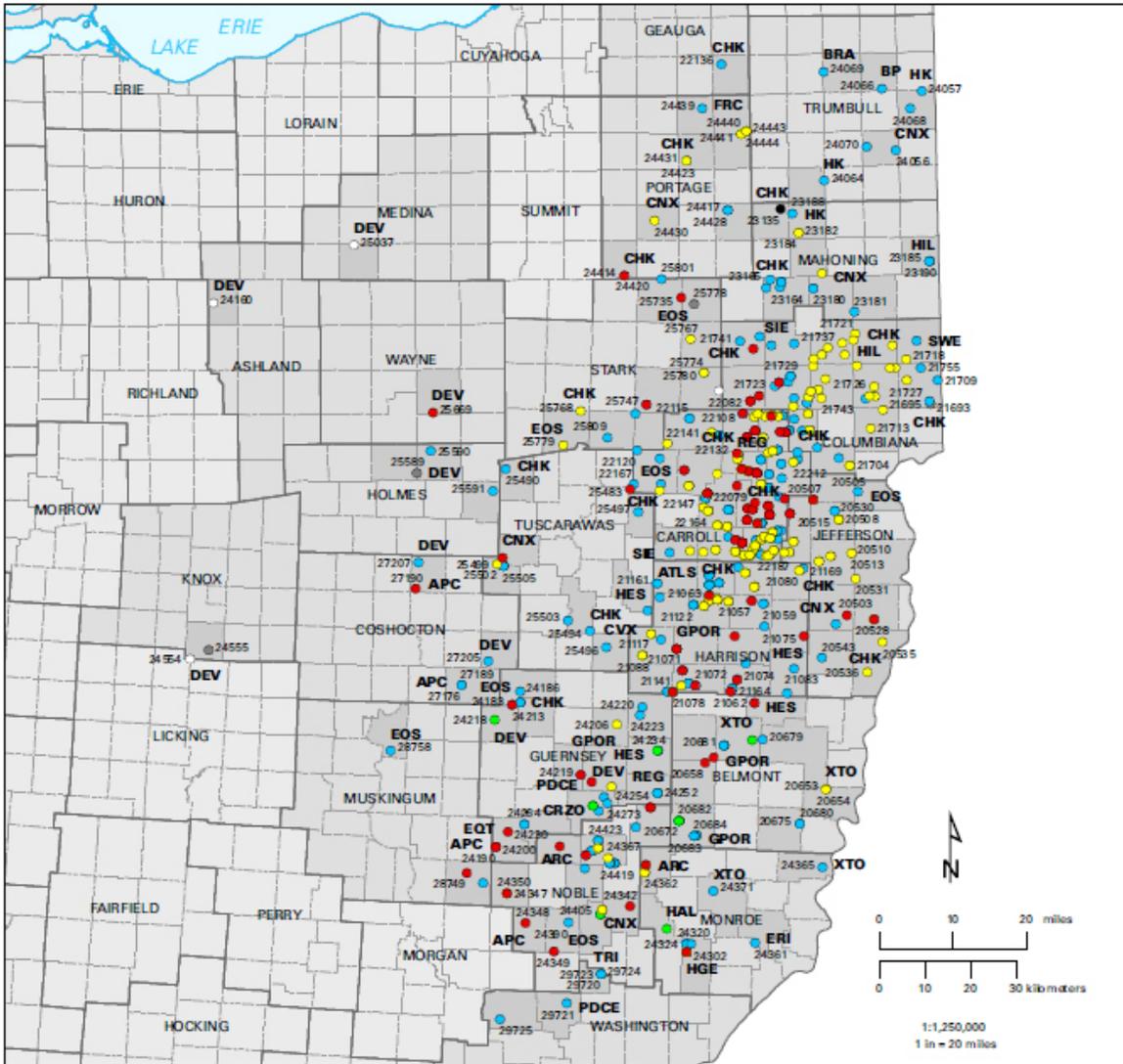
**EXPLANATION**

<b>OIL FIELD</b>	<b>GAS FIELD</b>	<b>COALBED METHANE</b>	<b>PRODUCING HORIZON(S) GROUPED BY STRATIGRAPHIC INTERVAL</b>
			Pennsylvanian undifferentiated sandstones and coals
			Mississippian undifferentiated sandstones and Maxville Limestone
			Devonian Berea Sandstone and Cussewago Sandstone
			Devonian Ohio Shale and siltstones
			Silurian-Devonian "Big Lime" interval
			Silurian "Clinton/Medina" sandstone and "Packer Shell"
			Ordovician fractured shale, Trenton Limestone, Black River Group, and Wells Creek Formation
			Cambrian-Ordovician Knox Dolomite

Recommended citation: Ohio Division of Geological Survey, 2004, Oil and gas fields map of Ohio: Ohio Department of Natural Resources, Division of Geological Survey Map PG-1, generalized page size version with text, 2 p., scale 1:2,000,000.

# Map 6-17 Well Activity in Ohio

STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGICAL SURVEY  
**HORIZONTAL UTICA-POINT PLEASANT WELL ACTIVITY IN OHIO**



### EXPLANATION

Horizontal well status (as of 6/1/2013)

- Producing (102)
- Drilled (228)
- Drilling (14)
- Permitted (326)
- Plugged (11)
- Not Drilled (10)
- Inactive (2)

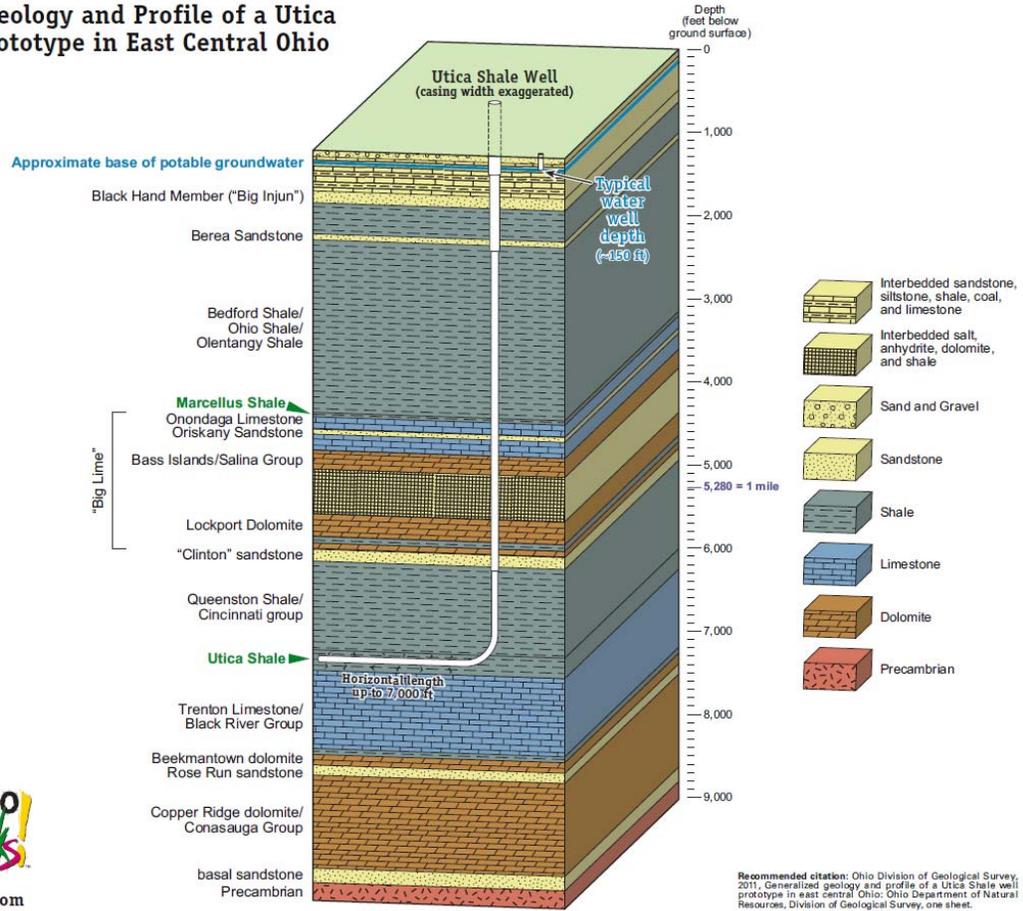
OPERATOR	MAP LABEL	COUNT
ANADARCO E & P ONSHORE LLC	ARC	13
ANTERO RES APPALACHIAN CORP	ARC	25
ATLAS NOBLE LLC	ATLS	5
BP AMERICA PRODUCTION COMPANY	BP	2
BRAMMER ENGINEERING INC	BRA	1
CARRIZO (UTICA) LLC	CRZO	3
CHESAPEAKE APPALACHIA LLC	CHK	6
CHESAPEAKE EXPLORATION LLC	CHK	428
CHESAPEAKE APPALACHIA LLC	CVX	4
CHK GAS COMPANY LLC	CHK	30
DEVON ENERGY PRODUCTION CO	DEV	13
EQP RESOURCES LP	EQP	1
ENERVEST OPERATING L	EOS	18
EQP PRODUCTION COMPANY	EQP	3
GULFPORT ENERGY CORPORATION	GPOR	57
HALCON OPERATING COMPANY INC	HK	4
HALL DRILLING LLC (E & GAS)	HAL	1
HES OHIO DEVELOPMENTS LLC	HES	13
HES OHIO RESOURCES LLC	HES	7
HG ENER OF LLC	HGE	15
HELICORP ENERGY COMPANY	HEL	5
MOUNTAINVIEW SYSTEMS LLC	MVC	8
POX ENERGY INC	POXE	6
REG GAS DEVELOPMENT LLC	REG	18
SERRA RESOURCES LLC	SE	3
SWERN LP	SWE	1
TRAD HUNTER LLC	TRH	3
XTO ENERGY INC	XTO	5

Well permit information from the ODNR Division of Oil and Gas Resources Management

Recommended citation: Ohio Department of Natural Resources, 2013, Horizontal Utica-Point Pleasant Well Activity in Ohio: Ohio Department of Natural Resources, Division of Geological Survey, scale 1:1,250,000, revised 6/1/2013.

Figure 6-1 *Utica Profile*

**Generalized Geology and Profile of a Utica Shale Well Prototype in East Central Ohio**



**Physical Characteristics Goal:**

Promote the conservation and protection of natural resources and balance the protection of these natural resources with the need for use and development.

**Objective NS1:** Conserve and protect current and projected water sources for both quality and quantity.

**Policy NS1.1:**

Educate township residents on the Trumbull County Health Department household sewage treatment system (HSTS) requirements.

**Policy NS1.2:**

Encourage the County Planning Commission and the County Engineer's Office to approve site design plans that protect and improve water quality, including requirements for streets, parking lots, curbs and gutters, subdivision design, setbacks, sidewalks, driveways, rooftop runoff, riparian buffer systems, clearing and grading, landscaping, and stormwater outfalls.

**Policy NS1.3:**

Encourage the County Planning Commission, the Trumbull Soil and Water Conservation District, and the County Engineer's office to require use of best management practices for stormwater management such as maintaining vegetative buffers along streams, lakes and wetlands, instituting erosion control measures for new development and planting native species.

**Policy NS1.4:**

Work with the Trumbull Soil and Water Conservation District, the Ohio EPA and the Ohio Department of Natural Resources to maintain good water quality in area streams.

**Policy NS1.5:**

Support other local, state and federal agencies, such as the Trumbull Soil and Water Conservation District and the Natural Resources Conservation Service, as they work with agricultural landowners to use best management practices for pesticides, fertilizers and erosion control to improve water quality.

**Objective NS2:** Provide for the appropriate use, conservation and protection of soils, minerals, wildlife habitat, fisheries, unique native vegetative communities, forests and wetlands.

**Policy NS2.1:**

Work with appropriate agencies to identify potentially unsuitable soils for development types through the development review process.

**Policy NS2.2:**

Work with the Trumbull Soil and Water Conservation District to require a development project to demonstrate, through geo-technical studies or other means, that potential damage to properties will be minimized through appropriate construction techniques.

Policy NS2.3:

Cooperate with the Trumbull Soil and Water Conservation District on the protection of wetlands and their natural functions, including that land should be developed in a manner that minimizes or mitigates adverse effects on wetlands.

Policy NS2.4:

Work with the County Planning Commission, the Trumbull Soil and Water Conservation District, and the County Engineer's office to provide for the identification and protection of locally determined environmentally sensitive areas as part of the development review process. Consider the extent to which any development or redevelopment project is proposed to alter the natural functions of such resources, and require modifications to the proposed development to ensure the protection, preservation or natural functions of the resource, such as specific setbacks, buffers or clustering of development away from site resources.

Policy NS2.5:

Work with the Trumbull Soil and Water Conservation District and the County Engineer's office to provide for the use of buffers to separate incompatible land uses and to protect natural resources. Buffers should be sized, composed and located based on the proposed land use or development activity, and should be consistent with this Comprehensive Plan. Preserve natural vegetative cover in areas designated as buffers, except where drainage-ways and access paths are approved to cross the buffer. Supplement buffers only with non-invasive trees, shrubs and ground covers.

Policy NS2.6:

Minimize alterations to the natural function of natural riverine systems except to mitigate activities harmful to their continued natural function and productivity.

**Objective NS3:** Encourage population concentrations to locate away from areas known to flood.

Policy NS3.1:

Work with the appropriate agencies to mitigate, or replace infrastructure and development within floodplains or areas with frequent flooding.

Policy NS2.2:

Ensure adequate preservation of floodways and floodplains through the development approval process.

Policy NS3.3:

Work with the appropriate agencies to require that all new development maintain the natural functions of the 100-year floodplain of all blue-line streams so that the long-term environmental and economic impact and recreation value of these areas is maintained. Regulate the use or storage of hazardous materials or wastes within the 100-year floodplain.

**Objective NS4:** Make use of preservation strategies and environmentally sensitive development techniques to provide for appropriate and sufficient open space within proposed public and private developments.

Policy NS4.1:

Work with the appropriate agencies to identify and designate environmentally sensitive lands for protection based on locally determined criteria.

Policy NS4.2:

Work with the appropriate agencies to ensure that development in areas identified with steep slopes is adequately controlled.

Policy NS4.3:

Identify areas for restoration or enhancement of disturbed or degraded natural resources, including riparian areas, wetlands and drainage systems.

Policy NS4.4:

Consider amending the zoning resolution to permit and promote low impact development (use of bio-retention, reducing the amount of clearing and grading, reducing impervious surfaces, using permeable pavement, swales and other alternative approaches to storm water management) and conservation design techniques (clustering homes based on careful attention to unique, scenic, or significant natural features to be protected as open space).

Policy NS4.5:

Work with the appropriate agencies to encourage the design of open space areas to reduce stormwater runoff, using techniques such as landscaping features that support infiltration and water retention, pervious pavers, bio-retention areas or planting boxes.

# Chapter 7: Transportation



Bristol Township  
Comprehensive Plan

## **TRANSPORTATION ELEMENT**

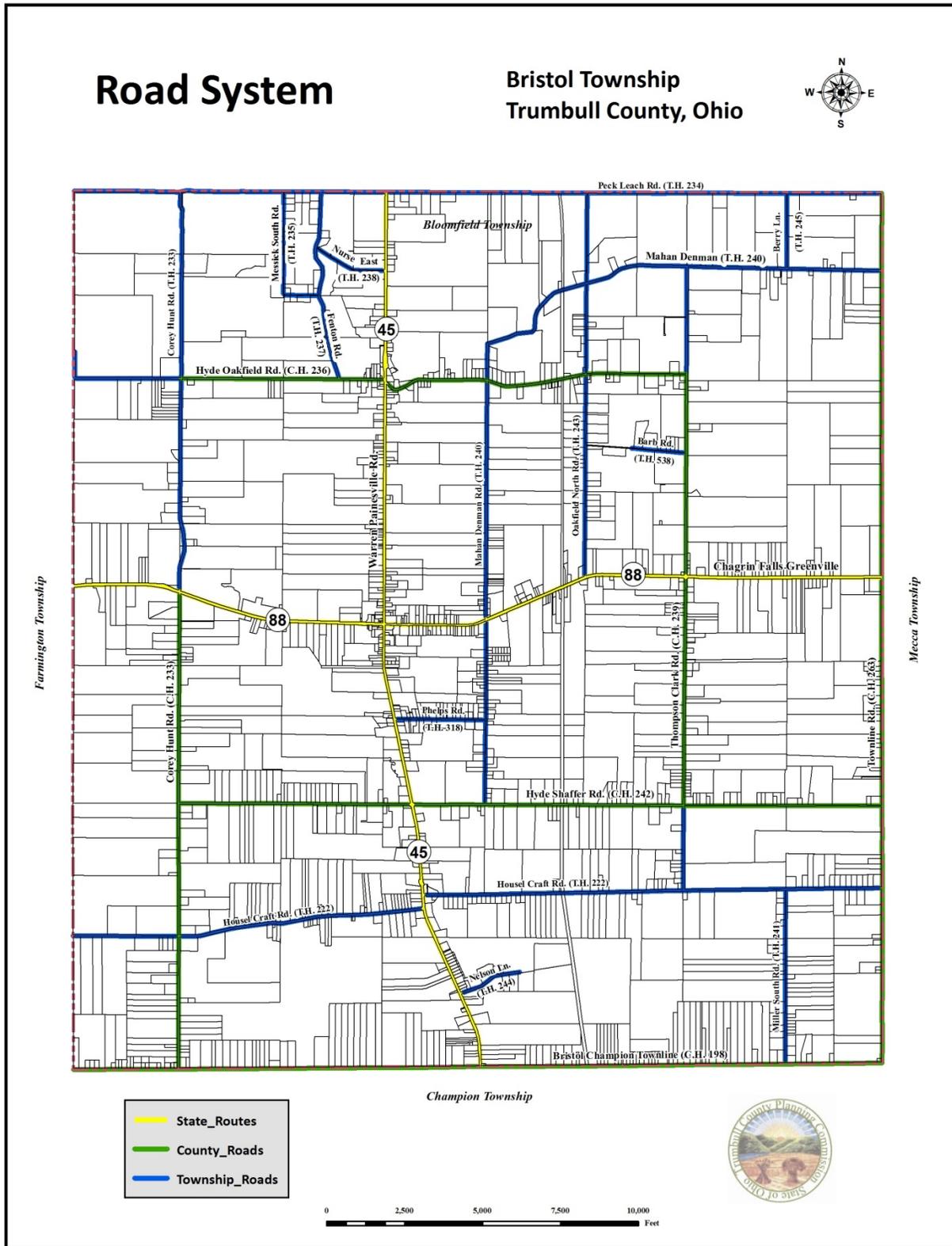
The transportation element of this plan focuses on the roadway network in Bristol Township. It provides an inventory and description of the existing improvements within the dedicated and accepted state, county and township rights-of-way, evaluates the characteristics of the existing roadways therein, identifies deficiencies and present goals, objectives and policies that address current and future safety and mobility issues in the Township. The age, type, condition, and capacity of the roadways and bridges can affect land use and can affect the level of development, economic activity and personal mobility in the Township. The transportation network both influences and is influenced by land use and development.

This plan should help the township promote a transportation system that maximizes the public's mobility and implements better land use. It should also direct future growth closer to already-developed areas, and minimize environmental problems. Those issues should be expressed in the plans, policies, and the Township's zoning resolution, in order to advance good transportation planning and to maintain a good quality of life in the Township.

### **Roadway System**

The roadway network in Bristol Township is mainly rural, with approximately 61 miles of two-lane state, county and township roads. The Township is divided into four quadrants by the north-south extent of State Route 45, also known as Warren Painesville Road and the east-west extent of SR 88, also known as Chagrin Falls-Greenville Road. At that intersection, is the town center, commonly known as Bristolville. The county and township roads within each of the quadrants are evenly dispersed, providing local access to the state routes. There are approximately 10.4 miles of state routes, 23.1 miles of county roads and 27.3 miles of township roads in Bristol Township. The certified township road mileage reported to the Ohio Department of Transportation is 24.11 miles. Whereas the 27.3 miles represents the actual length of township roads, the 24.11 miles takes into account the shared responsibilities with the bordering townships. Map 7-1 depicts the road system, indicating the various road designation numbers and the governmental units having ownership and/or maintenance responsibilities.

Map 7-1 Road System in Bristol Township



## Roadway Infrastructure

The physical characteristics of both township and county roads in Bristol Township are presented in Table 7-1 and/or indicated on the Roadway Infrastructure Map (Map 7-2). Each segment of roadway has been assigned a route number by the County Engineer, providing a cross reference for the location and description of such items as right-of-way width, pavement width, surface type and the location of bridges and culverts.

Right-of-way widths vary according to the laws in place at the time the road was established. The majority of township roads, approximately 14.5 miles or 60%, have a right-of-way width of 60 feet. Currently all new roads to be established in the unincorporated area of Trumbull County require a minimum right-of-way width of 60 feet.

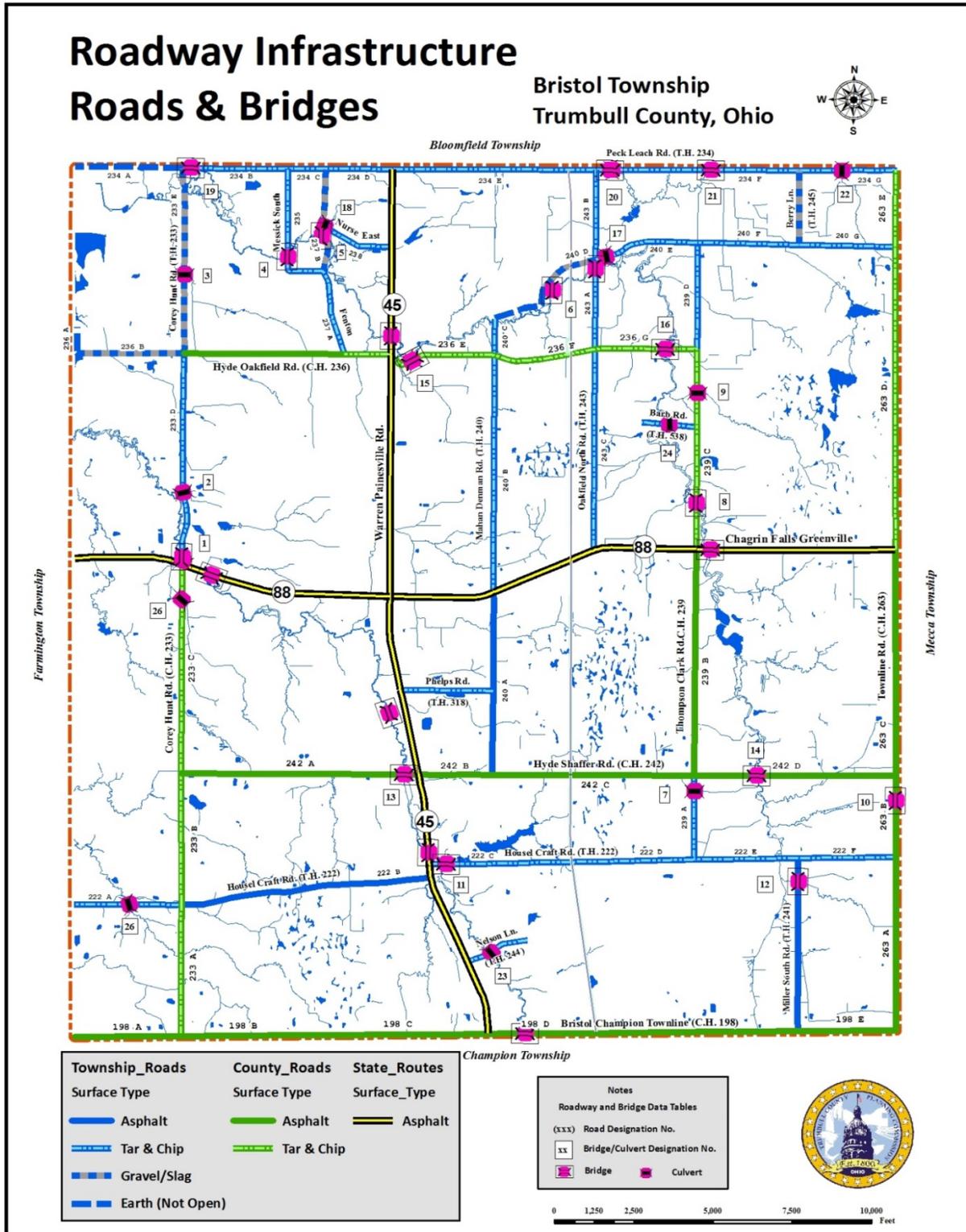
Pavement widths of township roads vary from 12 feet to 18 feet. The ODOT *Location and Design Manual* recommends a rural lane width of nine feet for a local road with an average daily traffic (ADT) of less than 400 at a design speed of 35 mph. The township roads that have a pavement width of 18 feet or greater account for 5.7 miles or 23% of the total 24.3 miles of open road.

Pavement surface types are identified as consisting of an *asphalt surface course*, *tar and aggregate chip*, and *Gravel/Slag*. Lengths for the different surface types of roads are indicated in the following table.

Table 7-1 *Pavement Surfaces*

Pavement Surface Type			
Surface Type	State (Miles)	County (Miles)	Township (Miles)
Asphalt	10.4	14.5	3.7
Tar & Chip	0	8.6	19.1
Gravel/Slag	0	0	3.3
Earth (Not Open)	0	0	1.2
Total	10.4	23.1	27.3

Map 7-2 Roads and Bridges



## Daily Traffic Volumes

Twenty-four-hour traffic counts for roads in the study area are shown on the Map 7-3, *Traffic Counts and Accident Sites*, and were obtained from the Ohio Department of Transportation and the Eastgate Regional Council of Governments. The traffic counts for the 2001 Average Daily Traffic (ADT) were obtained from 1997 to 2001; the traffic counts for the 2010 ADT were obtained from 2005 to 2010. Traffic along the state routes showed a slight decrease in the ADT volumes for the north and east directions, a significant (36%) decrease in the southerly direction and a 47% increase in the westerly direction. The change indicates that more traffic is enroute to/from Farmington and points west than to the Champion/Warren area, most likely due to employment destinations.

## Accident Statistics

Accident reports were obtained from the Eastgate Regional Council of Governments. The location of accidents for the year of 2007, 2008 and 2009 are indicated on Map 7-3.

203 accidents were reported in the three-year period involving 265 vehicles resulting in 74 injuries. Most all the vehicles (91%) were essentially moving straight ahead when the accident occurred, the remaining traffic movements involved left/right turns, passing and changing lanes. The majority of these accidents occurred during daylight hours when weather condition was clear, the pavement dry and the road contour was straight and level. There were 59 encounters with animals the majority of which occurred along S.R. 45, particularly in the vicinity of Housel Craft and Hyde Shaffer Roads. Contributing factors involved in these accidents can be related to unsafe speed, improper lane change and failure to control.

The largest number of accidents in any one particular area occur at the intersection of SR 45 and Hyde Shaffer Road, followed by the intersections at SR 45 and SR 88, SR 45 and Bristol Champion Townline Road and SR 88 and Townline Road. A visual observation of these intersections indicated no physical limitations other than a slight change in grade or curve in the road, which may have an effect on sight distance. A more detailed analysis of these and other intersections may reveal improvements that may reduce the number of incidents.

Map 7-3 Traffic Counts and Accident Sites

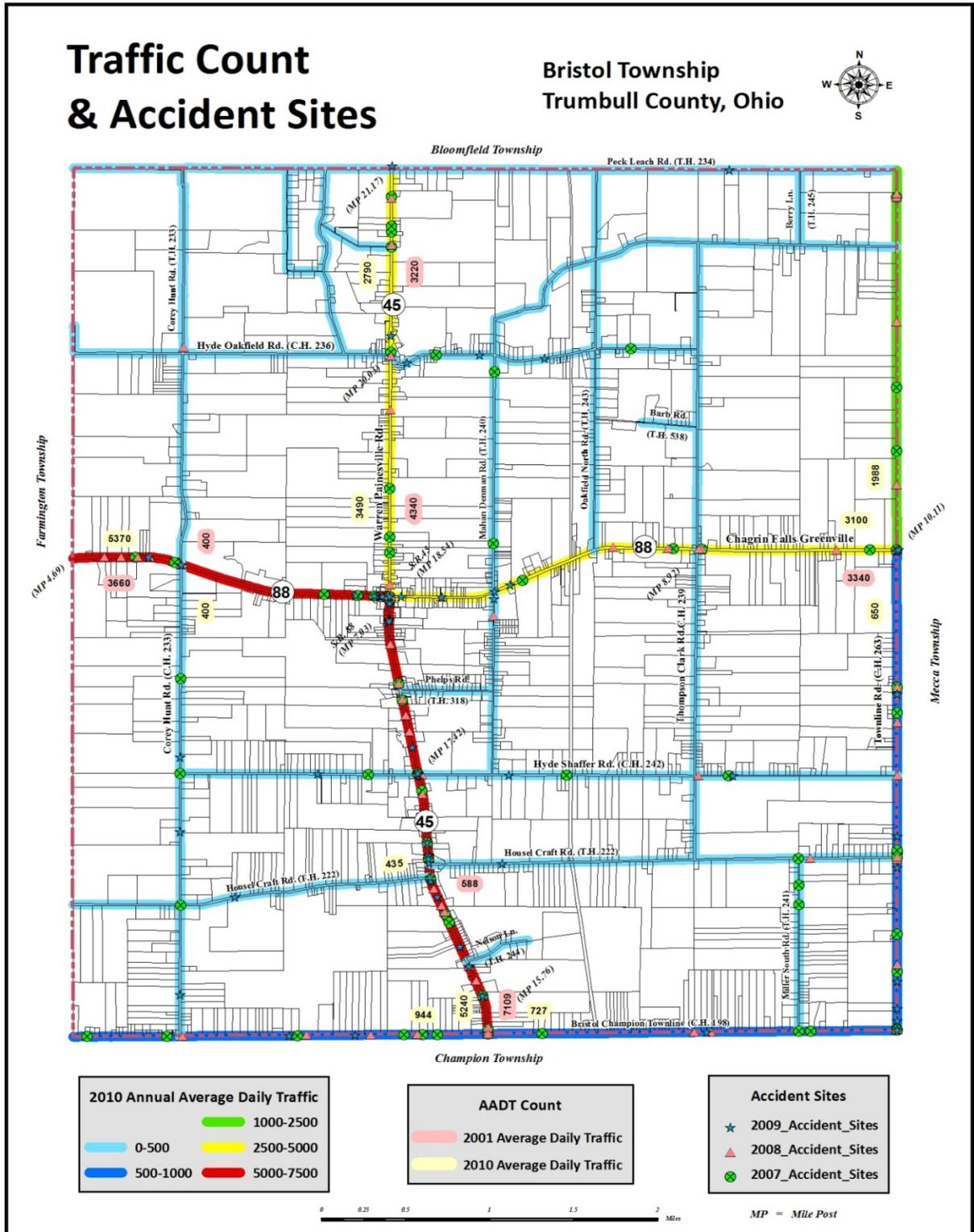


Table 7-2 Accident Details

<b>Bristol Township Total Accidents</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
<b>January</b>	14	6	9	<b>29</b>
<b>February</b>	5	15	4	<b>24</b>
<b>March</b>	8	10	3	<b>21</b>
<b>April</b>	2	4	7	<b>13</b>
<b>May</b>	4	3	6	<b>13</b>
<b>June</b>	6	4	1	<b>11</b>
<b>July</b>	4	3	2	<b>9</b>
<b>August</b>	2	1	4	<b>7</b>
<b>September</b>	5	3	1	<b>9</b>
<b>October</b>	4	1	10	<b>15</b>
<b>November</b>	10	10	9	<b>29</b>
<b>December</b>	15	4	4	<b>23</b>
<b>Total</b>	<b>79</b>	<b>64</b>	<b>60</b>	<b>203</b>

<b>Bristol Township Injuries/Fatalities</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
<b>Injuries</b>	28	23	23	<b>74</b>
<b>Fatalities</b>	1	2	1	<b>4</b>
<b>Total</b>	<b>29</b>	<b>25</b>	<b>24</b>	<b>78</b>

<b>Bristol Township Accident Conditions</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
<b>Light</b>				
<b>Day</b>	36	35	24	<b>95</b>
<b>Night</b>	43	29	36	<b>108</b>
<b>Weather</b>				
<b>Clear</b>	79	64	60	<b>203</b>
<b>Pavement</b>				
<b>Dry</b>	44	39	34	<b>117</b>
<b>Wet</b>	17	7	19	<b>43</b>
<b>Snow</b>	11	8	4	<b>23</b>
<b>Ice</b>	7	10	3	<b>20</b>
<b>Contour</b>				
<b>Straight/Level</b>	71	52	50	<b>173</b>
<b>Straight/Grade</b>	8	9	6	<b>23</b>
<b>Curve/Level</b>	-	-	1	<b>1</b>
<b>Curve/Grade</b>	-	<b>3</b>	<b>3</b>	<b>6</b>

<b>Bristol Township Pre-Accident Actions</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
<b>Movement</b>				
<b>Straight</b>	73	57	54	<b>184</b>
<b>Left Turn</b>	3	2	1	<b>6</b>
<b>Right Turn</b>	1	2	2	<b>5</b>
<b>Backing</b>	1	3	0	<b>4</b>
<b>Passing/Changing Lanes</b>	1	0	3	<b>4</b>

<b>Bristol Township Motorist Factors</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
<b>Follow to Close</b>	6	9	7	<b>22</b>
<b>Fatigue/Failure to Control</b>	17	7	16	<b>40</b>
<b>Unsafe Speed</b>	7	14	4	<b>25</b>
<b>Ran Red Light/Stop Sign</b>	8	8	2	<b>18</b>
<b>None/Other</b>	41	26	31	<b>98</b>
<b>Total</b>				<b>203</b>

<b>Bristol Township Animal Encounters</b>				
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Total</b>
	29	12	18	<b>59</b>

## **Public Transportation**

Public transportation in the county is very limited, even though the Trumbull County Transit Board took over on-demand transit service to county residents from Niles Trumbull Transit Service on January 1, 2012. The county is also working to improve coordination among social service agencies. Because public transportation in Trumbull County is limited, and because suburbs are home to a growing number of older residents, paratransit costs may increase significantly with rising demand.

Trumbull County's Dial-a-Ride service is not intended for regular commuters, but for senior citizens and the disabled. Dial-a-Ride picks up users at their homes, and drops them off at work, medical appointments or other destinations. The majority of the demand-response type providers are health and human service agencies. There are over 25 transportation providers operating within the County.

## **Biking and Walking**

Pedestrian and bicycle activity are important to a livable community, and are attractive amenities that promote healthy lifestyles and quality of life which attract new residents and businesses.

The Bristol Township section of the Western Reserve Greenway Trail is one such amenity. Located approximately one mile east of, and parallel to, SR 45, the trail provides recreational access to other parts of Bristol Township, Trumbull and other adjacent counties. Access to the trail, however, is limited to the trailhead located at Hyde Oakfield Road.

Sidewalks are mainly located in and around the town center at the intersections of State Routes 45 and 88 extending east a distance of approximately 700 feet along the north and south side of SR 88 providing access to the Bristol High School and other public facilities, north along the east side of SR 45 approximately 1,800 feet and south a distance of 600 feet.

Gaps in the sidewalk system should be joined, and bicycle lanes along S.R. 88 to the Western Reserve Greenway Trail should be considered to improve connectivity providing increased opportunities and a variety of destinations for pedestrians and bikers.

## **Access Management**

For the purpose of promoting traffic safety, efficiency, maintaining proper traffic capacity and traffic flow, a board of township trustees may adopt regulations for the management of access onto township roads in accordance with Chapter 5552 of the Ohio Revised Code. If such a board of township trustees adopts regulations, and the board of county commissioners later adopts regulations that apply to the same township roads, then, one year after the effective date of the county regulations, the regulations adopted by the board of township trustees become void, and the regulations adopted by the board of county commissioners apply to those township roads.

“Access Management” is a program to limit or avoid a proliferation of poorly located and closely spaced driveways, intersections and traffic signals to balance the competing demands for traffic mobility and land access. Standards are set for managing the frequency, location, and design of driveways, intersections, signals, medians, turn lanes, and other features based on the functional classification of the road - more restrictive on the higher classes, less restrictive on the lower.

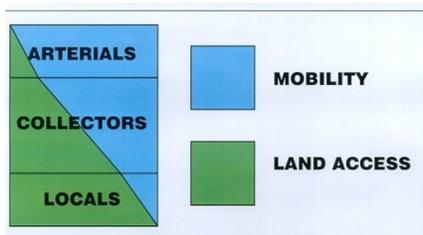
The goal of Access Management is to protect the safety, capacity and traffic flow on the highway system while providing access to adjacent property as appropriate and necessary.

### Roadway Functional Classification

Functional Classification is divided into rural and urban systems. The urban functional classification system covers all streets, roads, and highways located within an urbanized area as designated by the U.S. Census Bureau. As might be expected, the rural functional classification system covers all other streets, roads and highways that are not located within the boundaries of an urbanized area.

While urban and rural areas differ in terms of the density of land use, intensity of traffic and travel, the same general functional concepts apply to both systems. Streets and roads are ranked according to their purpose or function in meeting the demands for mobility and land access. The principal difference between the two systems is the length of trips both in time and in distance.

Functional Classification is the grouping of roads, streets, and highways in a hierarchy based on the type of highway service they provide. Streets and highways do not operate independently; they are an interconnected network, and each one serves to move traffic throughout the system. Generally, streets and highways perform two types of service. They provide either traffic mobility or land access and can be ranked in terms of the proportion of service they perform as shown in this diagram.



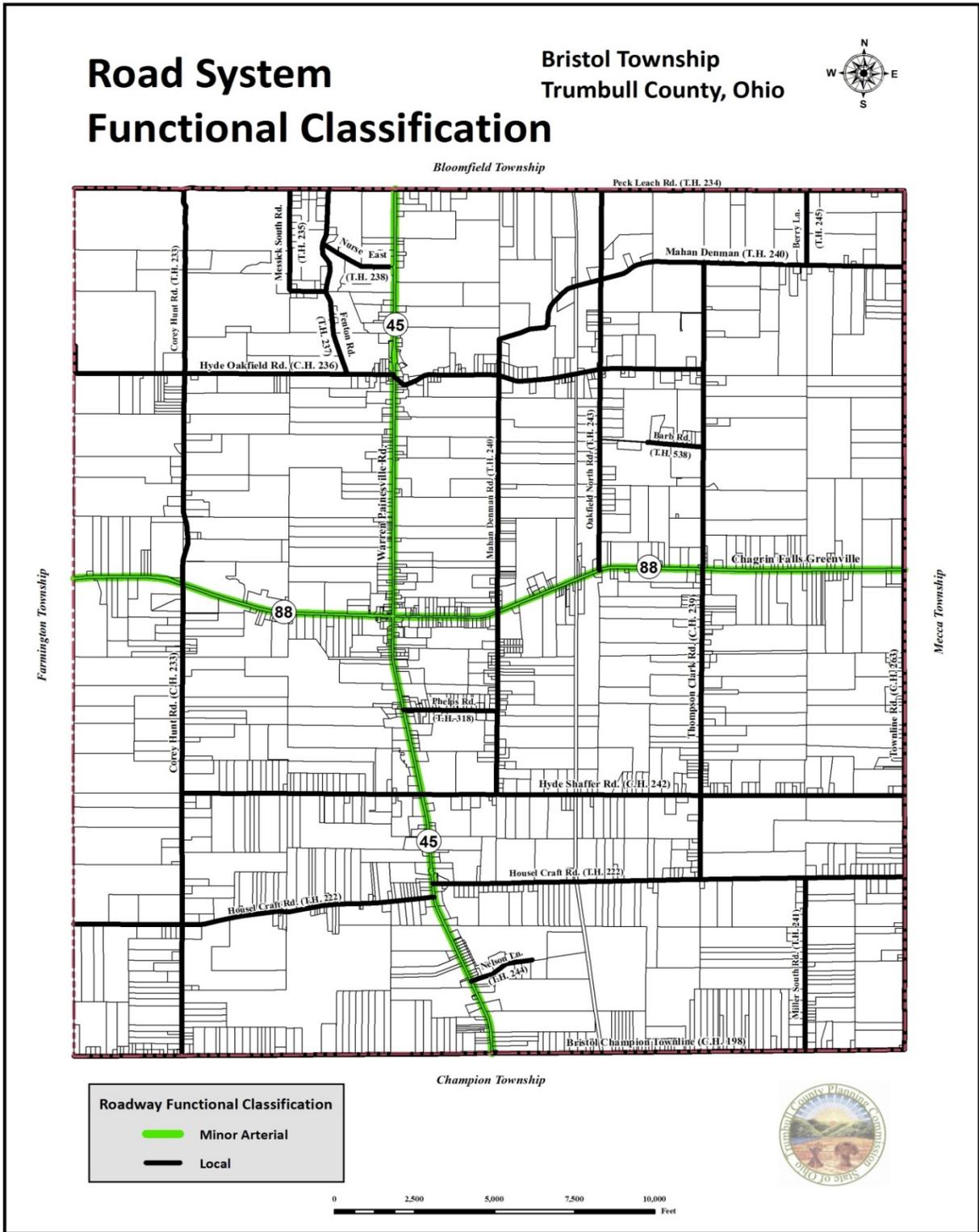
At the top are Arterials. They include those classes of highways emphasizing a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compared to the other classes. The highest classes of arterials, Interstates and freeways, are limited access to allow the free flow of traffic.

Between these extremes are the Collectors whose name describes their function. They collect traffic from the lower-order facilities and distribute it to the higher. Collectors provide both mobility and land access. Generally, trip lengths, speeds and volumes are moderate. At the bottom are Local streets and roads. Their primary function is to provide land access. Travel speeds, distances and volumes are generally low.

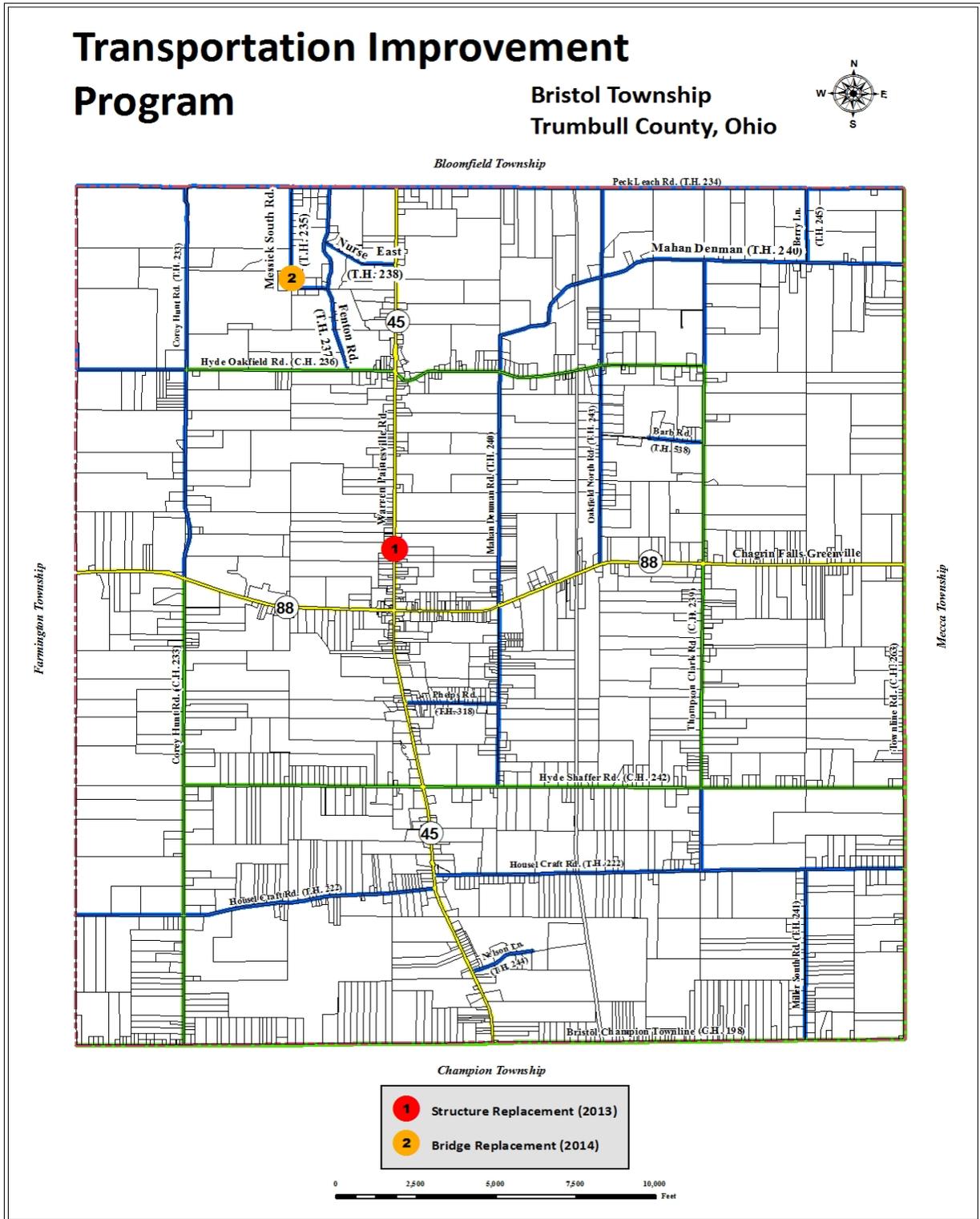
### Transportation Improvement Program (TIP)

The region's TIP is a comprehensive list of transportation improvements that will use federal and/or state funding over four years within the Eastgate region. Listed projects must be reflected in the region's 2030 Transportation Plan. The primary focus of the FY2012-FY2015 TIP for Trumbull County is improvements for highways, bridges and transit. These improvements are intended to safeguard the environment and overall public health and safety by maintaining clean air and providing transportation improvements and enhancements. The TIP includes improvements developed within the overall goals and objectives of local and regional transportation plans. It reflects the priorities of the implementing agencies, while staying within the funding constraints for the programming period.

Map 7-4 Functional Classification



Map 7-5 Transportation Improvement Program (TIP) Projects



## Summary

Bristol Township's road and bridge network is in good condition; however, township officials should maintain good working relationships with county and regional agencies that can assist with future capital budgeting as the need arises. Transportation improvements will likely focus on road and bridge maintenance and the gradual upgrading of non-standard roads.

The roadway network in Bristol Township is mainly rural, with approximately 61 miles of two-lane state, county and township roads. State and county roads all have a pavement width equal to or greater than 18 feet compared to 21% of Township roads. County roads have an asphalt surface course over 63% of the county road network with the remaining 37% being tar and chip. Township roads have an asphalt surface course over 14% of the township road network, 70% tar and chip and 12% gravel/slag, the remaining 4% are not open. Traffic along the State Routes showed a slight decrease in the average daily traffic (ADT) volumes for the north and east directions and an increase in the northern direction. Traffic accidents declined over the three-year reporting period, most of which occurred along the northern and western sections of State Routes 7 and 305.

Township and county officials should take opportunities to reduce traffic hazards by avoiding and reducing spot and strip commercial development. Poorly located and/or closely spaced driveways and intersections degrade the capacity of the roadway and result in more traffic crashes. The adoption and implementation of an access management system is one tool to reduce traffic hazards generated by spot and strip commercial development.

Township and county officials should work to establish bicycle and pedestrian connections to the Western Reserve Greenway Trail, activity centers and other public places in and around the township.

Bristol Township has no public transit service; however, a demand response type of service or Dial-a-Ride service is available for senior citizens and the physically disabled throughout Trumbull County. Township officials should advocate for expanded public transportation to serve its citizens' mobility needs.

Sidewalks are very limited in the town center area and pathways for biking are non-existent. Sidewalks and/or pedestrian pathways will be built where appropriate. Similarly, all public facilities should be easily accessible.

**Bristol Township**  
**Transportation Improvement Projects**  
**Trumbull County Engineer**

**2013**  
**Issue I and Maintenance Projects**

- Chip and Seal Program:
  - Bristol Champion Townline Road (C.H. 198)  
from Hoffman Norton (C.H. 213) to Park Avenue/Townline Road (C.H. 263)

**2014 -2017**  
**Issue I and**  
**Maintenance Project Planning**

- 2015 Chip and Seal Program:
  - Hyde Shaffer Road (C.H. 242)  
From Corey Hunt Road (T.H. 233) to Townline Road (C.H. 263)
  - Thompson Clark Road (C.H. 239)  
From Hyde Shaffer Road (C.H. 242) to Hyde Oakfield Road (C.H. 236)
- 2016 Chip and Seal Program:
  - Hyde Oakfield (C.H. 236)  
From Corey Hunt Road (T.H. 233) to Thompson Clark Road (C.H. 239)

**2013 – 2017**  
**Federally Funded Projects**

- Bristol #4 Bridge Replacement located on Messick South Road (T.H. 235)

**Striping, Signage & miscellaneous**

The County Engineer provides the following additional services on a yearly basis

- Striping along County Roads.
- Repair or replacement of traffic signage.
- Repair or replacement of small culverts.
- Ditches along County Roads cleaned out periodically.

Table 7-3 Road Network Inventory

<b>BRISTOL TOWNSHIP ROAD SYSTEM NETWORK INVENTORY</b>						
						RE: TRUMBULL COUNTY
ENGINEER						
#	County	Township	Road Name	R/W Width	Pavement Width	Surface Type
198	x		Bristol Champion Townline	60	20	Asphalt
222 A		x	Housel Craft	60	14	Tar & Chip
222 B		x		1813	18	Asphalt
222 C		x		1836	13	Tar & Chip
222 D		x		1836	13	Tar & Chip
222 E		x		60	14	Tar & Chip
222 F		x		60	16	Tar & Chip
233 A	x		Corey Hunt	60	20	Tar & Chip
233 B	x			60	20	Tar & Chip
233 C	x			60	21	Tar & Chip
233 D		x		60	15	Tar & Chip
233 E		x		60	10	Gravel/Slag
234 A		x	Peck Leach	60	0	Earth (Not Open)
234 B		x		60	8	Gravel/Slag
234 C		x		60	10	Tar & Chip
234 D		x		60	12	Tar & Chip
234 E		x		40	13	Tar & Chip
234 F		x		40	13	Tar & Chip
234 G		x		40	12	Tar & Chip
235 A		x	Messick South	22	12	Tar & Chip
236 A		x	Hyde Oakfield	40	0	Earth (Not Open)
236 B		x		60	14	Gravel/Slag
236 C	x			60	19	Asphalt
236 D	x			60	19	Tar & Chip
236 E	x			60	17	Tar & Chip
236 F	x			60	17	Tar & Chip
236 G	x			40	18	Tar & Chip
237 A		x	Fenton		12	Tar & Chip
237 B		x			12	Gravel/Slag
238		x	Nurse East	30	12	Tar & Chip
239 A		x	Thompson Clark	60	12	Tar & Chip
239 B	x			60	20	Asphalt
239 C	x			60	18	Tar & Chip
239 D		x		60	16	Tar & Chip

**BRISTOL TOWNSHIP ROAD SYSTEM  
NETWORK INVENTORY**

RE: TRUMBULL COUNTY

ENGINEER

#	County	Township	Road Name	R/W Width	Pavement Width	Surface Type
240 A		x	Mahan Denman	40/36	18	Asphalt
240 B		x		60	18	Tar & Chip
240 C		x		60	14	Tar & Chip
240 D		x		60	15	Earth (Not Open)
240 E		x		60	12	Tar & Chip
240 F		x		60	15	Tar & Chip
240 G		x		60	15	Tar & Chip
241		x	Miller South	40	18	Asphalt
242 A	x		Hyde Shaffer	60	18	Asphalt
242 B	x			60	18	Asphalt
242 C	x			60	18	Asphalt
242 D	x			40	18	Asphalt
243 A		x	Oakfield North	40	15	Tar & Chip
243 B		x		40	12	Tar & Chip
243 C		x		40	12	Tar & Chip
244		x	Nelson Lane	60		Tar & Chip
245		x	Berry Lane	40	12	Gravel/Slag
263 A	x		Townline	60	18	Asphalt
263 B	x			60	18	Asphalt
263 C	x			60	18	Asphalt
263 D	x			1866	18	Tar & Chip
263 E	x			1866	18	Tar & Chip
318		x	Phelps	60	18	Tar & Chip
538		x	Barb	30	10	Tar & Chip

Table 7-4 Bridge Data

<b>BRISTOL TOWNSHIP ROAD SYSTEM BRIDGE DATA</b>					
RE: TRUMBULL COUNTY ENGINEER					
Bridge No.	Road Designation	Structure Type	Span	Year Built	Rating
1	TH 233 D	28' x 6' - 3 Sided Precast Concrete Box Culvert	29'	2001	8 Replaced Steel Beams in 2001
2	TH 233 D	24" RCP		1983	Township Responsibility
3	TH 233 E	Triple 49" x 33" CMP		2001	7 Replaced in 2001
4	TH 235	Concrete Beam	36'	1930	5
5	TH 237 B	Steel Beam	46'	1959	2
6	TH 243 A	Steel Beam	34'	1981	5
7	TH 239 A	57" x 38" CMP		1984	Township Responsibility
8	CH 239 C	Steel Beam	40'	1983	4
9	CH 239 C	66" x 42" CMP		1969	
10	CH 263 B	Steel Beam	20'	1960	7
11	TH 222 C	Steel Beam	32'	1991	7
12	TH 222 E	Steel Beam	27'	1989	6
13	CH 242 A	Steel Beam	36'	1987	5
14	CH 242 D	Steel Beam	29'	1993	8
15	CH 236 E	87" x 63" CMP		1995	
16	CH 236 G	Steel Truss	51'	2003	8
17	TH 240 E	Twin 96" x 67" CMP		1989	7
18	TH 238	48" CMP		2008	Township Responsibility
19	TH 234 B	Steel Beam	34'	1934	X
20	TH 234 E	Twin 81" x 59" CMP		1992	6

**BRISTOL TOWNSHIP ROAD SYSTEM  
BRIDGE DATA**

RE: TRUMBULL COUNTY ENGINEER

Bridge No.	Road Designation	Structure Type	Span	Year Built	Comments
21	TH 234 F	Steel Beam	15'	1981	8
22	TH 234 G	Twin 42"x30" CMP			
23	TH 244	Twin 87"x 63" CMP		1960	9
24	TH 538	Quadruple 66" CMP		1993	9
25	TH 222 A	Twin 64"x43" CMP		2003	5
26	CH 233 C	Twin 65"x40" CMP		1967	2

**Rating Explanation**

- 9 Excellent Condition
- 8 Very Good Condition
- 7 Good Condition
- 6 Satisfactory Condition
- 5 Fair Condition
- 4 Poor Condition
- 3 Serious Condition
- 2 Critical Condition
- 1 "Imminent" Failure Condition
- 0 Failed Condition
- X Closed

**Road Use Maintenance Agreement (RUMA)**

The Marcellus and Utica Shale plays will inevitably generate substantial and repetitive vehicular traffic loads upon existing infrastructure. In order to safeguard roads and bridges it is imperative that appropriate steps were taken to ensure that future maintenance, repair and upgrade are the responsibility of the heavy use generator, namely the well operator. In order to address these issues, the Ohio Department of Transportation (ODOT) in conjunction with the applicable county engineers, drilling representatives and associated partners developed a "Road Use Maintenance Agreement" (RUMA).

The purpose of the RUMA is to document travel routes, outline maintenance and repair responsibilities, establish bond and surety amounts (if any), and to address various safety aspects. See Bristol Township's RUMA on the following two pages.

MEMORANDUM OF UNDERSTANDING

Mailed  
9.6.12

**WHEREAS**, various Trumbull County entities anticipate a substantial amount of oil and gas exploration activity associated with the Utica and Marcellus Shale plays, as a result it is recognized that additional staffing will be necessary to coordinate, monitor, and administrate permit applications, road maintenance and highway improvements;

**WHEREAS**, it is recognized that a collaborative regional effort will ensure a cost effective approach to project management and coordination as well as provide for efficient use of public funds;

**FURTHERMORE**, various Trumbull County entities have requested that the Trumbull County Engineer’s Office assume the leadership position with this endeavor;

**THEREFORE**, the Trumbull County Engineer’s Office is committed to partnering and taking the leadership role of coordinating, monitoring, and administrating said permit applications, road maintenance and highway improvement activities;

**WHEREAS**, the Engineer’s Office has calculated the cost associated with funding the position of a RUMA Coordinator as follows:

Wages	(\$21.63/hr.)	\$44,990.40	Annually
Standard Benefit Package		\$27,565.08	Annually
Vehicle Usage		\$5,000.00	Annually
Fuel		\$5,200.00	Annually
Supplies		\$3,000.00	Annually
Miscellaneous		\$1,435.26	Annually
Total Annual Expenses		\$87,190.74	

Trumbull County is proposing a cost participation as follows:

1. Fifty (50%) percent to be incurred by the Trumbull County Engineer: \$43,595.37
2. Remaining fifty (50%) percent to be incurred and shared by participating member communities: \$1,743.81 (Divided by 25 participating community blocks)

In the event of limited participation the member community shall be based upon the actual dollar figure above. The Trumbull County Engineer’s Office will absorb any cost associated with a block wishing not to participate.

1. Fifty (50) percent to be incurred by the Trumbull County Engineer

Based upon the forecasted drilling operations the Trumbull County Engineer's Office desires to enter into a five (5) year memorandum of understanding with participating communities.

Those communities opting to participate in this collaborative effort will be billed in annual installments that will be payable within forty five (45) days of invoice receipt. This agreement will have an option to renew at the end of said five (5) year term for an additional three (3) year renewal term.

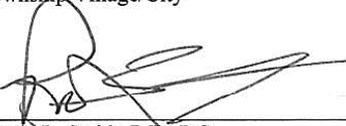
**FURTHERMORE**, each participating entity agrees to meet on an annual basis at which time the Trumbull County Engineer will provide a detailed statement of actual operating costs for review;

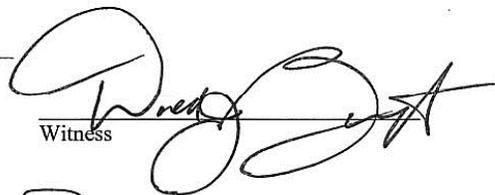
**FURTHERMORE**, all participating entities reserve the right to opt out of this memorandum of understanding should the invoice cost exceed 10% of the initial estimate;

It is hereby noted that the RUMA Coordinator will act under the authority of the Trumbull County Engineer, but will be responsive to the member communities and will be utilized solely for the purposes relating to the services set forth in this memorandum of understanding.

Should the impacts associated with the drilling operations exceed forecasted predictions; other alternative measures will be brought before the member communities for consideration.

**IN WITNESS WHEREOF**, this Memorandum of Understanding is executed this 4<sup>th</sup> day of September, 2012, by the undersigned on behalf of the Trumbull County Engineer's Office and Bristol Township on the day and year written above.  
Township/Village/City

  
\_\_\_\_\_  
Randy L. Smith, P.E., P.S.  
Trumbull County Engineer

  
\_\_\_\_\_  
Witness

Bristol Township  
\_\_\_\_\_  
Township/Village/City

  
\_\_\_\_\_  
Township Trustee/Mayor

  
\_\_\_\_\_  
Township Trustee

  
\_\_\_\_\_  
Township Trustee

\_\_\_\_\_  
Witness

**Transportation Goal:**

Ensure that travel within and through the Township can occur safely and efficiently to meet existing and future transportation needs.

**Objective T1:** Address transportation system deficiencies and needs in the Township, with review and updates every 5 years or sooner, as necessary.

**Policy T1.1:**

On an ongoing basis, work with the Trumbull County Engineer’s Office and the Ohio Department of Transportation (ODOT) to identify needed roadway improvements in the Township based on safety, roadway capacity, and efficient traffic flow.

**Policy T1.2:**

On an ongoing basis, rank proposed roadway improvements considering impacts on public safety, financing, cost, levels of service and efficiency.

**Policy T1.3:**

On an ongoing basis, work with the Trumbull County Transit Board to document existing public transit use and transit demand in the Township, and to recommend transit service improvements as appropriate.

**Policy T1.4:**

Work with the County Engineer’s Office to identify needs and opportunities for sidewalks and bicycle facilities in conjunction with transportation projects in the Township, contingent on available funding.

**Objective T2:** Encourage planning for transportation facilities and services consistent with the township’s comprehensive plan and coordinate with the plans and programs of the County Engineer’s Office, the Eastgate Regional Council of Governments, and ODOT.

**Policy T2.1:**

Encourage the inclusion of projects consistent with the township’s comprehensive plan in Eastgate’s Long Range Transportation Plan and Transportation Improvement Program, and in ODOT’s Six-Year Work Plan.

**Policy T2.2:**

Promptly report to the County Engineer’s Office and ODOT any observed deficiencies and improvements needed in county and state roads so that they may be reflected in county and state work programs.

**Policy T2.3:**

Work with the County Engineer’s Office and the Ohio Department of Transportation to maintain the following peak hour level of service standards for arterial, collector and local facilities in the township:

Principal Arterials	“C”
Minor Arterials	“C”
Collectors	“C”
Local Roads	“C”

**Objective T3:** Coordinate with state, regional, and local jurisdictions and with the private sector to provide funding for transportation improvements.

Policy T3.1:

Monitor funding available through Eastgate, ODOT, the County Engineer's Office and private sector transportation providers such as active railroads.

Policy T3.2:

Annually prioritize and allocate township funding to road maintenance according to 1) impacts on public safety; 2) impacts on system efficiency and costs; and 3) impacts on maintaining acceptable levels of service.

**Objective T4:** Coordinate new land development that is consistent with the township's comprehensive plan with the provision of adequate transportation facilities, including connections to collector and arterial roads.

Policy T4.1:

Adopt land development regulations, which meet or exceed ODOT standards to control access to arterial and collector roads by limiting new curb cuts and driveway permits.

Policy T4.2:

Adopt land development regulations, which provide for safe and convenient on-site traffic flow, and for motorized and non-motorized parking.

Policy T4.3:

Adopt land development regulations, which provide for local street connections toward existing or planned streets and new commercial or mixed use projects within one-half mile of existing development.

Policy T4.4:

Adopt land development regulations, which provide for extension of local streets to adjoining undeveloped properties and eventual connection with the existing street system.

Policy T4.5:

Adopt land development regulations, which provide for street alignments that are sensitive to natural features, topography and the layout of adjacent development.

Policy T4.6:

Work with county, regional and state officials to provide or improve public transit services.

Policy T4.7:

Encourage the construction of pedestrian and bicycle facilities that enable connectivity with existing pedestrian and bicycling facilities and with public transit service.

**Objective T5:** Protect existing and future rights-of-way from building encroachment.

Policy T5.1:

Work with the County Engineer's Office to identify right-of-way needed for improvement of existing roadways and construction of new roads, and establish measures for acquisition or preservation annually.

# Chapter 8: Intergovernmental Coordination



Bristol Township  
Comprehensive Plan

## **INTERGOVERNMENTAL COORDINATION ELEMENT**

### **Entities for Intergovernmental Coordination**

The purpose of this chapter is to identify other government units and agencies whose operations affect or are affected by Bristol Township. Because no unit of government exists in a vacuum, any comprehensive planning effort or decision-making needs to identify and respond to a community's needs for coordination with adjacent local governments, with special districts, and with county, regional and state agencies.

The following list indicates entities whose operations and decisions affect Bristol Township, so that their goals and plans may be considered as part of the township's planning process:

### **Adjacent Townships: Bloomfield, Mecca, Champion and Farmington**

**Trumbull County Board of Commissioners**

**Trumbull County Auditor**

**Trumbull County Treasurer**

**Trumbull County Recorder**

**Trumbull County Office of Elderly Affairs**

**OSU Extension**

**Trumbull County Planning Commission**

**Trumbull County Building Department**

**Trumbull County Emergency Management**

**Trumbull County Engineer's Office**

**Trumbull County Health Department**

**Western Reserve Port Authority**

**Trumbull County Sheriff's Office**

**Trumbull County MetroParks**

**Geauga-Trumbull Solid Waste Management District**

**Trumbull County Sanitary Engineer's Department**

**Trumbull Soil and Water Conservation District**

**Natural Resources Conservation Service**

**Mutual Aid Agreements for Emergency and Fire Services**

**Ohio Department of Job and Family Services**

**Ohio Department of Transportation**

**Ohio EPA**

**Ohio DNR**

**Ohio Highway Patrol**

**Ohio Historic Preservation Office**

**Eastgate Regional Council of Governments**

**School District: Bristol**

The following brief descriptions summarize the focus of these other entities and their relationship with, or impact on, Bristol Township, as well as any existing coordination mechanisms.

### **Adjacent Townships**

In addition to mutual participation in the Trumbull County Township Association, the relationship of these townships to Bristol Township includes mutual aid agreements and planning for and determining land uses that abut the Township. These aspects will be discussed in subsequent sections grouped by relevant topic.

Bristol has the only 24/7 staffed EMS/Fire service in northern Trumbull County and has mutual aid agreements with all adjacent townships.

Bristol and Bloomfield Townships work together on road maintenance and cemetery staffing.

Bristol works with Bazetta Township for IT maintenance, upgrades and equipment installation for all township computers.

### **Trumbull County Auditor**

The Trumbull County Auditor's Office provides consumer, property transfer, tax administration and distribution services to all jurisdictions within the Trumbull County area. Consumer services include licensing (such as for business, dogs, cigarette sales and real estate), personal property and real estate searches, and administration of weights and measures. The auditor is responsible for the administration and distribution of tax revenues, accounting for all county funds, administration of county payroll, and producing the official financial reports for county, state and federal governments.

The Auditor is in charge of transferring all real estate that changes ownership in the county and collecting fees and taxes on this activity. The Auditor maintains all ownership records, acreage changes, real estate splits and provides information for maintaining tax plat maps. The Auditor is also in charge of administering the Current Agricultural Use Value program, which allows farmland to be taxed at its value for that use. Agricultural districts and forest certification are other duties.

### **Trumbull County Treasurer**

The County Treasurer collects taxes and is the Investment Officer for the county. The Treasurer also is a member of the County Budget Commission, the County Board of Revision and the Data Processing Board.

### **Trumbull County Recorder**

The duties of the County Recorder are specified by the Ohio Revised Code and include the recording, filing and indexing of various legal documents pertaining to real estate or consumer goods. In Ohio, the Recorder, as an elected official, is charged by law with the exacting duty of keeping certain specific records which may include: deeds, mortgages, financing statements, easements, leases, federal tax liens, personal tax liens, military discharges, powers of attorney, mechanics liens, plats, recognizance liens, partnerships, living wills, and zoning resolutions.

### **Trumbull County Board of Commissioners**

The Trumbull County Board of Commissioners holds title to all county property, serves as the sole taxing authority for the county and controls county purchasing. It is the budget and appropriating authority for the entire county government. All agencies, courts and elected office holders depend on the commissioners for their budgets. The County Commissioners also approve funding for special projects for townships. The County Commissioners must also sign off on potential annexations of township land.

### **Ohio State University Extension**

OSU Extension is the outreach arm of The Ohio State University. Extension works at “helping people grow crops, children, and communities.” It offers diverse programming in the areas of 4-H youth development, family and consumer sciences, community development, and agriculture and natural resources. Extension agents provide educational and technical assistance to area farmers, families, and communities and can access the experts and information resources of OSU’s College of Food, Agricultural and Environmental Sciences.

### **Trumbull County Planning Commission**

The Planning Commission is responsible for oversight and implementation of planning, subdivision regulations, zoning and appointed county floodplain administrator. It also provides demographics and mapping services. The Planning Commission administers Trumbull County’s Community Development Block Grant program, with funds made available through the U.S. Department of Housing and Urban Development (HUD). CDBG funds have been used to benefit low and moderate income persons fix septic tank problems, rehabilitate, repair or demolish homes. The Planning Commission also administers a revolving loan fund program to provide affordable financing for small businesses, and coordinates and cooperates with other local, regional, state, federal and non-profit agencies on a variety of projects.

Although Bristol Township administers its own zoning and has its own board of zoning appeals, the staff of the Planning Commission provides technical assistance as resources permit.

### **Trumbull County Building Department**

The Building Department is responsible for enforcing the building and electrical codes for unincorporated areas of Trumbull County.

### **Trumbull County Emergency Management**

The Trumbull County Emergency Management Agency (EMA) is tasked with planning, training and assisting with the coordination of disasters in Trumbull County. EMA assists local jurisdictions manage natural disasters (tornado, flood, blizzard) and technological disasters (HAZMAT or nuclear). It is also the agency that coordinates damage assessment and is the access point for state and federal disaster aid.

The Trumbull County EMA also receives help from the Ohio Emergency Management Association, such as technical assistance, training, administration of federal grants, and back-up. When an emergency exceeds the capacity of local government, it requests the assistance of the state through the Ohio EMA. If an emergency response exceeds the capacity of the Ohio EMA, aid is requested from the President through the Federal Emergency Management Agency.

### **Trumbull County Engineer's Office**

The mission of the Trumbull County Engineer's Office is to design, build and maintain an efficient road and bridge network for the citizens of the county. The TCEO covers all facets of road and highway transportation, and works to ensure motorist safety and a transportation system that serves citizens and businesses in the county. If road improvements are needed, township officials should work with the TCEO to be considered for local, state or federal funding.

### **Trumbull County Health Department**

The Trumbull County Health Department works to protect public health and the environment throughout the county by providing inspections of sanitary and nuisance conditions, education, data collection and administering programs such as testing of privately-owned wells when contamination is suspected. In addition, the approval of the county health department is needed when a residence or business wants to install an onsite wastewater treatment system in areas where centralized sewage treatment is not available.

### **Western Reserve Port Authority**

The Western Reserve Port Authority (WRPA) was created in 1992 by the Mahoning and Trumbull County Boards of County Commissioners, with a mission to own and operate the Youngstown-Warren Regional Airport.

The WRPA enjoys the broadest powers allowed under Ohio Revised Code to undertake economic and community development. A dedicated economic development arm within the Western Reserve Port Authority was established in late 2010 to identify economic development needs and assist the region in expanding the economic base by providing options for business and government to strengthen their competitive advantage through unique financing and revitalization programs.

### **Trumbull County Sheriff's Department**

The Sheriff is the chief law enforcement officer. His primary duties are to provide common pleas court services and corrections on a countywide basis, and full police protection to the unincorporated areas of the county. However, he also maintains full police jurisdiction in all municipalities, townships, and villages. Within Ohio, Sheriff's Offices have probably one of the most extensive sets of responsibilities to those they serve. By statute they must provide: line law enforcement, court security and service of papers, jail operations, extradition process, and the transportation of prisoners

### **Geauga-Trumbull Solid Waste Management District**

The Geauga-Trumbull Solid Waste Management District operates on a solid waste generation fee; and, with this fee, we are able to provide a number of solid waste and recycling related services. Some of the services include household hazardous waste collection programs, tire drives, appliance recycling programs, recycling drop-off sites, and illegal dump enforcement. The Solid Waste Management District works with the Sheriff's Department and Health Departments to track those who chose to pollute.

### **Trumbull County Sanitary Engineer's Department**

The Ohio Revised Code provides for the Board of County Commissioners to operate and maintain a public utility service, and the Board of Commissioners is responsible for the oversight

of the Sanitary Engineer's Department. The County currently operates three sewer districts and eight water districts.

### **Trumbull Soil and Water Conservation District**

The Soil and Water Conservation District is a political subdivision of the State of Ohio. Trumbull SWCD is a local, state, and federal partnership. The Trumbull district was formed in the late 1940s by a vote of over 70% of the electorate in a referendum. It receives appropriations from the county, townships, and municipalities with the State of Ohio matching the local government funds. The USDA Natural Resources Conservation Service (NRCS) and the Ohio Department of Natural Resources (ODNR) also provide additional resource assistance.

The District provides information and technical guidance to County residents on natural resources conservation, including drainage, reservoir, land protection, flood protection, erosion and land use planning, and educational services such as conservation programs for adults and students, classroom presentations, school outdoor field days, teachers workshops and conservation practices and resource management workshops.

### **Ohio Department of Transportation**

ODOT's mission is to seamlessly link Ohio's highways, railways, transit, aviation and port facilities, and to promote a world-class, integrated multi-modal transportation system that is efficient, cost-effective and reliable. ODOT is also a major source of state and federal pass-through funding for local governments to make transportation system improvements. ODOT works with the Eastgate Regional Council of Governments to plan major transportation improvements and serves as a resource for local governments on planning and funding issues. ODOT's Program Resource Guide is a "one-stop shopping" document with information on accessing departmental funding programs and resources, which can be found on ODOT's website.

### **Ohio Environmental Protection Agency**

OEPA's mission is to protect the environment and public health by ensuring compliance with environmental laws and demonstrating leadership in environmental stewardship. OEPA's responsibilities include air pollution control, oversight of streams, lakes, ground water, and drinking water; emergency and remedial response; environmental financial assistance; hazardous waste management; solid and infectious waste management; federal facilities oversight; environmental education; and pollution prevention.

Because of its broad mandates, the OEPA has many reasons to be involved with environmental compliance and technical assistance at the local level, which is carried out primarily through five district offices. Township officials are expected to contact OEPA when they believe that the health of the environment and the public are being compromised by activities in the Township.

### **Ohio Department of Natural Resources**

ODNR owns and manages Grand River Wildlife Area. In addition, ODNR licenses all hunting, fishing, and watercraft in the state and is responsible for overseeing and permitting all mineral extraction, monitoring dam safety, managing water resources, coordinating the activity of Ohio's county-based soil and water conservation districts, mapping the state's major geologic structures and mineral resources, and promoting recycling and litter prevention through grant programs in local communities.

Oil and gas programs were incorporated into ODNR in 1965. ODNR's oil and gas division's responsibilities include regulation of Ohio's oil and gas drilling operations, oil and gas production operations, brine disposal operations, solution mining operations, and underground injection operations. ODNR staff inspects the drilling, restoration, and plugging of all oil and gas wells in the state. It issues permits for all oil and gas, injection and solution mining wells. The ODNR oil and gas well search tool allows people to track information on oil and gas well permitting, project completion, and production reports. In addition, the online emergency oil and gas well locator provides well locations, contact names, facility information, and the location of nearby schools, hospitals, roads, and bodies of water in the event of emergencies.

Per SB 165 (ORC 1509.041), the oil and gas division maintains a database accessible to the public listing each final non-appealable order issued for a material and substantial violation under this chapter.

### **Ohio Highway Patrol**

The Ohio Highway Patrol provides statewide police traffic services, statewide emergency response services and support services to the public and the criminal justice community (such as administering exams for state drivers licenses and commercial drivers licenses), investigation of criminal activities on state-owned and leased property throughout Ohio, and traffic accident investigation on state highways. In addition, mutual agreements are in place with all Ohio jurisdictions for Amber Alerts and for the Law Enforcement Automated Database System.

### **Ohio Historic Preservation Office**

The Ohio Historic Preservation Office's mission is "to interpret, preserve, collect and make available evidence of the past, and to provide leadership on furthering knowledge, understanding and appreciation of the prehistory and history of Ohio and of the broader cultural and natural environments of which Ohio is a part." The Office provides archives and education services to the citizens of Ohio, and maintains the Ohio Historical Center in Columbus. Its role with local governments such as a township is primarily as an information resource to aid in the preservation of historical sites and structures.

### **Eastgate Regional Council of Governments**

Bristol Township and Trumbull County are part of a federally recognized economic development district administered by the Eastgate Regional Council of Governments. The district's regional economic development plan permits Trumbull County's local governments to be eligible to apply for grants from the U. S. Economic Development Administration. Eastgate also administers the Local Development District of the Appalachian Regional Commission.

Eastgate is also the federally designated Metropolitan Planning Organization for transportation, and the Area-wide Water Quality Management Agency. Each designation qualifies the region for federal and state funding.

In addition, Eastgate administers the State Capital Improvement Program for the District 6 Public Works Integrating Committee, administers the Department of Defense Procurement Program, Intergovernmental review, and administers the regional Rideshare program.

Eastgate's planning area is Ashtabula, Trumbull and Mahoning counties in Ohio, and Mercer County in Pennsylvania. For a transportation project anywhere in Trumbull and Mahoning

counties (the region's urbanized area) to be eligible for federal funds, it must be recommended in the Eastgate long-range Regional Transportation Plan. Projects that are committed for implementation (meaning that funding is allocated) are listed in Eastgate's short-range Transportation Improvement Program (TIP).

Eastgate's most recent TIP contains resurfacing projects in Bristol Township.

Again, if a significant need for road improvements is identified, township officials should work with the Trumbull County Engineer's Office and with Eastgate to be considered for federal transportation funding

Eastgate also provides land use guidance and water quality planning and technical assistance to member jurisdictions as funding is available.

### **Bristol School District**

Bristol Elementary School and Bristol High School students reside in Bristol and Farmington Townships. Communication between the school district and township officials occurs on an informal basis and often deals with the school sites located in the Township.

**Intergovernmental Goal:**

Coordinate with adjacent local governments, with special districts, and with county, regional and state agencies on issues that cross local boundaries to avoid conflicts and enable mutual benefits whenever possible.

**Objective IG1:** Identify intergovernmental issues associated with natural systems and work with the appropriate local, regional and state agencies to address them.

**Policy IG1.1:**

Support multi-jurisdictional efforts to protect and improve water quality, including water quality monitoring; agricultural conservation planning through the Soil and Water Conservation District, and the development of “Total Maximum Daily Loads” (TMDLs) of pollutants for any impaired streams.

**Policy IG1.2:**

Support multi-jurisdictional efforts to prevent or mitigate negative impacts on groundwater or surface water systems from land uses such as mineral extraction or waste disposal and from industrial or commercial activities involving hazardous materials.

**Objective IG2:** Identify intergovernmental issues associated with public facilities and work with the appropriate schools, park districts, nonprofit organizations, service providers and public safety departments to address them.

**Policy IG2.1:**

Implementation of the township’s comprehensive plan will be coordinated with the plans of the Bristol school district.

**Policy IG2.2:**

Implementation of any township plans for recreation and open space will be coordinated with relevant planning and implementation efforts by Trumbull County MetroParks, neighboring local governments, the Ohio Department of Natural Resources, and nonprofit organizations as necessary.

**Policy IG2.3:**

Consider the establishment and use of level of service standards for infrastructure with the entities having operational or maintenance responsibility.

**Policy IG2.4:**

Consult with the Trumbull County Emergency Management Agency, local emergency planning committee and other jurisdictions in the county to plan and maintain adequate hazard mitigation, emergency preparedness, disaster response and disaster recovery.

**Policy IG2.5:**

Consult with the County Hazardous Materials Response Cooperative to plan and maintain adequate hazardous materials response capability.

**Objective IG3:** Identify intergovernmental issues associated with land development and work with the appropriate local governments and planning authorities to address them.

Policy IG3.1:

Obtain the comprehensive plans and plan amendments for each adjacent local government to enable consistency between plans.

Policy IG3.2:

Consider the potential impacts of proposed land development on adjacent governments.

Policy IG3.3:

Review subdivisions proposed in the Township for their potential extra-jurisdictional impacts because of their size, character or location.

Policy IG3.4:

Provide the opportunity to adjacent local governments to review and make comments on development proposals along township boundaries.

Policy IG3.5:

Establish a process to provide opportunity to schools, utility providers, and other public service agencies to review and comment on proposed development in the Township.

# Chapter 9: Land Use



Bristol Township  
Comprehensive Plan

## LAND USE ELEMENT

This chapter includes an analysis of existing land use and the other key components of the plan's infrastructure, public facilities, ground water, natural systems and transportation elements. The purpose of this chapter is to designate Bristol Township's future land use patterns based on analyses of all of these elements in addition to population projections. Future land use patterns are reflected not only in the Future Land Use Map but also in the goals, objectives and policies of the comprehensive plan elements. The Future Land Use Map should not be used separately from the context of this chapter relating to timing and location of development.

### Existing Land Use and Zoning

"Land use" as discussed in this plan is different from "zoning." "Zoning" refers to the division of a jurisdiction into districts for the primary purpose of regulating land use, preventing land-use conflicts and allowing growth to occur in an orderly manner in the interest of promoting and protecting the health, safety, morals and general welfare of the community. A zoning resolution and zoning map are tools to help implement the comprehensive plan to ensure that the community's desired future land use patterns are achieved. In contrast to a comprehensive plan, that addresses the timing and location of land uses across a jurisdiction, zoning addresses the following *within* parcels, per unique and specific development standards: building location, height, bulk, number of stories & size; setback lines, percentage of lot coverage, size of yards; and densities. Zoning districts are classified by similar and/or compatible types of land uses, such as residential, commercial, industrial and agricultural.

"Land use" reflects the natural and man-made environment that evolved over a period of time and that influence the timing, location, type and intensity of land uses. The natural environment includes rivers, floodplains, watershed, wetlands, ground water resources, soil type and elevation contours described and depicted in the Natural Systems section of this Plan. The man-made environment includes residential, commercial and industrial structures, roadways, public water and sanitary sewer systems, electrical lines, gas lines and other utilities. Beyond these influences are social factors such as demographics. The mapping of existing land uses provides a snapshot of the township's current condition and the spatial distribution of the different uses of land.

This chapter's inventory and analysis of current land uses is a basis for future land use and zoning decisions, and for the timing, location and cost of public improvements. This analysis will enable Bristol Township's residents and elected officials to better understand current and future land use needs and establish measurable goals, objectives and policies for the Township. These goals and policies will enable action on the community's vision for the use of land and resources over the next 20 years.

The Existing Land Use Map (Map 9-1), illustrates the distribution of land uses within the Township. The existing land use for each parcel was mapped based on the land use classification code of the Trumbull County Auditor for the entire taxed parcel. Table 9-1 provides the acreage and percentage of land contained in each land use classification.

Map 9-2 depicts land *coverage* based on the actual uses of a parcel and its associated facilities, not necessarily the parcel size. For example, where a residence is located on a residential parcel, the house, garage, driveway and maintained yard were mapped as residential, with the remainder

of the parcel mapped based on the cover type, such as agricultural fields, meadowlands or woodlands.

Data sources for the land use inventory were the Trumbull County GIS/Tax Map Department, Trumbull County Auditor, a visual survey of the Township and an analysis of aerial photography.

Bristol Township contains approximately 16,687 acres or 26.07 square miles, which is comprised of 1,740 parcels consisting of 16,291 acres with the remaining 396 acres being the area within rights-of-way of the State, County and Township roads. Parcels are categorized according to the land use code of the Trumbull County Auditor, which include Agriculture, Residential, Commercial, Industrial, Public/Institutional and Public/Private Recreational. Each of these categories are further subdivided as shown in the following tables and discussed further in this section to provide a more realistic outlook of the Township.

Table 9-1 Parcel Statistics

<b>Bristol Township Parcel Statistics</b>				
<b>Parcel Size (acres)</b>	<b>Number of Parcels</b>	<b>% of Total</b>	<b>Acreage</b>	<b>% of Total</b>
≤ ½	218	12.5	70	0.4
> ½ ≤ 1	329	18.9	254	1.6
> 1 ≤ 5	593	34.1	1,456	9.0
> 5 ≤ 10	226	13.0	1,600	9.8
> 10 ≤ 20	137	7.9	1,927	11.8
> 20	237	13.6	10,984	67.4
Totals	1,740	100	16,291	100

Figure 9-1 Number of Parcels and Percent of Total Acreage

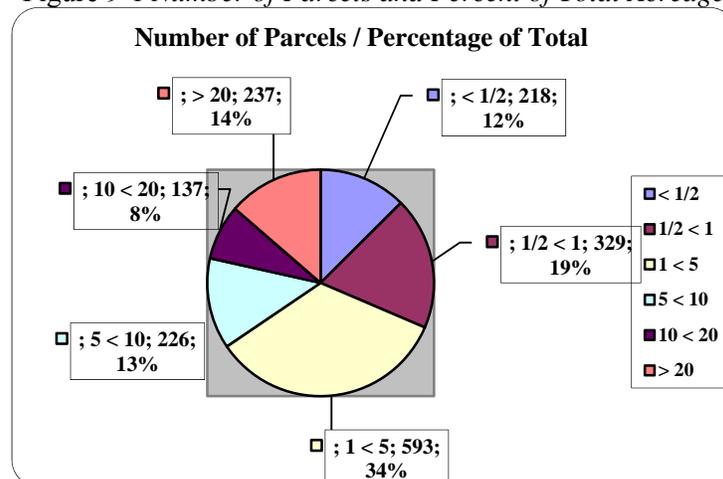


Figure 9-2 Acreage of Parcels and Percent of Total Acreage

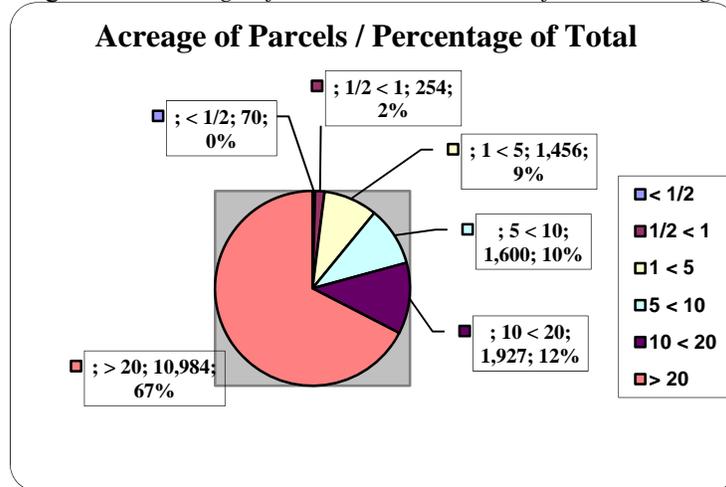


Table 9-2 Existing Land Uses

<b>Bristol Township Existing Land Use</b>			
<i>Land Use Category</i>	<i>Parcels</i>	<i>Acres</i>	<i>% of Total Acres</i>
<b>Agriculture Uses</b>			
<i>General Farm</i>	302	7908	48.5
<i>Classified Forest</i>	22	693	4.3
<i>Vacant</i>	137	3492	21.4
<b>Residential Uses</b>			
<i>Residential Single Family</i>	1,156	2,847	17.5
<i>Residential Two Family</i>	17	19	0.1
<i>Residential Multi-Family</i>	3	6	< 0.1
<b>Commercial Uses</b>			
<i>Retail and Service</i>	33	67	0.4
<b>Industrial Uses</b>			
<i>Manufacturing &amp; Processing</i>	7	23	0.1
<b>Public/Institutional</b>			
<i>Church/Public Worship</i>	7	20	0.1
<i>Board of Education</i>	7	44	0.3
<i>Bristol Township</i>	13	60	0.4
<i>State of Ohio</i>	21	921	5.7
<b>Public/Private Recreational</b>			
<i>Camp Ground</i>	6	83	0.5
<i>Golf Course</i>	1	51	0.3
<i>Trail</i>	6	57	0.3
<b>Total</b>	1,740	16,291	100

## Agriculture

Agriculture is the predominant land use in Bristol Township. This classification includes all land used for general farming, livestock, dairy farms, timber, classified forestry and other pasturage for agricultural production as well as vacant agricultural lands. Residential dwellings are located on 270 of the 461 agricultural parcels. Table 9-2 indicates that agricultural lands for general farming occupy 7,908 acres or 48% of the total land area, non-production agricultural lands occupy 3,492 acres, and classified forestry occupies 693 acres, for a total of 12,093 acres or 74% of the land in the Township.

Figure 9-3 *Agricultural Lands*

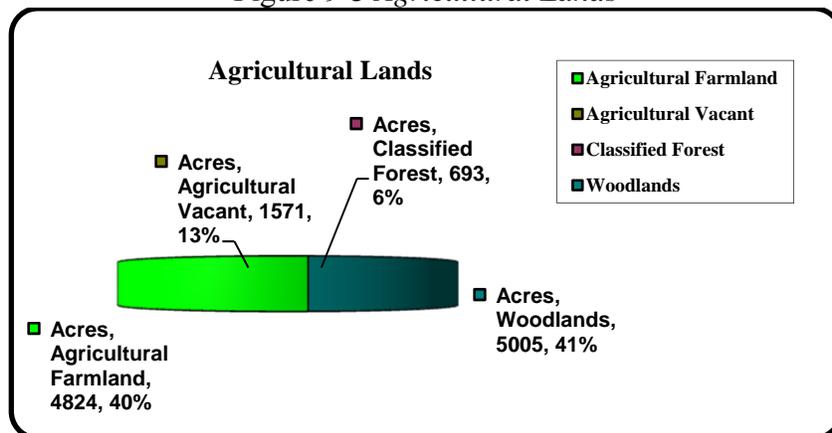


Table 9-3 *Agricultural Lands*

Agricultural Lands				
	Total	Woodlands	Productive Farmland	Non-Productive Fields
General Farmland	7,908	3,084	4,824	
Vacant	3,492	1,921		1,571
Classified Forest	693	693		
	12,093	5,698	4,824	1,571

Woodlands and classified forested lands cover approximately 47% or 5,698 acres of the total agricultural land use parcels. Woodlands cover 39% of the agricultural land for general farming and 55% of the vacant agricultural lands leaving 4,824 acres of agricultural productive farmland and 1,571 acres of non-productive fields.

Separate, but related components to agricultural land use, is the Current Agricultural Use Value (CAUV) program and the Agricultural District, which can provide benefits on agricultural lands.

## **Current Agricultural Use Value (CAUV)**

Ohio's Current Agricultural Use Value (CAUV) program was implemented to save open spaces and to permit the valuing of farmland on its ability to produce income, rather than on market value. The CAUV program can provide significant tax-savings benefits to those involved in agricultural production if CAUV qualifications are met. Actual tax reductions are dependent on CAUV, which is placed upon the land. Major factors affecting the value are soil type, soil region and land capability class. Agricultural commodity prices and production costs also enter into the CAUV value. The Trumbull County Auditor has more information concerning the CAUV program.

There are currently 142 parcels in Bristol Township in the CAUV program that occupy 5,145 acres of the total 12,093 agricultural acreage in Bristol Township.

## **Agricultural District**

An agricultural district provides protection for farmers from nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases.

Landowners can qualify for an agricultural district with 10 or more acres of land that generates an average of at least \$2,500 annually for three years prior to application. This status needs to be renewed every five years. For additional information refer to the Ohio Revised Code Chapter 929 or contact the Trumbull County Auditor about Agricultural Districts in Ohio.

## **Classified forests**

Classified forests are lands for which the primary purpose is the growing, managing and harvesting of timber and other forest products in which the owner agrees to follow minimum standards of good timber management as prescribed by the Department of Natural Resources, and follow a written management plan that is approved by the district forester in exchange for tax reduction conferred by Ohio's forest property tax laws. The Ohio Forest Tax Law is administered by the ODNR Division of Forestry according to the Ohio Revised Code. Contact the Trumbull County Service Forester or see [www.ohiodnr.com](http://www.ohiodnr.com) for more information.

## **Residential**

Residential uses are the second most predominant land use in Bristol Township. This classification includes single-family, two-family and multi-family residential parcels accounting for 2,872 acres or approximately 18% of the total land use in the Township. Single Family Residential uses account for 2847 acres or 99% of the total residential land use. These parcels are grouped together based on the size of the lot in Table 9-4, providing a general perspective of single-family residential parcels in Bristol Township. Tables 9-5 and 9-6 further break down of these residential parcels, with and without dwelling units.

Table 9-4 Single Family Residential Statistics

<b>Bristol Township Single Family Residential</b>				
<i>Parcel Size (Acres)</i>	<i>Number of Parcels</i>	<i>% of Total</i>	<i>Acres</i>	<i>% of Total</i>
> 0 ≤ 0.5	180	16	60	2
> 0.5 ≤ 1.0	291	25	228	8
> 1.0 ≤ 1.5	145	13	180	6
> 1.5 ≤ 5	363	31	1060	38
> 5 ≤ 10	165	14	1120	39
> 10	12	1	199	7
<b>Total</b>	<b>1156</b>	<b>100</b>	<b>2847</b>	<b>100</b>

Table 9-5 Occupied Single Family Units

<b>Bristol Township Single Family Residential With Dwelling Unit</b>			
<i>Parcel Size (Acres)</i>	<i>Parcels</i>	<i>Parcels % of Total</i>	<i>Acres</i>
> 0 ≤ 0.5	106	12	40
> 0.5 ≤ 1.0	241	27	188
> 1.0 ≤ 1.5	119	14	148
> 1.5 ≤ 5	291	32	842
> 5 ≤ 10	127	14	866
> 10	7	1	95
<b>Total</b>	<b>891</b>	<b>100</b>	<b>2179</b>

Table 9-6 Vacant Single Family Units

<b>Bristol Township Single Family Residential Vacant</b>			
<i>Parcel Size (Acres)</i>	<i>Parcels</i>	<i>Parcels % of Total</i>	<i>Acres</i>
> 0 ≤ 0.5	74	26	20
> 0.5 ≤ 1.0	50	17	40
> 1.0 ≤ 1.5	26	9	32
> 1.5 ≤ 5	72	30	218
> 5 ≤ 10	38	16	254
> 10	5	2	104
<b>Total</b>	<b>265</b>	<b>100</b>	<b>668</b>

There are 1,156 parcels with a residential land use classification, including those with and without dwelling units. Single-family residential dwellings are situated on 891 parcels (2,179 acres) or 77% of the total number of single-family residential parcels. The remaining 265 parcels are vacant, accounting for 668 acres. Of these 265 vacant parcels, 153 parcels are less

than 1½ acres, which, by inspecting aerial photography and property tax records, it can be assumed that the majority are owned by the adjacent property owner making up the yard area for the principal structure. The remaining 115 vacant parcels are greater than 1½ acres, which may offer suitable building sites provided the requirements of the County Health Department for on-lot household sewage treatment systems be satisfied.

There are 17 two-family residential structures located on parcels with a total of 19 acres and 3 three-family residential structures located on parcels with a total of six acres.

### **Commercial**

Commercial land uses within the Township consist of general retail, office and service businesses as well as other compatible uses that are sparsely located along State Routes 45 and 88, some of which are concentrated in and around the town center. This category includes occupied and vacant commercial buildings and the property surrounding the building. The category also includes land owned by public utilities. These establishments primarily serve the needs of the township residents and include a full service bank, insurance agency, trailer sales and restaurant/tavern.

Table 9-2 shows that there are a total of 33 commercial parcels covering 67 acres of land, or approximately 0.40% of the total land acreage in the Township. These 67 acres of commercial use does not include the golf course or camp ground, which, although they are commercial businesses, are considered public/private recreational land uses for this review. The 67 acres of commercial use includes 25 parcels accounting for 28 acres or 5% of the total 586 acres in the Commercial District, one 15-acre commercial parcel within the Industrial District and 7 non-conforming commercial parcels located within the Residential zoning district accounting for 24 acres of land.

### **Industrial**

Industrial land uses generally consist of two wholesale, processing and manufacturing plants located north on SR 45 and East on SR 88 from Bristol Town Center. The combined area of the two industrial lands constitute 23 acres, 13 of which are located in the Residential District and 10 in the Commercial district.

### **Public/Private Recreational**

Public/Private Recreational Lands include areas designed for active or passive recreational uses, such as golf courses, campgrounds and/or bike paths and trails. Recreational areas in Bristol Township consist of the Bristolwood Golf Course, the Paradise Lakes Campgrounds and the Western Reserve Greenway Trail, together, consist of approximately 192 acres. The Western Reserve Greenway, a multipurpose pedestrian and bicycle trail, was opened in 2004. It is located approximately one mile east of, parallel to SR 45, and extends north and south a distance of approximately 5.3 miles through Bristol Township. The Trail makes up part of the 100+ mile Great Ohio Lake-to-River Greenway (about 70% complete in 2013) which will stretch from Lake Erie in the city of Ashtabula to the Ohio River in the city of East Liverpool. The Oakfield

trailhead, at Hyde Oakfield Road, provides parking, restrooms and picnic facilities for Greenway users.

### **Public/Institutional**

Public/Institutional includes state, federal or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include churches, cemeteries, nursing homes, group homes, hospitals, public utilities and solid waste facilities. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category.

Approximately 6% of the land in Bristol Township is used for public or institutional purposes. A major component of this land use category is the Grand River State Game Reserve, owned by the State of Ohio, Department of Natural Resources. It is located along the western boundary of Bristol Township and encompasses 921 acres or 88% of the Public/Institutional land use. The property owned by the School Board is comprised of 44 acres located immediately southeast of the Bristolville Town Center. Bristol Township owns approximately 65.55 acres (60 acres for mapping purposes), most of which is located around the town center. The largest parcel, being 28.34 acres, is the site of the new fire station constructed in 2010. Table 9-7 provides the total acreage and the use of property owned by Bristol Township.

Table 9-7 *Township-Owned Property*

<i><b>Bristol Township Property</b></i>		
<i><b>Land Use</b></i>	<i><b>Acres</b></i>	<i><b>Parcel ID</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>0.25</b></i>	<i><b>48-002500</b></i>
<i><b>Bristol Twp. Library</b></i>	<i><b>0.90</b></i>	<i><b>48-002501</b></i>
<i><b>Road Realignment</b></i>	<i><b>1.43</b></i>	<i><b>48-002502</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>10.79</b></i>	<i><b>48-002503</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>2.00</b></i>	<i><b>48-002504</b></i>
<i><b>Bristol Twp. Fire Station</b></i>	<i><b>2.80</b></i>	<i><b>48-002505</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>3.02</b></i>	<i><b>48-007001</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>4.50</b></i>	<i><b>48-007002</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>1.60</b></i>	<i><b>48-007003</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>6.75</b></i>	<i><b>48-007004</b></i>
<i><b>Bristol Twp. Cemetery</b></i>	<i><b>0.66</b></i>	<i><b>48-007005</b></i>
<i><b>Bristol Twp. Town Hall</b></i>	<i><b>2.51</b></i>	<i><b>48-002506</b></i>
<i><b>Bristol Twp. Fire Station</b></i>	<i><b>28.34</b></i>	<i><b>48-049390</b></i>
<i><b>Total</b></i>	<i><b>65.55</b></i>	

## Summary of Land Uses

Bristol Township has a total area of 16,687 acres made up of 74% Agricultural, 18% Residential, 7% Public/Institutional and the remaining 1% Commercial, Institutional and Public/Private Recreational. Heavily wooded areas can be found throughout the Township covering 6,486 acres or 44% of the total land area as shown on the Land Coverage Map. Approximately 1,426 acres of these woodland areas are owned by the State of Ohio or held in private conservation easements.

Agriculture is the primary land use activity providing a rural setting in a sparsely populated Township. Agricultural parcels occupy 12,093 acres, which include 7,908 acres of cash grain/general agricultural farmlands, 3,492 acres of vacant agricultural lands and 693 acres of classified forests. Approximately 4,824 acres are used for actual farmland production, the remaining agricultural acreage are either undeveloped or are woodland areas; although farmland is being developed for non-farm uses. Township and county officials should work to protect and preserve farmland that is part of the broader agricultural district and an important component of Trumbull County's economy.

Residential uses represent 68% of the total number of parcels in Bristol Township but only occupy 18% of the total land area. Approximately 40% of the residential parcels are less than one acre. There are approximately 1,161 single-family residential dwelling, 17 two-family residential structures and 3 multi-family residential structures in Bristol Township. Single-family homes are scattered throughout the Township along state, county and township roads situated on parcels subdivided from and along the road frontage of larger tracts of agricultural land. This scattered residential use along rural roads detracts from the rural character of the township. Township and county officials should work to protect and preserve farmland and rural character of the Township.

Commercial parcels are sporadically located along State Routes 45 and 88 covering 67 acres of land consisting of general retail, office and service related businesses. This acreage does not include the golf course or campground. Commercial uses and activities that serve local residents are limited.

Industrial land uses generally consist of two wholesale, processing and manufacturing plants.

The Township has no sanitary sewer and water infrastructure, which will lead to failing septic systems. Failing septic systems are a public health and environmental hazard. On a related note, township and county officials should continue to encourage the protection of floodplains, wetlands, groundwater and other natural resources. This can be achieved by designating and conserving greenways to preserve areas of natural features, woodlands, streams and landscapes, and by encouraging the protection of wildlife and wildlife habitats.

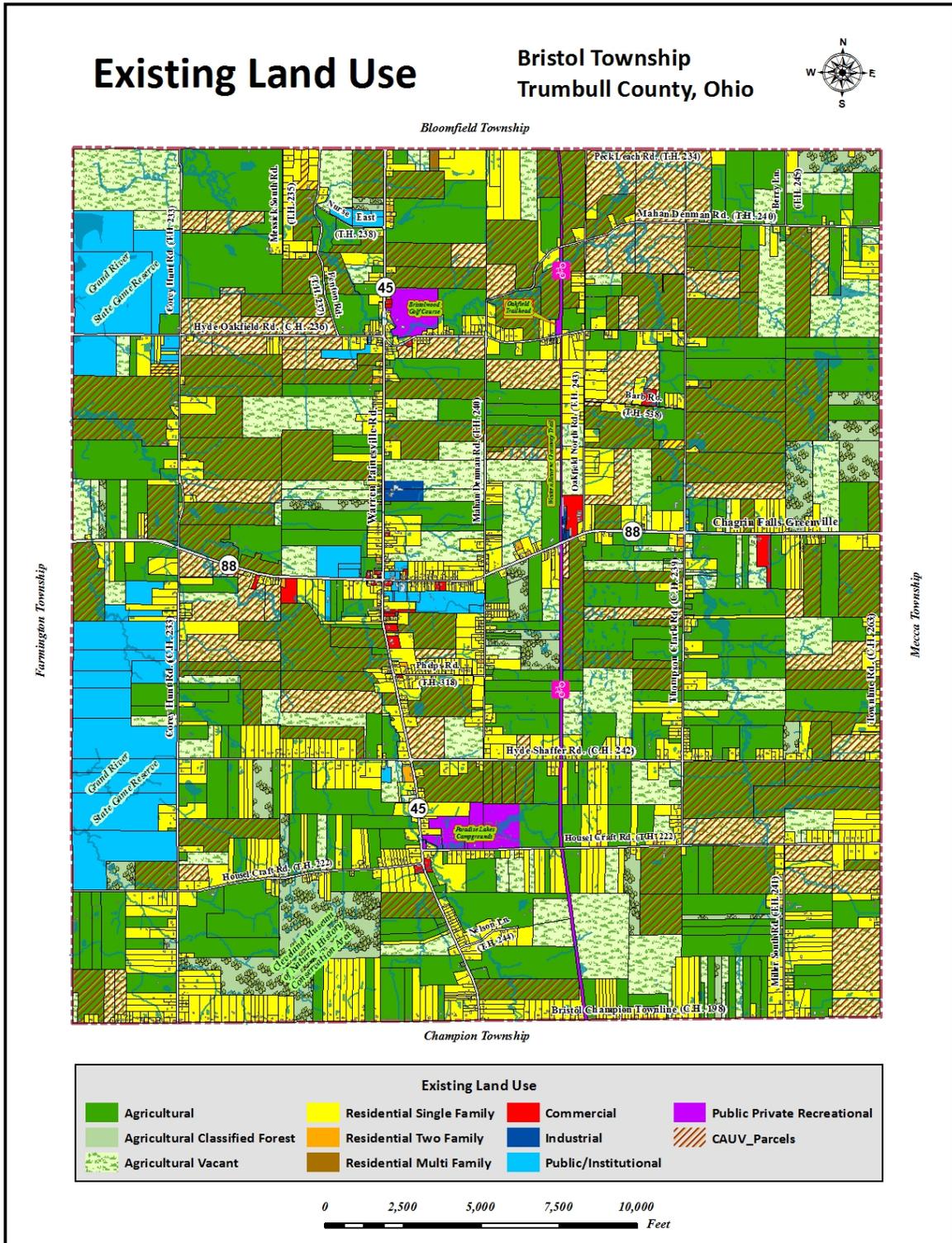
Public/Institutional uses include the Grand River State Game Reserve, Bristol High School and Bristol Township local government. Government offices and service facilities are conveniently located in the town center area, and concentrations of mixed uses on smaller parcels are also located in the town center area.

Public/Private Recreational uses include Bristolwood Golf Course, the Paradise Lakes Campgrounds and the Western Reserve Greenway Trail.

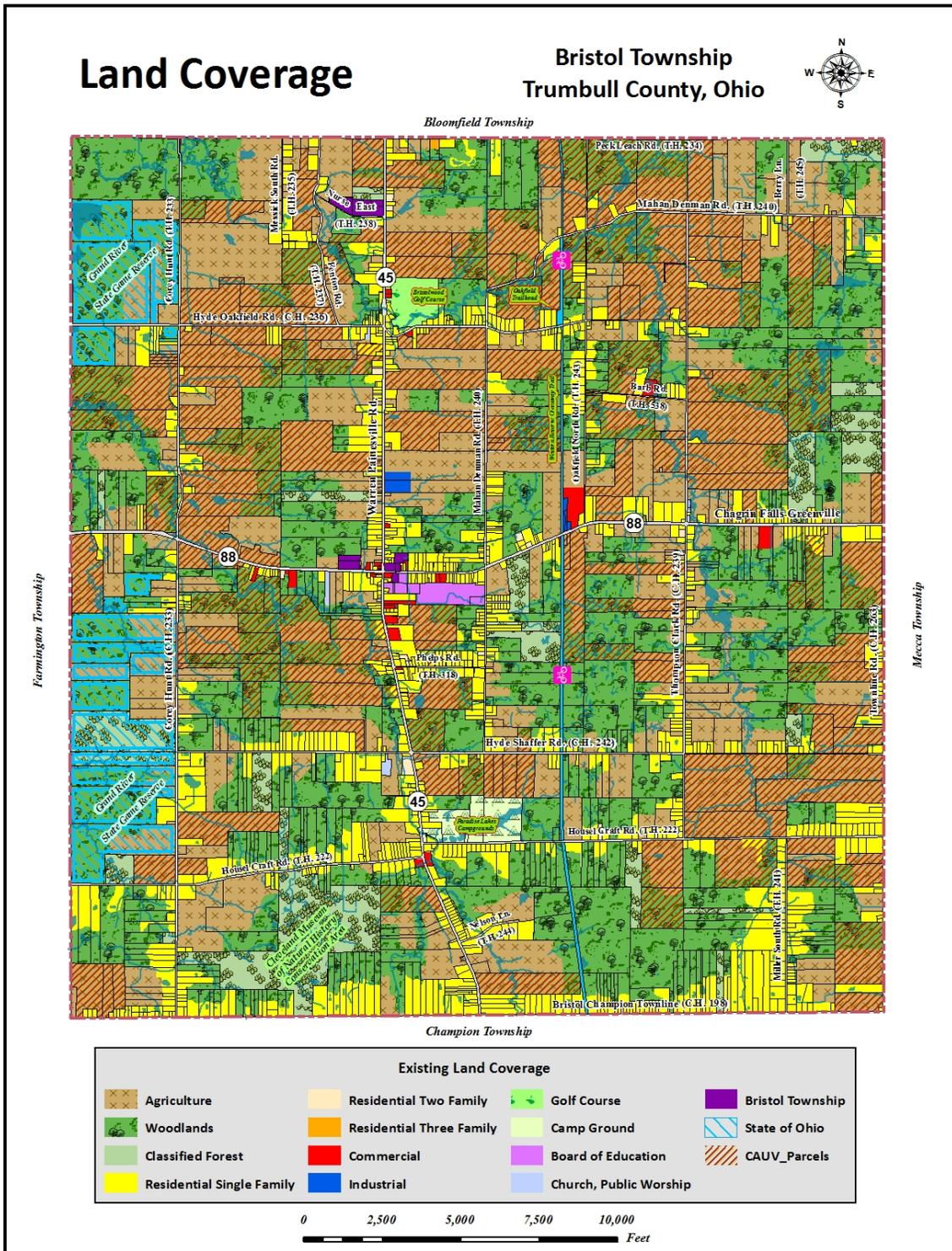
The planning process generated consensus among township officials about the following points:

- Plan for slow, orderly growth.
- Establish and promote a "Town Center" permitting desirable mixed land uses.
- Implement a unified physical identity including design standards for this key community asset.
- Provide a gradual transition in intensity of land uses between the "Town Center" and outlying areas.
- Commercial development should use a consistent architectural style that reflects the Township's rural character.
- Make public recreational facilities and programs available that are conveniently located and accessible to the population.

Map 9-1 Existing Land Use



Map 9-2 Land Coverage



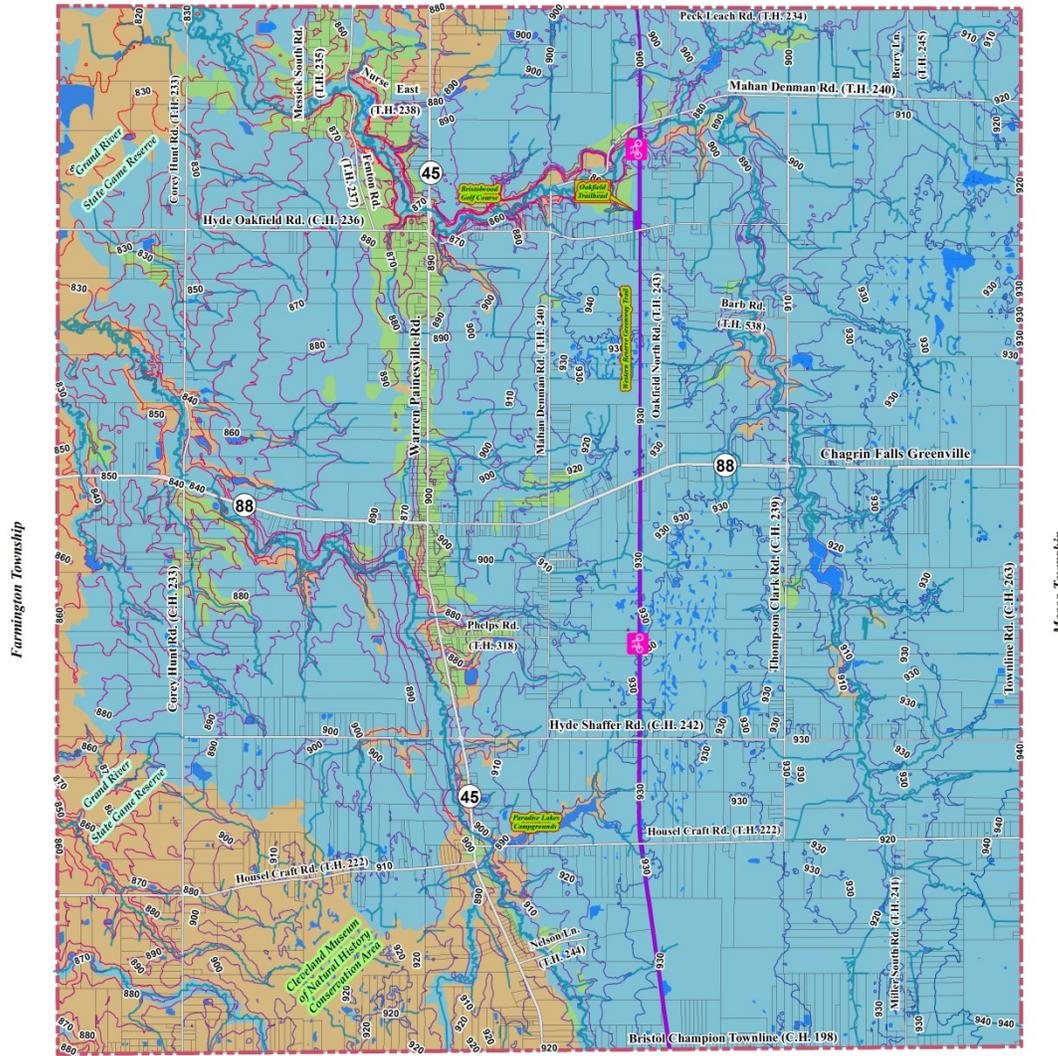
Map 9-3 Prime Farmland

# Topography/ Prime Farmland

Bristol Township  
Trumbull County, Ohio



Bloomfield Township



Farmington Township

Mecca Township

Elevation			
820	850	880	910
830	860	890	920
840	870	900	930
			940

Champion Township

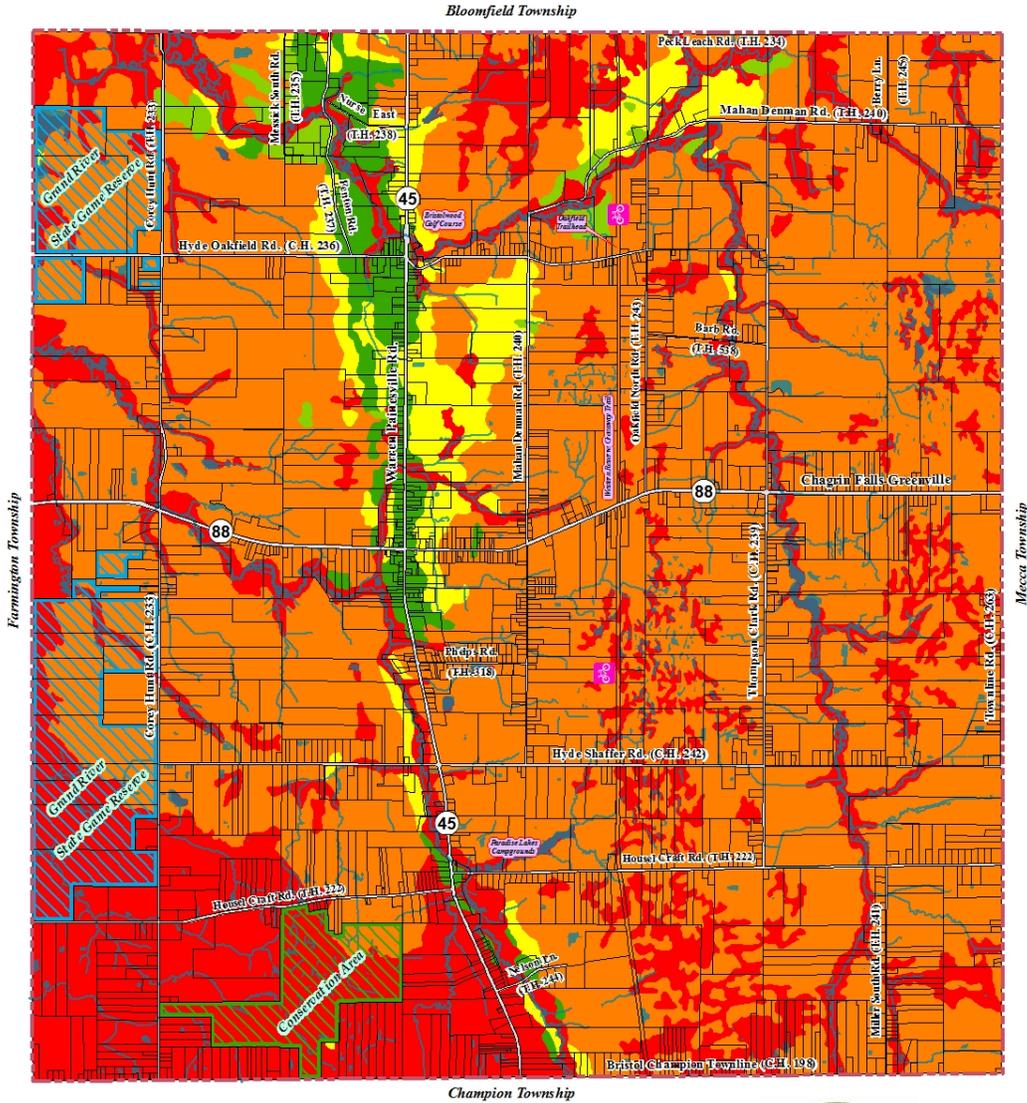
Prime Farmland	
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span> Prime Farmland	<span style="display:inline-block; width:15px; height:10px; background-color:tan;"></span> Non-Prime Farmland
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span> Prime Farmland_Where Drained	



Map 9-4 HSTS Site Suitability

# Household Sewage Treatment System Site Suitability

Bristol Township  
Trumbull County, Ohio



## Future Land Use

The key component of a community’s comprehensive plan for is its designations of *future* land uses, depicted on a Future Land Use Map and described by the comprehensive plan’s text and goals, objectives and policies. The township’s vision for its future is derived from analyses of existing land use patterns, natural systems, demographics and population projections, public services/facilities, transportation facilities and traffic patterns, housing issues and infrastructure discussed throughout the comprehensive plan.

The comprehensive plan should guide the township’s decision-making for the future growth, development and redevelopment when issues such as development proposals, zoning map and text amendments or any other planning and development concerns arise. Decisions that conflict with the future land use map could undermine the community’s long-term goals, objectives and policies should be avoided.

The following text describes the Future Land Use Map, and the general locations recommended for each type of land use, and Table 9-8 identifies the approximate proportion of land designated to each future land use category.

Table 9-8 *Future Land Uses*

<i>Future Land Use</i>		
<i>Land Use Category</i>	<i>Acres</i>	<i>% of Total Acres</i>
<i>Low Density Residential</i>	14,100	87
<i>Mixed Use</i>	86	< 1
<i>Commercial</i>	217	1
<i>Industrial</i>	38	< 1
<i>Public/Private Recreational</i>	57	<1
<i>Public/Institutional</i>	108	<1
<i>Conservation</i>	1,685	10
<i>Total</i>	16,291	100

Bristol Township is primarily an agricultural community surrounding a well-defined town center at the crossroads of State Routes 45 and 88. The township center has a mixture of land uses that include single family residential, a few retail commercial establishments and government and public facilities. Many of these land uses are situated on small lots, all of which are served with individual sewage treatment systems. Development in the town center will remain static and cannot be expected to progress without public sewer service. The outlying areas of the Township consist of larger residential lots and agricultural parcels.

The physical properties of the natural environment and soil characteristics played a very important role in the development of the existing and future land use patterns. Approximately 92% of the Township is unsuitable or severely limited for the effective operation of a household sewage treatment system (HSTS), particularly in the southwest quadrant of the Township as shown on the HSTS Site Suitability Map (Map 9-4). Conversely, approximately 84% of the Township has soils that are considered to be prime farmland and prime farmland where drained, with the exception of the southwest quadrant. The topography, or lay of the land, indicates a gentle sloping from east to west toward the Deacon, Baughman and Center Creeks eventually flowing into the Grand River.

The town center provides a strong identity with a variety of mixed uses that may include residential, governmental, commercial, educational and cultural facilities. The overall purpose should be to provide a functional, aesthetic place where the town character can be displayed. The variety of uses may overlap and provide for change, all with the long-range goal of providing a sense of place for the township. The mixed-use category proposed for the town center will provide real opportunities once sanitary sewers can be established to service the central town area.

The outlying areas of the Township are primarily low density residential, agricultural, woodland and protected areas. Public roads are typically paved roads without curb and gutters. The local road network is designed to support very low-density rural levels of development. Agricultural related land uses on large tracts of land, including farms, homesteads associated with farms, wooded or forested areas with low gross densities are proposed for the northern portions of the Township. Single-family residential development will continue, but must be on larger acreage lots along existing roads. The larger lots are required due to the severity of the soil to accommodate household sewage disposal systems, particularly in the southwestern portion of the Township where the soils are also considered to be non-prime farmland.

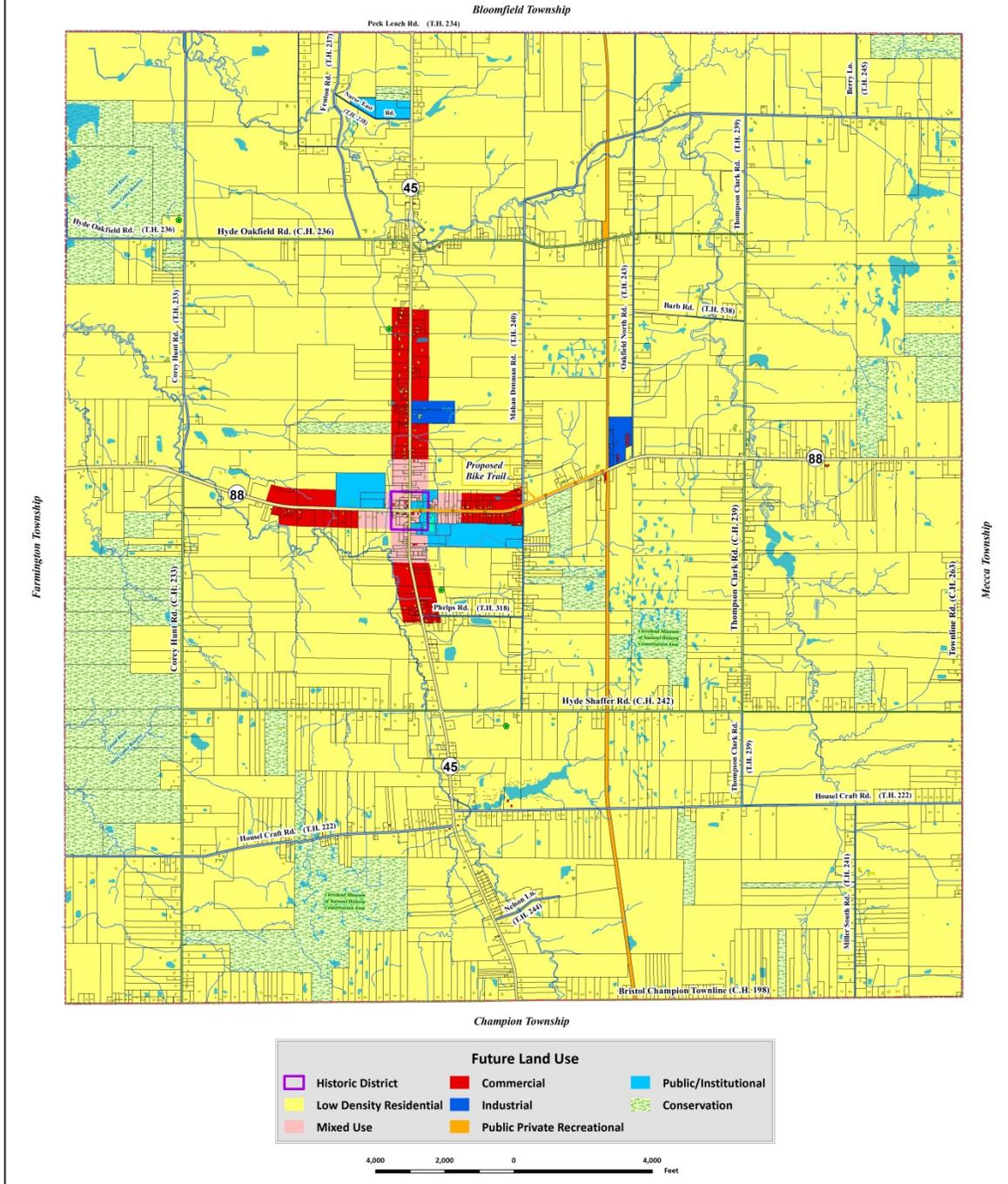
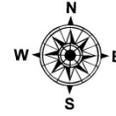
Commercial development is proposed along the major state highways primarily to accommodate the needs of the local residents. Industrial uses will be limited to the lands supporting the facilities now in existence.

Map 9-5, Future Land Use, depicts the vision for Bristol Township as expressed by the entirety of this comprehensive plan, and the land use goal, objectives and policies that follow.

Map 9-5 Future Land Use

# Future Land Use

## Bristol Township Trumbull County, Ohio



**Land Use Goal:** Promote the public health, safety and welfare through land use decision-making that achieves and maintains a high quality living environment with a well-planned, well-timed and well-placed mix of land uses.

**Objective LU1:** Take into consideration the following land use classifications in Bristol Township for the purpose of managing growth: Agricultural, Single-Family Residential, Two-Family Residential, Residential Multi-Family, Mixed Use, Commercial Retail and Service, Industrial Manufacturing and Processing, Public/Institutional, and Public/Private Recreation. Make uses of land consistent with these Future Land Use classifications as they are portrayed on the Bristol Township Future Land Use Map.

**Policy LU1.1:**

Apply the Future Land Use Map in conjunction with the policies of this element and other elements of this Plan. Future Land Use designations are intended to: a) coordinate land use with the natural environment, including soils, topography, and other resources; b) appropriately mix and distribute residential, commercial, industrial, recreation, public and preservation land uses; and c) encourage an efficient pattern of development and discourage sprawl.

**Policy LU1.2:**

Provide for residential land uses with a variety of densities and housing types to meet the needs and desires of a range of family sizes, age groups and income levels, and to accommodate different needs and desires of the population. Residential land uses include three sub-categories:

**LOW DENSITY RESIDENTIAL**

Areas so designated include single-family residential uses, with lot sizes ranging from two (2) acre to five (5) gross acres.

**TWO-FAMILY RESIDENTIAL**

Areas so designated include duplex residential uses at a density of one (1) to four (4) units per gross acre that are generally provided with higher levels of urban services, such as public sewers.

**RESIDENTIAL MULTI-FAMILY**

Areas so designated include residential uses at a density of five (5) to ten (10) units per gross acre that are generally provided with higher levels of urban services, such as public sewers.

**Policy LU1.3**

The density of development proposed for undeveloped land should be based on considerations such as: (a) the density of adjacent developed areas for which the undeveloped land would be a logical extension; (b) access to major transportation facilities; (c) the nature of adjacent activities; and (d) residential development in rural areas should be designed to maintain existing rural character of open space and the appearance of low density.

**Policy LU1.4:**

Provide for low density and rural-character residential development in areas where urban services such as public water and sewer services cannot economically be provided and are not anticipated to be provided within the planning period.

Policy LU1.5:

Encourage revitalization, redevelopment and rehabilitation of residential uses.

**Objective LU2:** Encourage the location and design of facilities providing goods and services to serve the unique needs and desires of different types of consumers.

Policy LU2.1:

Use one category for commercial land uses, as follows:

COMMERCIAL RETAIL AND SERVICE

Areas so designated include moderate to highly commercialized retail, office and service business development serving the daily needs of nearby residents and beyond. This classification accommodates neighborhood-scale community business, general business and office uses.

Policy LU2.2:

Encourage the provision of centers for goods and services that are conveniently accessible to the population and in a variety to serve the unique needs and desires of different types of consumers, such as: commercial areas oriented to serving immediately surrounding residents with daily convenience needs, commercial areas intended to serve the transient public, and commercial centers offering both convenience and comparison goods and services to customers from a large service area.

Policy LU2.3:

Ensure that new or redeveloped facilities providing goods and services have adequate off-street parking facilities, reasonable control of ingress and egress, landscaping, reasonable separation of vehicular and pedestrian traffic, and similar amenities. Encourage such facilities to be located and designed to minimize any adverse environmental effects.

Policy LU2.4:

Locate proposed commercial uses on the basis of: (a) adequate service population, according to population distribution; (b) access via good transportation facilities; and (c) relationship to surrounding areas.

Policy LU2.5:

Discourage undesirable characteristics of sprawl such as spot and strip commercial development.

Policy LU2.6:

Permit commercial development in rural settings at a scale and location consistent with the population and area it serves.

**Objective LU3:** Pursue industrial employment that provides a variety of opportunities for various segments of the labor force and their skills.

Policy LU3.1:

Use one category for industrial land uses, as follows:

## INDUSTRIAL

Areas so designated include businesses involved in manufacturing, warehousing, assembling or handling of goods or commodities. Industrial activities can create unappealing visual effects, noise or smells, and therefore should be separated from residential or retail business areas; however, non-retail commercial uses are permissible in this classification. Industrial development shall not exceed a floor area ratio of 0.5, and shall not exceed impervious lot coverage of 60%. Industrial development shall meet all applicable local and state regulations.

### Policy LU3.2:

Attract the types of employment that appear to have the greatest potential for success in this region and are least susceptible to fluctuations in the economy, according to the most current economic studies.

### Policy LU3.3:

Provide for an adequate amount of land for the location of industrial uses to meet anticipated industrial employment needs.

### Policy LU3.4:

Locate areas planned for employment centers so as to shorten the work trip from residential areas and reduce energy consumption.

### Policy LU3.5:

In considering the development of employment centers, give priority to land that exhibits the following characteristics: (a) good access to major transportation facilities; (b) good proximity to employment sources; (c) relatively flat land; and (d) a full range of urban services.

**Objective LU4:** Provide for a mix of land uses in the historic township center to facilitate the efficient use of land, to promote a community center, and to provide for varying densities and intensities to serve a diverse population.

### Policy LU4.1:

Include one category in the mixed land use classification, as follows:

#### TOWN CENTER MIXED USE

This classification encompasses existing development within the township center of Bristol Township. It includes existing residential concentrations and areas where public facilities to support urban development are available, or are projected to be available, during the planning period. Also included within this designation are existing supporting commercial land uses, educational facilities and other public uses. The primary purpose of the Town Center Mixed Use category, as designated on the Future Land Use Map, shall be to accommodate medium-density residential development, commercial development and to maintain open space. The Town Center Mixed Use district shall not exceed 500 feet in depth from the centerline of the road. In addition:

- a) Residential development is permissible, not to exceed a density of 11 dwelling units

per gross acre, subject to all applicable local regulations. Residential uses shall not exceed forty (40) percent of the mixed-use district.

- b) Commercial uses which serve the daily needs of nearby residents may be permitted only on arterial or collector roads, and at a distance of no less than one (1) mile from similar land uses, so as to be compatible with the character of the area. Such commercial uses should not create strip and disorganized patterns of commercial development. Commercial uses in an Urban Residential Mixed Use area shall not exceed impervious surface lot coverage of 70 percent; and shall be consistent with the access management policies contained in this Plan and the access management procedures established by ODOT. Commercial Uses shall not exceed sixty (60) percent of total land uses in the Town Center Mixed Use classification.
- c) Industrial uses are not permissible in the Town Center Mixed Use classification.
- d) Agricultural uses and community gardens are permissible within the Urban Residential Mixed Use area, subject to all applicable local regulations.

Policy LU4.2:

Modify the Township zoning resolution to include a mixed use zoning district.

Policy LU4.3:

Plan and integrate mixed use development with surrounding areas.

Policy LU4.4:

In setting forth mixed use development requirements in the zoning resolution, pay special attention to use mix and dimensional requirements, off-street parking needs/requirements, the compactness of development, connectivity, and the use of public open spaces.

**Objective LU5:** Make public recreational facilities and programs available that are conveniently located and accessible to the population.

Policy LU5.1

Accommodate recreational and conservation uses in two categories as follows:

**PUBLIC/PRIVATE RECREATION**

Areas so designated should consist of public and semi-public recreational land use including active and passive recreation, open space, parks, golf courses, playgrounds and other similar facilities.

**CONSERVATION**

Conservation areas are typically lands owned by public agencies or private organizations. Such areas are environmentally sensitive or have a pristine quality, which should be protected for the enjoyment of future generations. Except for a minimal number of structures to serve public access, resource-based facilities related to the function of the property or administrative or maintenance functions, no development is permitted in Conservation areas.

Policy LU5.2

When considering the location and design of recreation and open space facilities, allow for both region-oriented spaces, containing a variety of active and passive recreation pursuits, and neighborhood-oriented spaces, primarily aimed at satisfying the day-to-day desires and needs of immediately surrounding residents.

Policy LU5.3

Evaluate potential recreational areas to ensure the most efficient and reasonable utilization of the area's physical resources and that any short-term uses of man's environment will be to the long-range benefit of all.

Policy LU5.4

Encourage appropriate authorities and private developers to incorporate designs for recreational facilities into the early stages of land development projects.

**Objective LU6:** Provide for conveniently located public facilities such as schools, government offices, libraries and other governmental uses.

Policy LU6.1:

Include one category in the public uses classification, as follows:

PUBLIC/SEMI-PUBLIC/INSTITUTIONAL

Areas for public purposes such as schools, cemeteries, churches, libraries, government offices and utility facilities.

Policy LU6.2:

Make public uses accessible by multiple modes of transportation whenever possible, and accommodate sidewalks, bicycle access, public transit access and automobile access.

Policy LU6.3:

Except for conservation areas, locate public uses where development exists or where new development is anticipated. In areas where intensive development patterns are not established or planned, do not locate public uses other than conservation areas.

**Objective LU7:** Preserve areas for agricultural uses in order to maintain the agricultural heritage and economy of the Township.

Policy LU7.1:

Include one category in the agricultural use classification, as follows:

AGRICULTURAL

Land that is most suitable for cultivation of crops, the raising of livestock, or other types of related bona fide farm uses. This classification includes those areas, which are and will continue to be used primarily for agricultural pursuits and held in reserve for future development. Within the Agriculture area, residential development should be limited to lower density. Within the Agriculture area, land management activities associated with

agricultural uses may be incompatible with residential development; however, such management activities are considered to be of primary importance in the Agricultural classification.

Policy LU7.2:

Encourage farmers throughout the township to place their land in Agricultural Districts. A low percentage of agricultural land within the township enrolled in the CAUV program are also designated as an Agricultural District. This designation contributes an extra level of protection to the land and the daily agricultural-related activities that surround it. This is the only tool available in which the individual farmer initiates the process to protect agriculture in the township. The responsibility falls on the individual to protect the industry. If agriculture is to remain a viable and productive economic activity in our county, this is a tool that should be utilized by all individuals participating within the industry.

Policy LU7.3:

Explore the receptiveness of Agricultural Protective Zoning. Agricultural Protective Zoning exists as a tool to ensure that the rural character of the township remains. By the nature of the zoning process, a majority of the residents of the township proposing the designation would have to approve the zoning change. Due to this fact, only those townships, which self-determine the importance of farming in the township, could enact Agricultural Protective Zoning. Agricultural Protective Zoning, like Agricultural Districts, is a second method to protect the future presence of agriculture with little to no initial public outlay or costs.

**Objective LU8:** Coordinate proposed future land uses with the appropriate soil conditions, topography and the availability of public facilities and services.

Policy LU8.1:

Direct development to areas where public facilities and services are available or are projected to be available.

Policy LU8.2:

Issue development orders after consideration of established levels of service for public facilities and services as defined in this plan.

**Objective LU9:** Establish systems to reduce or eliminate existing development and zoning districts that are inconsistent with the Land Use Element and Future Land Use Map.

Policy LU9.1:

Ensure that development existing at the time of adoption of this Comprehensive Plan that is inconsistent with the Future Land Use Element or Future Land Use Map will not be expanded, and that if the use of such development is discontinued for a period of more than six months, that it will not be reestablished.

Policy LU9.2:

As part of the development review process, identify any properties not having legal access to a township-, county- or state-maintained road, or to a privately-owned road constructed to meet

engineering standards established for an approved private road, and convey this information to the county so that building permits will not be issued. Legal access includes:

1. Direct frontage on the road in accordance with minimum width standards established in local land development regulations.
2. Access by easement, which meets applicable standards, established in local land development regulations and which has been properly recorded in the public records of Bristol Township or Trumbull County.

**Objective LU10:** Adopt and enforce standards that conserve, appropriately use and protect natural and historic resources. Protect natural resources by regulating land use in proximity to environmentally sensitive lands, and by the managing stormwater runoff and drainage.

Policy LU10.1:

Implement procedures to evaluate development proposals in terms of goals, objectives and policies set forth in this Comprehensive Plan that address the conservation, appropriate use and protection of natural resources.

Policy LU10.2:

Protect floodplains, wetlands, natural ground water aquifer recharge areas, native vegetative communities and wildlife habitats by evaluating proposals for development and redevelopment activities for their impacts on natural resources and source water, and apply appropriate land development regulations.

Policy LU10.3:

Separate incompatible land uses and protect natural resources through the use of buffers as appropriate. Set forth the size, composition and location of buffers in the appropriate land development regulations, based on the proposed land use or development activity, and ensure their consistency with the policies of this Comprehensive Plan, including those in the natural systems element.

Policy LU10.4:

Develop standards for the use of alternative energy.

**Objective LU11:** Promote compact development patterns and encourage the efficient use of public facilities.

Policy LU11.1:

Make decisions affecting the development of land consistent with the Future Land Use Element and Future Land Use Map while recognizing and protecting vested property rights

Policy LU11.2:

Update development regulations where necessary to be consistent with the adopted Comprehensive Plan. Consider improvements to the Township's land development regulation processes that focus on efficiency and effectiveness through streamlining.

Policy LU11.3:

Work with the Trumbull County Planning Commission to promote innovative land development techniques, which mix and distribute land uses that use public facilities in the most efficient manner possible.

Policy LU11.4:

Encourage infill development by providing for:

- a) Expedition of the permitting process for infill development proposals;
- b) The direction of public expenditures to areas of higher intensities and densities of use, thereby encouraging development to locate where public facilities are more readily and more economically available; and/or
- c) Coordination of uses with county and state transportation facilities to provide adequate levels of service that support higher densities and intensities of development within or adjacent to currently developed areas.

**Objective LU12:** Ensure that suitable land is available for public facilities and utility facilities to support proposed development.

Policy LU12.1:

Work with the Soil and Water Conservation District, the County Planning Commission, the County Sanitary Engineer's Department, the school district, and the County Engineer's Office to ensure that adequate land or facilities are available to meet the needs of new development in the following areas:

- a) Drainage
- b) Storm water management
- c) Parking
- d) Open space
- e) Road right-of-way
- f) Public utility sites
- g) Schools

Policy L12.2:

Require the set-aside, by dedication or easement, of land suitable to accommodate public utility facilities needed to service a proposed development.

Policy L12.3:

Permit public utilities needed to service existing and future land uses in all future land use classifications, provided they meet performance standards in the Comprehensive Plan and applicable land development regulation

# Chapter 10: Implementation



## **IMPLEMENTATION**

### **Evaluating and Updating the Comprehensive Plan**

A comprehensive plan serves as a guide to assist in shaping the township's future over the next 20 years. The plan should be evaluated if major changes take place in the township and updated every ten to fifteen years, or more often as necessary. The process of modifying the plan should be similar to the process that led to its initial creation and adoption.

The purpose in evaluating the Bristol Township Comprehensive Plan is to determine whether the plan has moved the community toward achieving the type and rate of development that local officials and citizens want. The comprehensive plan describes the way Bristol Township will develop and grow, lists goals and objectives for different aspects of the community and lists the Township's action strategies that will direct programs, budgets and decisions.

Over time, communities change. Some changes will be consistent with growth that has been anticipated and planned. Other circumstances may bring changes to Bristol Township that are not anticipated. The comprehensive plan will be relevant in guiding growth and development if it is brought up to date to reflect changes and new circumstances.

The process of preparing an evaluation and update provides an organized way to look at the plan and determine how well it fits Bristol Township's current and future needs and desires.

The Township should address the subjects within the plan that are important for the community. Involving many groups in a discussion of the plan's evaluation and update should be a very useful and important step in the process, and is strongly recommended.

The evaluation and update can be most useful when it focuses on subject matter of local importance in the context of:

- The Township's existing and projected population and rate of population growth;
- The geography and size of the Township's jurisdiction, and the extent or existence of undeveloped land;
- The existence of natural resource features including environmentally sensitive lands, such as wildlife habitats and areas subject to flooding;
- The scale of public facilities and services the Township provides or is projected to provide as it relates to the level of capital improvements planning required; and
- The Township's planning and implementation resources and associated local and regional public and private institutions.

## **Zoning Analysis**

“Zoning” is a legislative and quasi-judicial system that specifies how a parcel of property can be used and developed within the Township. Its purpose is to regulate the use of land, prevent conflicts in the uses of land and allow growth to occur in an orderly manner – with the aim of promoting and protecting the health, safety, morals and general welfare of the community.

Zoning districts, consisting of one parcel or a cluster of parcels, are established to encourage similar types of development; for example, single family homes in one area, multi-family housing in another -- and in some other areas, institutional uses (such as schools, hospitals, parks), offices, neighborhood businesses, and industry are encouraged. Each parcel and district is governed by rules concerning permitted uses, height and bulk of buildings, setbacks from property lines, density and other pre-requisites to obtain authority to develop land.

A township zoning resolution should be consistent with the community’s comprehensive plan in order to carry out the community’s vision and to avoid needless public expenditures. The value of a comprehensive plan is that it provides for the timing and location of development or redevelopment -- something that a zoning resolution by itself does not.

### **Purpose**

The purpose of a zoning review is to present the township’s existing zoning regulations in an organized manner to provide insight for any beneficial amendment or regulation to the Township.

The tables in this review are a quick reference to the provisions of the zoning resolution.

The District Area Table (Table 10-1) indicates the total acreage of each zoning district and the percentage of land area as compared to the entire unincorporated area of Bristol Township.

The District Use Table (Table 10-2) lists all the permitted uses within each of the zoning districts, indicated with the letter "P", as currently specified in the zoning resolution. The table also includes additional uses, and categories of uses, that may be used for consideration by the Township.

The Development Standards Table (Table 10-3) indicates the requirements for such standards as minimum lot area and width, minimum front-, side-, and rear-yard setback, maximum height of buildings and structures within each of the zoning districts as currently specified in the zoning resolution.

### **Review**

Trumbull County Planning Commission staff reviewed Bristol Township’s zoning resolution for its effectiveness in addressing current trends in residential housing, business, industry and other related issues that may have an impact on the Township. This review is an essential part of the overall comprehensive planning process to ensure that adequate provisions are included in the Township’s zoning resolution to further and implement the Township’s comprehensive plan.

The zoning map below was developed by illustrating each zoning district boundary on a base

map of the entire township. The base map includes the most recent parcel inventory and configuration, and roadway types and designations obtained from the Trumbull County Geographic Information System. The boundaries of the zoning districts were depicted using the best available information from the Township's Official Zoning Map and description of the zoning districts and amendments thereto as outlined in the Bristol Township Zoning Resolution.

To ensure up-to-date District Boundaries and Regulations, all text and map amendments should be recorded in the County Recorder's Office. Section 519.12 ORC states, "Within five working days after an amendment's effective date, the board of township trustees shall file the text and maps of the amendment in the office of the county recorder and with the county or regional planning commission, if one exists". Further, "The failure to file any amendment, or any text and maps, or duplicates of any of these documents, with the office of the county recorder or the county or regional planning commission as required by this section does not invalidate the amendment and is not grounds for an appeal of any decision of the board of zoning appeals".

## **History**

Bristol Township's first zoning resolution was adopted in 1955 to provide for the orderly development of the Township for the purpose of promoting the public health, safety, morals, comfort, and general welfare of the community, in accordance with the provisions of Section 519 of the Ohio Revised Code. The original resolution established three zoning districts: Residential (R), Business (B) and Industrial (I). Since then the Residential Apartments (RA), the Planned Residential Communities (PRC) and the Mobile Home Parks (MH) zoning districts and supplemental regulations were added to address growth in the Township and the different categories of uses that were not addressed in the original resolution.

## **Zoning Resolution Section II: Zoning Districts**

Bristol Township Zoning Resolution currently has six zoning districts. These zoning districts consist of four residential districts: Residential (R), Residential Apartments (RA), Planned Residential Communities (PRC) and a Mobile Home Parks (MH); one Commercial (B) district and the Industrial (I) district. The boundaries of these zoning districts are depicted on the zoning map below, which was developed as part of the comprehensive planning process using the best available information from the existing Township Zoning Map and Resolutions adopted by the Township Trustees amending the boundaries of such districts.

The Township has approximately 16,664 acres, comprised of 1,737 parcels totaling 16,298 acres. The remaining 366 acres is within rights-of-way of the state, county and township roads.

### Residential Districts

The two residential districts, Residential (R) and Residential Apartments (RA) consists of 1,514 parcels, all or a portion of which create a total residentially-zoned land area of approximately 15,621 acres or 96% of Bristol Township's total land area. This residentially zoned area is made up of 15,621 acres (100%) of Residential (R) and no acres (0%) of Residential Apartments (RA). Although, not specifically stated in the Resolution, the Residential (R) District is depicted on the Official Zoning Map as being all areas not designated as the Commercial or Industrial districts.

Commercial District

The Township’s one Commercial (B) District consists of 333 parcels, all or a portion of which, create a total commercially zoned land area of approximately 586 acres or 3% of the Township’s total land area. The commercial district is located along both sides of State Routes 45 and 88, for a distance of about one mile in each direction from that intersection (also known as the Bristol Town Center) and a depth of 500 feet, including a 50-acre parcel at the northeast corner of SR 45 and Hyde Oakfield Road.

Industrial District

The Township’s one Industrial (I) District consists of 12 parcels, all or a portion of which, create a total industrially-zoned land area of approximately 84 acres or about 1% of the Township’s total land area. This industrial district is located along the west side of Oakfield North Rd., north of SR 88, and extends west to the property formerly owned by the Penn Central Corporation.

Planned Unit Development District

There are currently no property zoned Planned Residential Communities (PRC) in the Township.

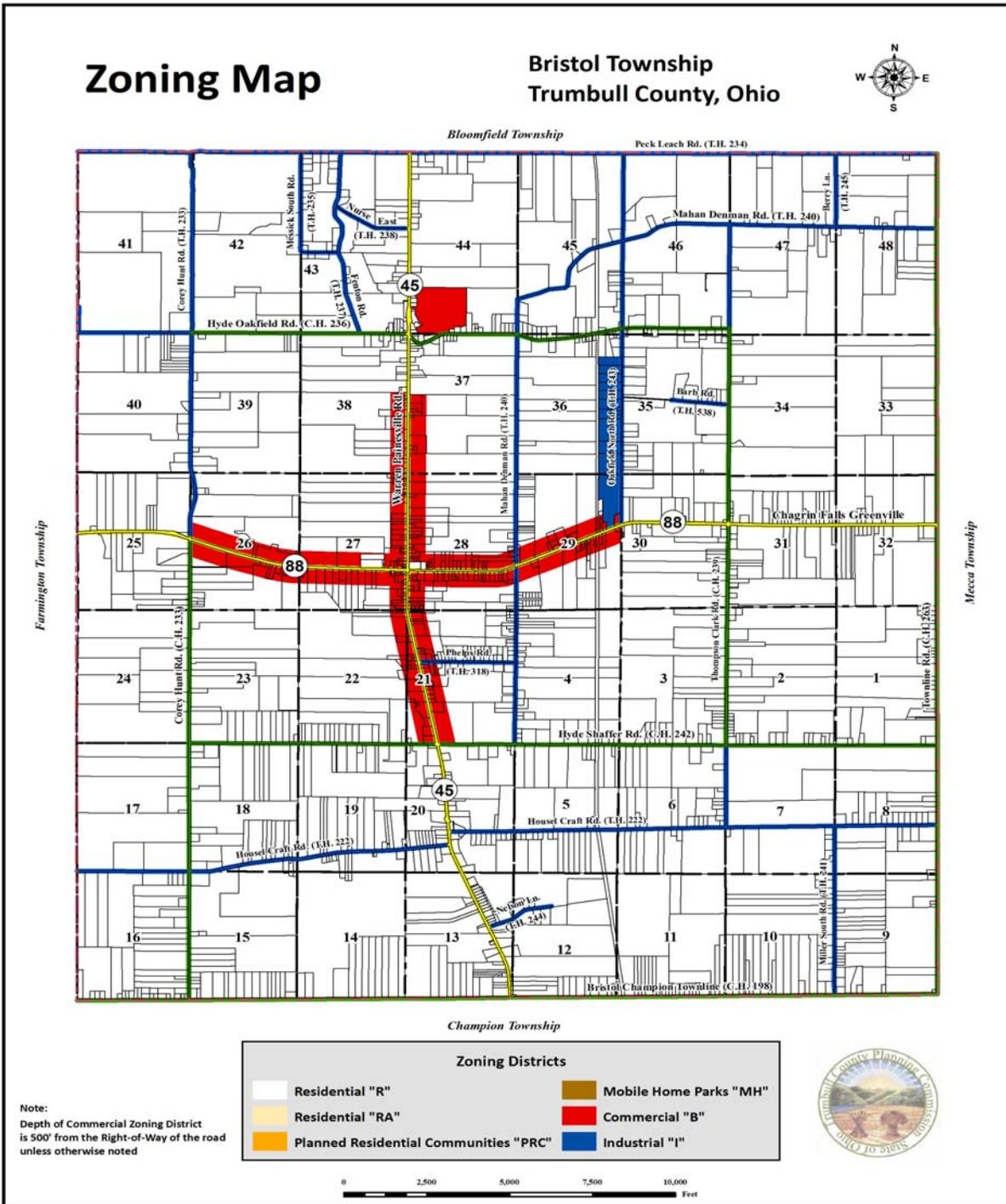
Manufactured Home Park

There are currently no properties zoned Manufactured Home Park (MHP) in the Township.

Table 10-1 *Zoning District Area*

<b><i>Bristol Township District Area</i></b>			
<b><i>Zoning District</i></b>	<b><i>Number of District Parcels</i></b>	<b><i>Acres</i></b>	<b><i>% of Total Acres</i></b>
<b><i>Residential “R”</i></b>	1514	15621	96
<b><i>Residential Apartments “RA”</i></b>	-0-	-0-	-0-
<b><i>Commercial “B”</i></b>	333	586	3
<b><i>Industrial “I”</i></b>	12	84	1
<b><i>Planned Residential Communities “PRC”</i></b>	-0-	-0-	-0-
<b><i>Mobile Home Parks District “MH”</i></b>	-0-	-0-	-0-
<b><i>Total</i></b>	1859	16,291	100

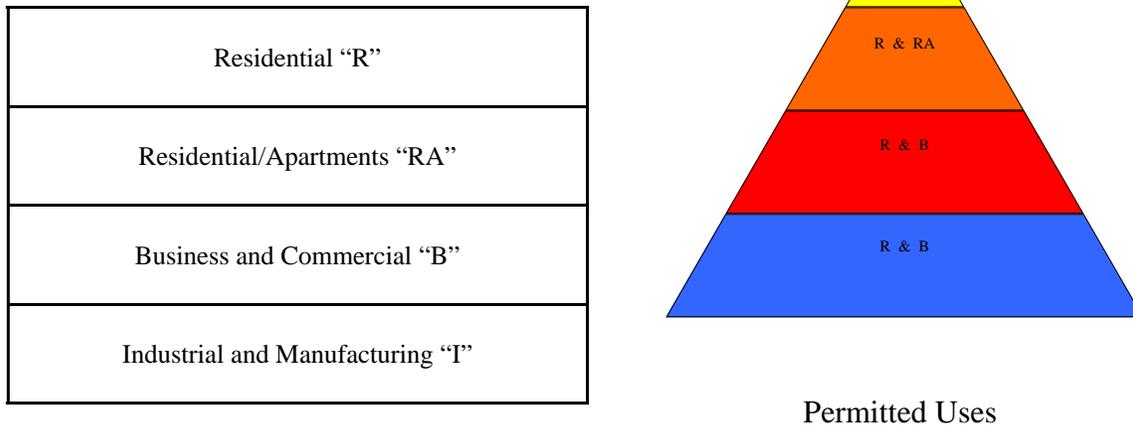
Map 10-1 Zoning Map



## Zoning Resolution Section V: Classification of Uses

The pyramid in Figure 10-1 illustrates the permitted uses within each zoning district. Existing permitted uses are organized in a cumulative fashion, showing that less intensive uses, such as residences, are permitted in the least restrictive zones, but more intensive commercial uses are excluded from residential zones - with the exception of certain public facilities that benefit the general public while preserving the integrity of the residential neighborhood.

Figure 10-1 *Classification of Uses*



### Residential District Uses

The principal uses and structures permitted in the township's Residential (R) district are single and two-family dwellings and accessory buildings. The Residential (RA) district includes any use permitted in the Residential (R) district with the inclusion of apartment houses and multiple dwellings of all types. Additionally, mobile homes and mobile home parks are specified as a permitted use within the Residential (R) and (RA) districts as noted in item (7) of the Residential (R) district, even though a Mobile Home Parks district is established as a separate district in the Zoning Resolution. Other uses that are permitted by right within the Residential (R) and (RA) districts include churches, schools and other educational and cultural facilities, government owned or operated buildings and public recreational areas.

### Conditional Uses

While the "other uses" and associated facilities referenced above may be appropriate for a residential zoning district or provide a community need, they do possess unique or special characteristics relating to location, design, size, traffic generation, method of operation, intensity of use and/or public facility and infrastructure requirements. Those characteristics necessitate a higher level of review than would apply to a use that is permitted by right and an approval that requires certain conditions to be met. The conditions that dictate the issuance of a zoning certificate for those types of uses should minimize possible detrimental effects of the proposed use on the character, value and development of the adjacent area. A "Conditional Use Certificate" would consider each proposed use on an individual basis in accordance with procedures and requirements as established in the Zoning Resolution. General and specific

standards that apply to “conditional uses” are designed to minimize the impact of such uses to ensure compatibility with the surrounding area and so referenced in the Zoning Resolution. This review process and associated development standards also provide a measure of assurance that the proposed use upholds the purpose of the Zoning Resolution to safeguard the public health, safety, convenience and general welfare of the community. Conditional uses may also vary from one zoning district to another depending on its compatibility with the character and intent of the zoning district in which it is located.

### Commercial District Uses

The principal uses and structures permitted in the Commercial (B) district include all uses permitted in the Residential (R), (PRC) and (MH) districts, but does not mention the multi-family residential uses permitted in the Residential (RA) district. The non-residential uses permitted in Residential districts are also permitted in the Commercial district, including an abbreviated list of general commercial uses and/or business activities. This general listing contains a variety of commercial uses that span the levels of commercial intensity without regard to location within the Commercial (B) district. These uses could be separated into more than one commercial district to provide for compatibility to complement and enhance the town center and the fringes of the commercial district.

The Township’s zoning resolution should include a general-purpose statement for each of the zoning districts, and each district’s permitted uses should be specifically listed, including a process for the determination of substantially similar uses to those permitted. Similarly, conditional uses that may be deemed appropriate should be listed for the applicable district. Uses that are not specifically listed may, upon review by the Board of Zoning Appeals and in its judgment, comply with the general purpose of the district and are of the same general character as those listed, be permitted in the district. The Township’s resolution currently lacks a procedure and general criteria for the determination of substantially similar uses, as may be referenced by the BZA. Uses may seem similar to those listed, but if the intensity of the business activity or the dimensional aspects are not addressed, the impact of a proposed use may be incompatible with the permitted uses or the intended purpose of the district. Use categories tend to group similar types of business activities, whereas the dimensional aspects of uses, such as size, tend to group uses with similar impacts. For example, various store sizes tend to have different impacts on the surrounding area. The size of the retail establishment, which is relevant to impact, can be referenced in this section of the resolution and can be addressed in the development standards. A clear description of the district’s purpose and a definition of what constitutes each classification are needed as guidelines for determining similar uses that may be permitted. The permitted and conditional uses in the various districts may be set forth in a table listing the general business categories and specific permitted uses for each district. A single table is not only clearer to read than separate lists, it also allows users to compare at a glance the uses permitted within each district.

### Industrial District Uses

The principal uses and structures permitted in the Industrial (I) district include all uses permitted in the Residential (R), (PRC), (MH) and the Commercial (C) districts, but does not mention the multi-family residential uses permitted in the Residential (RA) district.

## District Use Tables

Table 10-2 was developed to aid in identifying the permitted uses in each of the existing zoning districts. Not all uses listed are permitted in Bristol Township, only those with the letter "P" are permitted in the district as noted. Conditionally permitted uses would be noted with the letters "CP"; however, there are currently no uses that are conditionally permitted in any district.

Table 10-2 Zoning District Uses

Bristol Township District Use Table				
Use	District			
	R	RA	B	I
<b>Residential</b>				
Single Family	P	P	P	P
Duplexes	P	P	P	P
Apartments		P	P	P
Condominium		P	P	P
Multiple Dwellings		P	P	P
<b>Commercial Wholesale</b>				
Wholesale Shops			P	P
Lumber and Building Supply			P	P
Warehouse				P
Distributing Establishment				P
<b>Commercial Retail</b>				
Retail Shops			P	P
Antique Shop			P	P
Art Gallery			P	P
Automobile Sales (new or used)			P	P
Bakery			P	P
Bicycle Shop				
Book Store			P	P
Building Materials – Lumber, Electrical, Heating, Plumbing Supplies and Equipment			P	P
Camera Shop			P	P
Clothing Store			P	P
Craft Store			P	P
Dairy Store			P	P
Department Store < 10,000 s.f.			P	P
Department Store > 10,000 s.f.			C	C
Drive-Thru Beverage Centers			P	P
Drug Store			P	P
Feed Store			P	P
Florist or Gift Shop			P	P
Fruit or Vegetable Market			P	P
Gas Station			P	P
Gift Shop			P	P
Greenhouse, Nursery			P	P

Bristol Township District Use Table				
Use	District			
	R	RA	B	I
<b>Commercial Retail</b>				
Grocery Store < 10,000 s.f.			P	P
Grocery Store > 10,000 s.f.			C	C
Hardware Store			P	P
Hobby Shop			P	P
Jewelry Store			P	P
Meat Market			P	P
Motor Vehicle Sales (New)			P	P
Motor Vehicle Sales (Used)			P	P
Motor Vehicle Storage			P	P
Pawn Shop			P	P
Pet Shop			P	P
Radio and Record Retail Store			P	P
Roadside Stands	P	P	P	P
Truck Sales (new or used)			P	P
Tractor Sales (new or used)			P	P
Video Sales			P	P
<b>Commercial Service</b>				
Advertising Agency			P	P
Animal Kennels/Shelters			P	P
Bed & Breakfast	C	C	P	P
Blueprint/Copy Work			P	P
Bowling Alley			P	P
Business Office	C	C	P	P
Car Wash			P	P
Carpentry, Cabinet Shop			P	P
Carpet Cleaning			P	P
Electrical/Electronics			P	P
Home Office	C	C	P	P
Hotel			P	P
Interior Decorating			P	P
Landscaping			P	P
Laundry, Including Self Service			P	P
Lithographing			P	P
Motel			P	P
Motor Vehicle Repair			P	P
Parking Lot or Public Garage			P	P
Pet Grooming Facility			P	P
Plumbing			P	P
Printing			P	P
Publishing			P	P
Radio Station			P	P
Real Estate			P	P
Repair Garages			P	P
Repair Shop - Appliances			P	P

Repair Shop - Furniture			P	P
<b>Bristol Township District Use Table</b>				
<b>Use</b>	<b>District</b>			
	<b>R</b>	<b>RA</b>	<b>B</b>	<b>I</b>
<b>Commercial Service</b>				
Repair Shop - Tools			P	P
Shoe Repair			P	P
Sign Painting Shop			P	P
Storage Rental Units			P	P
Studios			P	P
Tailor			P	P
Upholstery Shop			P	P
<b>Financial Services</b>				
Banks			P	P
Credit Union			P	P
Financial Institutions			P	P
Insurance			P	P
<b>Food Services</b>				
Assembly Halls			P	P
Banquet Centers			P	P
Bars			C	C
Café			P	P
Catering Service			P	P
Confectionary Store			P	P
Dairy Store			P	P
Delicatessen			P	P
Drive-in Fast Food Service			P	P
Ice Cream Parlor			P	P
Lounges			P	P
Restaurants			P	P
Taverns			C	C
<b>Personal Services</b>				
Ambulance Service			P	P
Beauty Parlor			P	P
Dancing Studio			P	P
Dry Cleaning			P	P
Funeral Home			P	P
Health Studio			P	P
Karate Studio			P	P
Laundry - Self Service			P	P
Photography Studio			P	P
Shoe Repair			P	P
<b>Professional Services</b>				
Accountant			P	P
Attorney			P	P

Dentist			P	P
Physician			P	P
Professional Engineer			P	P
Veterinarians			P	P

<b>Bristol Township District Use Table</b>				
<b>Use</b>	<b>District</b>			
	<b>R</b>	<b>RA</b>	<b>B</b>	<b>I</b>
<b>Repair Service</b>				
Motor Vehicle Service and Repair			P	P
Service Station			P	P
<b>Health Care</b>				
Clinics			P	P
Hospitals			P	P
Medical Buildings			P	P
Rest Home			P	P
<b>Social, Institutional</b>				
Assembly Auditorium			P	P
Churches, Places of Worship	C		P	P
Community Centers	C		P	P
College, University	C		P	P
Lodge Hall			C	C
Private Clubs, Lodges			P	P
Schools	C		P	P
Public Buildings	C		P	P
Public Library	C		P	P
Public Museum	C		P	P
Public Service Facilities	C		P	P
Public & Private Schools	C		P	P
Trade or Commercial Schools			P	P
<b>Arts &amp; Entertainment</b>				
Dance Hall			P	P
Music Conservatory			P	P
Theaters (Indoor)			P	P
<b>Recreation</b>				
Animal Farm "Class C"			C	C
Athletic Field			P	P
Bowling Alley			P	P
Camp Grounds			P	P
Golf Course			P	P
Hobby Center			P	P
Miniature Golf Course			P	P
Playground	C	C	P	P
Private Parks	C	C	P	P

Publicly Owned Parks	C	C	P	P
Publicly Owned Playground	C	C	P	P
Recreational Buildings			P	P
Recreational Park			P	P
Skating Rink			P	P
Sports Center			P	P
Swimming			P	P
Tennis Courts				
<b>Bristol Township District Use Table</b>				
<b>Use</b>	<b>District</b>			
	<b>R</b>	<b>RA</b>	<b>B</b>	<b>I</b>
<b>Governmental</b>				
Fire Station	C	P	P	P
Governmental Buildings	C		P	P
Township Hall	C		P	P
<b>Industrial</b>				
Fabrication				P
Manufacturing				P
Processing				P
Research & Testing				C
Warehousing				P
<b>Miscellaneous</b>				
Wind Turbine	C	C	C	C

## Zoning Resolution District Development Standards

Section	VIII	Minimum Lot Width
	IX	Minimum Lot Area per Family
	X	Set-Back Building Lines
	XI	Yards
	XII	Corner Lots
	XIII	Rear Yards
	XIV	Rear Houses
	XV	Minimum Size Dwelling

“District development standards” in the zoning resolution are established to regulate, within each of the zoning districts, the location, height, bulk, number of stories, size of buildings, percentages of lot areas that may be occupied, setback building lines, sizes of yards and the density of population, including reasonable landscaping and architectural standards, in the interest of public health and safety and for the public convenience, comfort, prosperity, or general welfare of the community.

The development standards for Residential districts are intended to protect property values and maintain the integrity, aesthetics and wellbeing of the neighborhood and the surrounding area by regulating the dimensional aspects of lot area, frontage, width, building setbacks and yard requirements for reasons related to sewage, control of population density and ease of access for emergency vehicles.

The development standards for the Commercial districts are intended to protect the character, social and economic stability of the community by regulating the permitted uses and the scales of operation in such a way as to ensure compliance with the intended purpose of each district. The quality and character of each commercial district is the direct result of the development standards established and can only be maintained if the district standards are unique for each of the commercial districts.

The development standards of the Bristol Township Zoning Resolution are specified in Sections VIII through XV and partially referenced in Section V “Classifications of Uses”.

Table 10-3 was created to indicate the dimensional requirements specified in the Zoning Resolution for the different types of uses that are permitted within each of the Township’s zoning districts, and a Section Reference in Roman numerals where the requirements were found. While most of the development standards are specified for the permitted uses in the Residential districts, there are a few discrepancies and/or omissions that should be addressed:

- Section IX “Minimum Lot Area” contradicts that which is specified in Section V for a multi-family dwelling or apartment house located in the RA district.
- Section X “Building Setback Line” contradicts that which is specified in Section X for any building or structure located in the RA district.
- Section XIII “Rear Yard” contradicts that which is specified in Section V for any lot in the RA district or for any dwelling erected in any District.

Inconsistent, conflicting and, in some cases, incomplete development standards in different sections of the zoning resolution can make it very difficult to interpret the requirements for a specific use within a district. The specific development standards associated with a particular use, e.g., single-family, multi-family, commercial or industrial on the same or separate lots, should be included in the section of the zoning resolution where all other requirements of that district are specified or it should be specifically referenced to the section of the zoning resolution where the development standards for a particular use are applicable.

The Commercial (B) district development standards, as currently specified, do not adequately provide for the development of the commercial district nor do they address the development issues related to Bristol Township's central business district. A revision of the development standards for the one commercial district currently in effect would most certainly enhance the Township's appeal, but not to the same extent as adopting, a separate commercial zoning district for the central business area as previously mentioned in the "Classification of Uses". Development standards may then be adopted for each of the commercial districts, including building placement, architectural standards, vehicular access and signage, to name a few, which would greatly increase the quality and character of the commercial districts and the Township as a whole.

Table 10-3 Zoning Districts

District Development Standards										
Zoning District Section No.	Min. Lot Width		Min. Lot Area		Setback Bldg. Line		Side Yard		Rear Yard	
	V	VIII	V	IX	V	X	V	XI	V	XIII
<b>“R”</b>		Ft.		Sf.						
<b>1 Family Dwelling</b>		100		43,560		50		15		10
<b>2 Family Dwelling</b>		100		43,560/unit		50		15		10
<b>Multi-Family Dwelling</b>		N/A		N/A		N/A		N/A		N/A
<b>Apartment House</b>		N/A		N/A		N/A		N/A		N/A
<b>Non-Residential</b>		N/S		N/S		50		15		10'
<b>“RA”</b>										
<b>1 Family Dwelling</b>		100		43,560	40	50	20		40	10
<b>2 Family Dwelling</b>		100		43,560/unit	40	50	20		40	10
<b>Multi-Family Dwelling</b>		100	4,500/unit	43,560/unit	40	50	20		40	10
<b>Apartment House</b>		100	4,500/unit	2,500/unit	40	50	20		40	10
<b>Non-Residential</b>		N/R		N/S	40	50	20		40	N/S
<b>“B”</b>										
<b>1 Family Dwelling</b>		100		43,560		50		15		10
<b>2 Family Dwelling</b>		100		43,560/unit		50		15		10
<b>Multi-Family Dwelling</b>		100		43,560/unit		50		15		10
<b>Apartment House</b>		100		2,500/unit		50		15		10
<b>Non-Residential</b>		N/R		N/S		50		N/R ①		N/S
<b>“T”</b>										
<b>1 Family Dwelling</b>		100		43,560		50		15		10
<b>2 Family Dwelling</b>		100		43,560/unit		50		15		10
<b>Multi-Family Dwelling</b>		100		43,560/unit		50		15		10
<b>Apartment House</b>		100		2,500/unit		50		15		10
<b>Non-Residential</b>		N/R		N/S		50		N/R ①		N/S

① Sideline Setback shall be 15' when abutting residential districts or residential dwellings.

## **Zoning Resolution Section VII: Non-Conforming Uses**

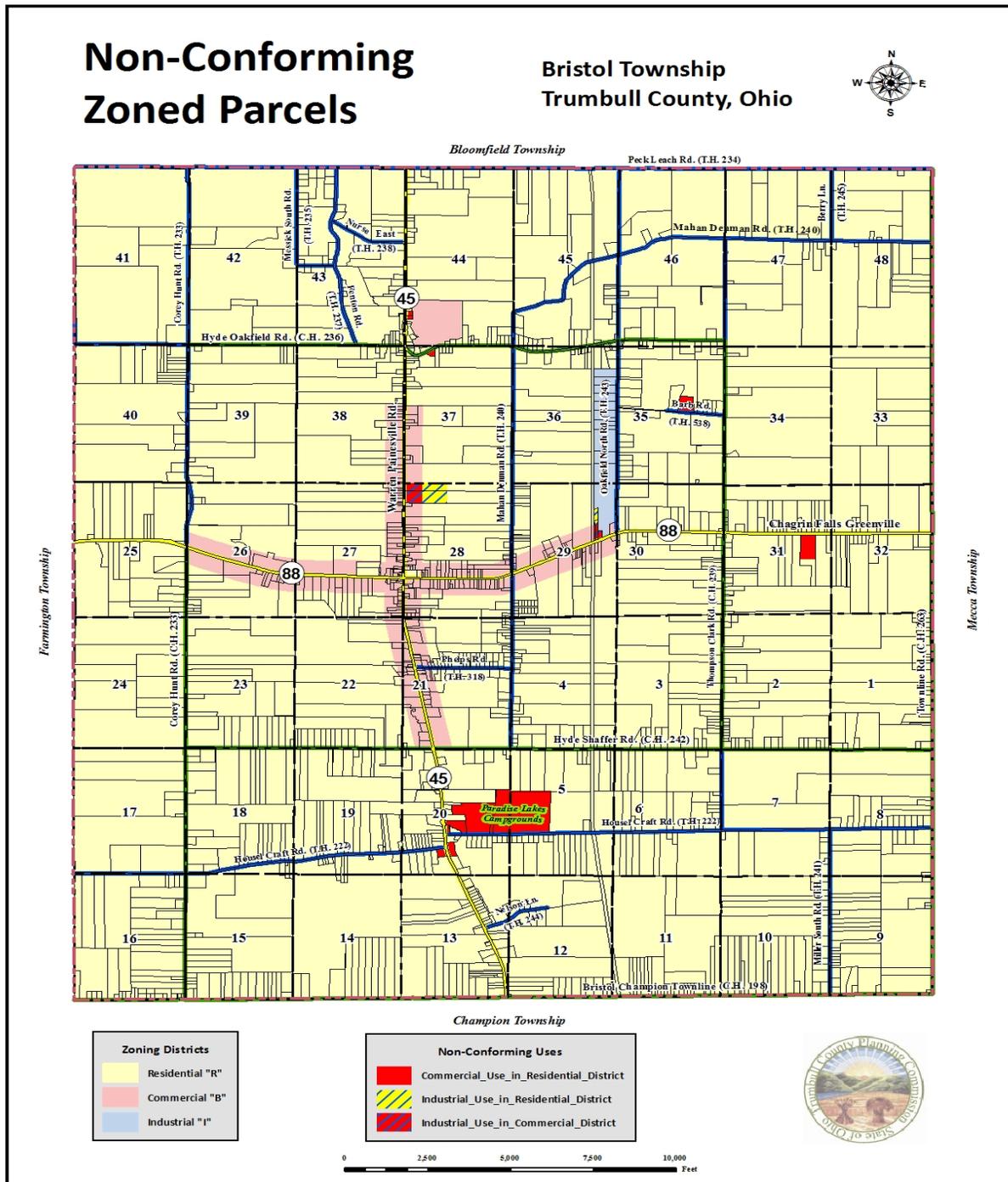
Within zoning districts established by the zoning resolution or by amendments, there exist lots, structures, uses of land and structures, and characteristics of uses, which were lawful before the resolution was adopted or amended, but which would be prohibited, regulated or restricted under the terms of the zoning resolution or future amendments. The regulations concerning these “non-conforming” uses are described in Section VII of the existing Bristol Township zoning resolution.

A comparison of the Zoning District Map and the Existing Land Use Map indicates a number of non-conforming uses within the Township. Map 10-2 depicts 15 non-conforming commercial parcels in the Township’s residential districts, totaling 148 acres, and 11 non-conforming industrial parcels in the residential and commercial districts, totaling 23 acres.

The major non-conforming use, in terms of land area, is the Paradise Lakes campground and recreational area located on Housel Craft Road, which spans eight parcels with a total land area of 124 acres. Although considered a commercial use, it is also considered a Public/Private Recreational use, much like a golf course, and may be appropriate for a residential zoning district. Uses such as these should be reviewed as conditional uses to minimize possible detrimental effects on neighboring properties. (Conditional uses are further explained in other sections of this review.) To change the zoning classification of such a large area would invite any use that is permitted in the Commercial zoning district and thereby change the character of the surrounding area. Non-conforming uses, unlike a zoning district, which remains with the property, must comply with the district uses and standards in which it is located if voluntarily discontinued for two years or more. (ORC 519.19)

To overcome future non-conforming uses, permitted and conditional uses should be stated in the zoning resolution and evaluated in terms of the district’s stated purpose as defined in the resolution. Uses that are not specifically listed in the zoning resolution but are similar to a permitted use that is listed, should be reviewed by the Board of Zoning Appeals to determine if the proposed use is compatible with the stated purpose and is of the same general character as those uses permitted in that particular zoning district.

Map 10-2 Non-Conforming Zoned Parcels



## **Outdoor Advertising**

Bristol Township has a location and business environment that rely on properly drafted and enforced sign regulations for continued growth and prosperity. When properly drafted, sign regulations can provide for an attractive business district reflective of the community's desired image, or they can be seen as clutter.

The regulations should clearly specify the type of sign permitted in each zoning district and specific development standards associated with those signs that are unique to that particular district in order to maximize the sign visibility and the effectiveness to convey its message. The type of sign permitted in any one district may include projecting signs, roof mounted signs and free standing post or ground mounted signs, wall signs and window signs. Specific development standards associated with each type of sign may then be established, such as the size, height, lighting, setbacks, building materials and the number of signs permitted on each lot. Incentives for sign creativity may also be established to encourage the use of symbols, logos or pictorial representations of the products or services offered at the location.

Projecting signs have a visibility advantage, but without proper controls and restrictions can produce an image of clutter and disorder. Restrictions may include overall size, height and number; a restriction on projection may also be included based upon its proximity to the center of the building facade with the maximum allowable projection at the center decreasing to a zero projection at the endpoint; the prohibition of unsightly mast arms and side guys in favor of cantilevered projection; and a size bonus provision for projecting signs utilizing symbols rather than an alpha-numeric message presentation.

Wall signs, also known as flat, fascia or parallel signs are either painted on or directly attached to the exterior wall of an existing building. They may also include signs on mansards or pent eaves, and signs affixed or applied to architectural projections, canopies or marquees which project from a building facade. The head-on viewing angle of flat signs provides limited visibility in communicating its message to motorists and therefore would be most useful in locations that do not demand heavy consumer awareness. In order to overcome the viewing deficiency of flat signs, regulations may include provisions to allow graphic presentations to integrate the sign with the building wall surface to improve the aesthetics and marketing potential of the location.

Roof signs have an advantage in commercial retail, business or any building whose facade would be adversely impacted by the installation of a flat sign. Roof signs, however, can create an unpleasant disruption of architectural harmony, particularly if they are placed at varying heights above the roof or parapet line of a row of individual businesses. In the cases of roof signs, the height of a sign above the roof and/or parapet can be made a function of building height and the size of the sign is made a function of building length. In industrial zones, both overall size and height above the roof are increased to allow for the generally more widespread positioning of the buildings and the much larger distances over which the messages must be visible.

Free standing signs are the most frequently used sign specifically designed to communicate its message in high traffic areas to rapidly moving viewers. There are many types of free standing

signs, some of which are post mounted, ground mounted, monument or pylon styles from which numerous variations are possible. The regulations must recognize the difference between various types of free standing signs and address their design, size, height and placement so as not to limit their effectiveness to convey its message while maintaining its character as an architectural or landscape element. The type of free standing sign and its height requirement may vary according to the particular zoning district in which it is to be located. A low-level or ground-mounted free standing sign may be both aesthetic and effective in low density institutional, professional and industrial zones where traffic density and traffic speeds are at minimum levels. In zoning districts where areas of traffic density and speeds are higher, however, low level signage can be cluttered with other ground oriented objects such as pedestrians, shrubbery and roadside structures creating confusion and an unsafe environment for the motorist. The placement or setback requirement of the free standing sign, its legibility and letter form size are all components that influence the viewing time by which the message can be read and understood effectively.

## **Zoning Resolution Section XXII: Conditional Uses**

A “Conditional Use” is one that is generally compatible with the use characteristics of a zoning district, but requires individualized review of its location, design, potential effect on nearby properties, in accordance with the jurisdiction’s established standards of review for conditional uses, to determine the appropriateness of the use on any particular site in the zoning district.

In other words, conditional uses are not permitted by right in a particular zoning district, but may be approved, after a public hearing, by the Township Board of Zoning Appeals if such uses are specifically set forth in the zoning resolution. A conditional use may be appropriate due to its compatibility with the particular zoning district’s permitted uses or because it provides a community need or service; however, due to its unique or special characteristics relating to location, design, size, traffic generation, method of operation, intensity of use and infrastructure requirements, it may have an impact on neighboring properties or public facilities and therefore requires a higher level of review, which should be administered on an individual basis, in accordance with the review procedures and conditions established in the zoning resolution.

The public hearing for a conditional use application is conducted by the Township BZA, which derives its authority from ORC Section 519.14, and specifically states the Board may “grant conditional zoning certificates for the use of land, buildings, or other structures if such certificates for specific uses are provided in the Zoning Resolution”.

In *Gerzeny v Richfield Twp*, the Ohio Supreme Court remarked that:

*“The inclusion of conditional use provisions in zoning legislation is based upon a legislative recognition that although certain uses are not necessarily inconsistent with the zoning objectives of a district, their nature is such that their compatibility in any particular area depends upon surrounding circumstances. Thus, the legislative body provides for their inclusion in a district only upon administrative approval granted in accordance with legislatively prescribed standards and conditions.”*

The general and specific conditions or development standards, which accompany the issuance of a conditional zoning certificate, should be directed toward minimizing possible detrimental effects of the proposed use on the character, value and development of the adjacent area and are referenced in the Zoning Resolution. The review process and associated development standards should provide a measure of assurance that the proposed use upholds the purpose of the zoning resolution to safeguard the public health, safety, convenience and general welfare of the community. Conditional uses may also vary from one zoning district to another depending on its compatibility with the character and intent of the zoning district in which it is located.

This section of the zoning resolution alludes to a Conditional Use Permit requirement for any new business or industry in a Residential or Agricultural district. As previously mentioned, the legislative body provides for the inclusion of conditional uses in the zoning resolution and may only be administratively approved by the BZA in accordance with their legislatively-prescribed standards and conditions. It is highly recommended that Conditional Use regulations be reviewed for inclusion into the zoning resolution.

## **Development Alternatives**

### Conservation Subdivisions

Conservation subdivisions represent an alternative approach to the conventional lot-by-lot division of land in rural environs, which tends to spread development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the landscape. Conservation subdivisions are best located in rural settings. A conservation subdivision may be defined as a residential development in a rural area that is characterized by compact lots and common open spaces, and where the natural features of land are maintained or at least the impact mitigated. The conservation subdivision allows the landowners to develop parcels by clustering residences on smaller lots while protecting the remaining open spaces.

Generally, the conservation subdivision allows for an adjustment in the location of residential dwelling units on a parcel of land as long as the ultimate density does not exceed the number of units prescribed by the zoning resolution for that district. The dwelling units are grouped or clustered on only a portion of the land to be subdivided. The balance of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership. The conservation subdivision concept allows the developer to concentrate units on the most usable portion of the site, preserving natural drainage systems, open space and environmentally and culturally sensitive areas.

The conservation subdivision is not the solution to all development activities. The concept promotes and encourages the clustering of homes so as to create an interconnected network of permanent open spaces. A homeowners association, non-profit conservation organization such as a land trust, a unit of local government, or an individual who complies with the permanent conservation restrictions typically manage the open spaces and common facilities, such as joint septic and water systems. Advantages of the conservation subdivision concept include fostering

a sense of community through carefully sited smaller lots and shared spaces; protecting and restoring significant resources such as prime farmland, historic buildings, archaeological sites, mature woodlands, streams, ponds, and scenic views; preserving the rural character, with its external effect on land values.

Conservation subdivisions are not the best answer to saving large tracts of agricultural land, nor are they the best measures to protect farming as a viable lifestyle. In order to sustain an agricultural community and ensure farming as a viable lifestyle, large blocks of contiguous land need to be protected. Conservation subdivisions can, however, protect small blocks of agricultural land and promote areas where agricultural and residential activities can co-exist. The minimum size of the conservation subdivision must be sufficiently large to accommodate the creative design and to protect the open space. The minimum size used by many communities for conservation subdivision is from 10 to 40 acres. The amount of open space requirements must be adequate to protect the natural resources and preserve the rural character in the conservation subdivision. In many models, the amount of open space is 40 to 50 percent of the total acreage. The County should embrace the conservation subdivision concept and encourage homeowners associations as a tool to maintain the open space. In addition, the deed restrictions should include restriction on farm animals, kennels and keeping the open space open.

### **Planned Residential Communities**

A Planned Residential Community is another term for a Planned Unit Development (PUD), the approval procedures for which are specified in Section 519.021 of the Ohio Revised Code.

The concept of a Planned Residential Community (PRC) is to encourage a variety of land uses, housing types and densities, including single family detached dwellings, multiple family dwellings, townhouses, cluster housing and apartments. PRC's are generally characterized by flexible standards for lot size, setbacks and street frontage allowing for the concentration of buildings on that portion of the site that is most suitable for building resulting in the preservation of open space and a decrease in development and maintenance cost for site improvements such as streets and utilities.

A PRC development may include an arrangement of conventional subdivision lots, clustered lots that contain one residential unit or structure per lot, and/or larger parcels in which more than one residential unit or structure is permitted. These larger parcels may accommodate an apartment complex, cluster housing or a condominium development or may consist of areas of open space for recreational facilities and for the preservation of the natural environment, all of which are required to conform to standards set forth in the zoning resolution. Because of the unique characteristics of PRCs, specific provisions governing site plan approval and the development of land are required. These special provisions may be adopted as part of the zoning resolution and include general and specific development standards and a process for the approval of the development plan.

A Township Zoning Resolution can establish either legislative or administrative approval of PRCs as follows:

- PUD District Type A – A floating district requiring legislative approval of PUDs in

- compliance with pre-established regulations. (Map Amendment)
- PUD District Type B – A district requiring legislative approval of the PUD and unique regulations specifically adopted for the particular PUD. (Map & Text Amendment)
- PUD District Type C – An overlay district enabling administrative approval of PUDs in compliance with pre-established regulations. (No amendment involved)
- Conditional Use PUDs – A conditional use listed in specific districts enabling administrative approval PUDs in compliance with the procedures and requirements of the conditional use set forth in the Zoning Resolution.

Local officials should be aware of the drawbacks of PUDs, which can actually lead to uncertainty and administrative problems when dealing with a mini-zoning district created for each PUD because a unique site plan is required for each PUD.

The Bristol Township Zoning Resolution specifies pre-established regulations within a “PRC” zoning district, similar to the Type A procedure for the approval of a Planned Unit Development.

### **Condominium Development**

A Condominium Development differs from a conventional subdivision in that multiple dwelling units are permitted to be located within the boundaries of a single parcel of land. Under condominium ownership, land is not actually divided, instead, the condominium units are owned individually and the common areas and facilities are owned by all the unit owners on a proportional, undivided basis.

Condominium Property is regulated under Chapter 5311 of the Ohio Revised Code, which specifically states that “neither the submission of property to the provisions of Chapter 5311... nor the conveyance or transfer of ownership of a unit shall constitute a subdivision within the meaning of, or subject to, Chapter 711 of the Revised Code” (ORC 5311.02). Although not subject to the provisions of county subdivision regulations, condominium developments may be regulated under the township zoning resolution in the same manner as a conventional residential development. The condominium development can be limited to a specific residential use (i.e., single family, multi-family) to that which is permitted within the district where the development is located. Since the Residential (RA) district serves as a transitional district between single family and commercial or office districts, the permitted uses of which would allow for condominium developments consisting of the full spectrum of residential types including single family attached dwellings, townhouse, duplex and apartments located in proximity to public services and supportive retail facilities.

As previously mentioned, condominium property is not subdivided into lots and therefore no internal property lines exist to relate to the setback or area requirements as specified in the Township’s zoning resolution. Therefore, the existing lot area, frontline, sideline and rear line requirements would be referenced to the outside property line of the development, rendering these development standards useless. The development standard, therefore, should be modified for such developments to include an overall density requirement, distance between buildings and setbacks from the access drive to name a few.

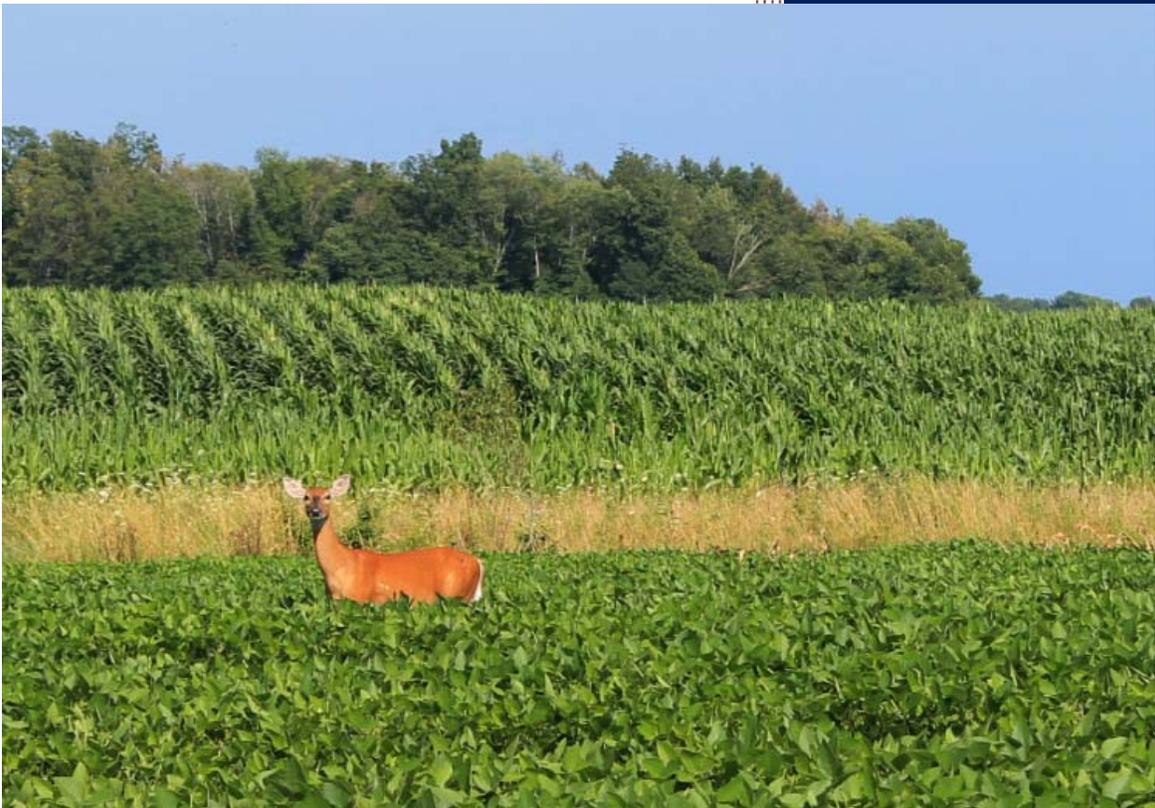
## **Summary**

- The Residential District includes a list of non-residential uses that are permitted by right. These non-residential uses have no review process or development standards to ensure compatibility with the surrounding residential uses.
- The existing Commercial District contains a wide variety of commercial uses that span the levels of commercial intensity, (i.e. medical offices; building supplies)
- District development standards are virtually the same in each of the zoning districts.
- Discrepancies exist in the “Minimum Lot Area” and “Setback Building Line” for the Residential “RA” District.

## **Recommendations for Zoning Resolution Amendments**

- Develop a clear description of each District's purpose.
- Review permitted uses within each of the Zoning Districts
- District development standards should be reviewed and amended to accommodate the desired future growth of the Township.
- Continue to review the conditionally permitted uses in each of the zoning districts.
- Adopt development standards and procedures for the approval of all conditional uses.
- Develop a process for the determination of uses substantially similar to those permitted.
- Consider additional Commercial Zoning District, which may complement and enhance the character of such areas as the town center and the outreaches of the commercial district.

# Appendix



Bristol Township  
Comprehensive Plan



Bristol Township Public Meeting, October 20, 2010



## Summary of Comments Collected at the Bristol Township Public Meeting October 20, 2010

### Transportation

Comment	Votes
State Routes 45 and 88 provide mobility	-
Roads are in good condition	-
Seniors need to arrange for rides too far in advance	4
Transportation for seniors is inconvenient	-
Transportation agencies jealousy over budgets and limited resources	1
Limited funding for township bridge repair	2
Bridge on Peck-Leach (west of State Route 45) is closed indefinitely	-

### Housing

Comment	Votes
Majority of the housing stock is in good condition.	-
Some of the housing stock is deteriorated	-
The deteriorated housing stock is not concentrated but spread across the township	-
Property maintenance is an issue - lawns, etc.	3
Some of the property maintenance issues might be influenced by the increase in foreclosures	-
Average lot size is 1 acre	-
Smaller lot sizes are restricted by zoning and septic system regulations	3
There maybe some interest in allowing smaller lot sizes	1
Both the older and younger population may not be able to afford larger lots	-

### Infrastructure

Comment	Votes*
Proposed new sewer system will be too limited in area	2
Initial cost of the sewer system might be too high	-
Public water system would be welcomed	4
Quality of well water varies	-
West of Corey-Hunt the population relies on cisterns	-
Concern over the impact of gas drilling on the well system	1
Gas service is mostly limited to the major arteries	3
Limited stormwater problems except on Hyde Shaffer Road and Mahan Denman	-
Police, Fire, and EMS service is adequate	-
Storm drains are washed out on the east side of State Route 45, south of State Route 88	1
Cell phone signal losses between Bristolville and West Farmington	-
Cable TV not available everywhere	-
Internet access is ok	-
Availability of additional recycling options (ex. tires, appliances) would be nice	4
Sidewalks - along main routes near center of town	3
* Note - seven votes were given to the entire category of infrastructure	7

### Population with Specific Needs

Comment	Votes*
An increase in the number of single women and widows in the township	-
Social security recipients have limited household budgets	1
A community center should be housed in the old fire stations	4
Summer youth programs are limited	1
Health programs for all ages - wellness, education, recreation, and health screening	4
* Note - five votes were given to the entire category of populations with specific needs	5

## Summary of Comments Collected at the Bristol Township Public Meeting October 20, 2010

### Environment

Comment	Votes
Trails in natural areas would be an amenity	4
Good environmental quality in the township and should promoted	-
There may be some septic system run off	-
Windmills or other tall structures should be considered carefully	2

### Economic Development

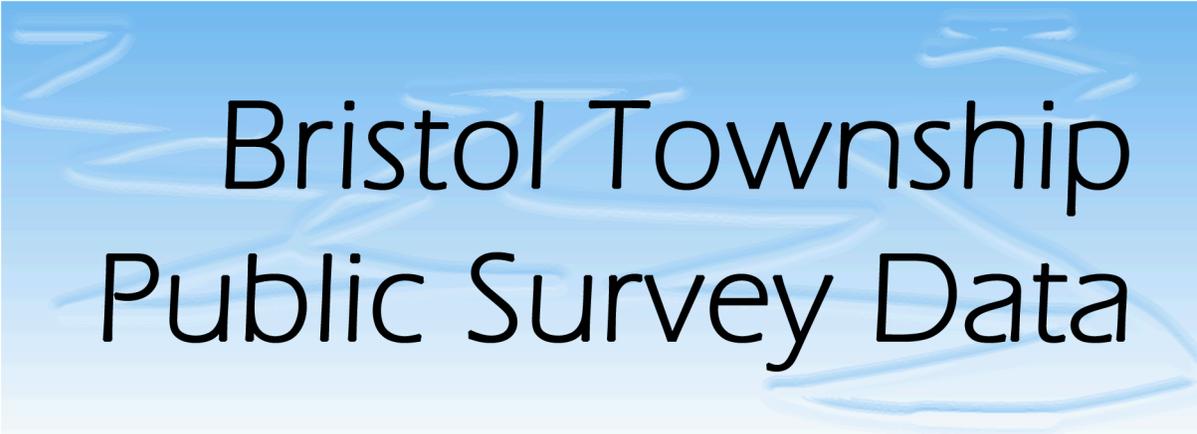
Comment	Votes*
A non-chain restaurant or diner would be welcomed	4
A small hardware store would be welcomed	-
A pharmacy would be welcomed	-
Such businesses could provide service to through traffic	-
Septic systems restrict types of businesses	1
Home occupations are a mixed blessing	3
* Note - two votes were given to the entire category of economic development	2

### Recreation, Open Space, and Cultural Amenities

Comment	Votes*
Old fire station could become a community center	5
The site of the old fire station is limited	-
The new fire station sits on 25 acres	-
The township could capitalize on hunting opportunities	-
A park for youth with a splash pad, gazebo, and/or picnic area would be welcome	5
The existing outdoor basketball court at the school does not have hoops	-
The reorganization of the walking program in the new part of the school	1
Parking is limited during soccer games at the school	-
Rehabilitation of the swimming lake (privately owned)	-
Paradise Park is being renovated	-
Extend the bike trail to school or the center of town	3
Sidewalks on State Route 88 and 45 would be appreciated	1
* Note - three votes were given to the entire category of Recreation, Open Space, and Cultural Amenities	3

### Agriculture

Comment	Votes
A few (2-3) large farms remain	-
A number of properties are leased to farmers	-
Hobby farms are beneficial	-



# Bristol Township Public Survey Data

Public Survey Data Collected in May and June 2010  
for the Bristol Township Comprehensive Plan

Prepared by the Trumbull County Planning Commission  
July 2010



# Bristol Township Community Survey

The Bristol Township Trustees and Trumbull County Planning Commission are starting to work on a comprehensive plan for the future of your township. The comprehensive plan will look at the physical needs of the township and will have goals and policies for future development.

Your response to this survey will help shape the township's comprehensive plan. Please take a few minutes to answer the questions and add any comments you may have so that your views are considered as the plan is written. The survey will be open to residents of the township and/or business owners in the township until May 31, 2010.

Please return completed surveys to a township trustee or the township clerk at the Bristol Township Hall or mail to Lisa Ramsey, Planner  
 Trumbull County Planning Commission  
 347 North Park Avenue  
 Warren, Ohio 44481

Thank you very much for helping in this crucial first phase of the comprehensive planning process.

## Community Services and Facilities

Please offer your honest assessment and opinions on the community services and facilities offered in Bristol Township.

1. How do you rate the following services and facilities available in Bristol Township? Please place an X in the appropriate box.

	Very Poor	Poor	Average	Good	Excellent
Utilities					
Sheriff					
Fire					
EMS (Ambulance)					
Road Maintenance					
Snow Removal					
Streets					
Websites					
Parks/Recreation					
Schools (Bristol)					
Town Hall Building					

2. Please indicate your satisfaction with the following:

Overall quality of life in Bristol Township. (Please place an X in the appropriate box.)

	Very Poor	Poor	Average	Good	Excellent
Overall quality of life in Bristol Township					

3. Please indicate whether you agree or disagree with the following statements. Please place an X in the appropriate box.

	Strongly Disagree	Disagree	Agree	Strongly Agree
Bristol Township is a friendly place live.				
Bristol Township has an attractive appearance.				
I speak well about Bristol Township to family and friends.				
The township effectively deals with problems.				
Township officials do a good job of including the public in their decision making.				
Crime is a problem in the township.				

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## Planning for the Future

1. What do you like most about Bristol Township?

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2. I think Bristol Township needs to plan for....

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3. What would you like to see improved in your community?

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4. If there are roads that need improvement, please describe location and condition.

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5. What type of business establishments would you like to see in Bristol Township?

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6. If you suggested a business or businesses in question 5, would you like these establishments located within 1/4 mile of your home? Please circle one.

Yes

No

I did not suggest a business

Other: \_\_\_\_\_

7. Where in the township would you like to see retail and commercial businesses located?

---

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8. Which area of the township do you reside in? Please circle one.

North of State Route 88 and east of State Route 45

South of State Route 88 and east of State Route 45

North of State Route 88 and west of State Route 45

South of State Route 88 and west of State Route 45

9. Would you be in support of sharing services with neighboring townships? For example, a joint fire district. Please circle one.

Yes

No

10. Additional Comments?

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**Please tell us about yourself.**

1. How old are you? Please circle one.

Under 18

19 – 29

30 – 39

40 – 49

50 – 59

60 – 69

70+

2. Are you a resident of Bristol Township? Please circle one.

Yes            No

3. Are you a property owner in Bristol Township? Please circle one.

Yes            No

4. Are you a business owner in Bristol Township? Please circle one.

Yes            No

5. Where do you work? Please circle one.

Bristol Township  
Trumbull County  
Outside of Trumbull County  
Not Employed

6. Are you retired? Please circle one.

Yes            No

7. How many years have you lived in or owned property or a business in Bristol Township?

\_\_\_\_\_

8. How many adults live in your household?

\_\_\_\_\_

9. How many children under 18 years live in your household?

\_\_\_\_\_

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### **Optional Contact Information**

You are **NOT** required to provide personal information to participate in this survey. Fill out the following **ONLY** if you choose to do so. Please print.

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address 2: \_\_\_\_\_

City/Town: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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**Thank you for completing this survey and giving us your input!**

All surveys and comments received will be reviewed and considered as the Bristol Township Comprehensive Plan is drafted. A draft is scheduled to be available for review by the spring of 2011.

B

# Local/State

Wednesday, May 19, 2010

COMMUNITY:  
News from your  
neighborhood -3B

Tribune Chronicle

## Bristol invites public to share opinions

BRISTOL — Township trustees are inviting citizens and business owners to share their opinions about planning for the township's future in a survey that began recently and will continue through June 15.

Trustee Chairman Andrew Holko said a survey may be filled out online at [www.surveymonkey.com/s/bristolsurvey](http://www.surveymonkey.com/s/bristolsurvey) or in person at the Bristol Library, Edna's Market, the Township Garage during business hours and at several area churches.

The comments will be used as the township writes a comprehensive plan for growth and development over the next 20 years, he said. The comprehensive plan will include topics on transportation, natural resources, housing, economic development, land use and capital budgeting.

The Trumbull County Planning Commission is assisting the township trustees in producing the plan. It is expected to be completed in mid-2011, Holko said.

Staff, wire reports

LOCAL / STATE

ON THE RECORD

July on a new Fire Department complex to be located off state Route 88, west of the center at Route 45, near the cemetery. Holko said \$2.2 million in Federal Emergency Management Association funds will cover project costs. Work is to be done in early 2011. He said the department also will use a nearby pond as a water source

at the site.  
 ● Announced community members and business owners have until June 15 to complete a resident survey as part of the comprehensive plan for the township's future. Surveys are available online at the township website or at the Bristol Library, township garage, local churches and Edna's Market. The Trumbull County Planning Commission is assisting in producing the plan which is expected to be completed in mid-2011. The plan focuses on growth and development in the next 20 years and covers transportation, natural resources, housing, economic development, land use and capital budgeting.

Trustees:  
 ● Announced that construction will start in mid-

— Bob Coupland

BRISTOL

WHAT: Bristol Township trustees meeting on Wednesday  
 PRESENT: Ramon French, Andrew Holko  
 ABSENT: Doug Seeman

**ON THE RECORD**

**BRISTOL**

**WHAT:** Bristol Township trustee meeting on Wednesday  
**PRESENT:** Andrew Holko, Ramon French and Doug Seeman

**Trustees:**

● Heard from Holko that the public survey for

residents' input on the township comprehensive plan for the future of the community is on the web site [bristoltownship.com](http://bristoltownship.com) until Friday. Holko has received more than 50 written responses and will check the online responses on Friday.

● Announced that residents also can provide input online later this month on the planned new fire station to be constructed with Federal Emergency Management Agency money. Public comments are part of the township receiving the grant.

● Announced the quarterly meeting of the zoning commission will be at 7 p.m. Tuesday at the township hall.

— *Bob Coupland*

### Summary of Responses

<b>What do you like most about Bristol Township?</b>	
Friendly people	20
Small size of the community	19
Quiet	18
Rural location	13
Country atmosphere	13
Appearance	9
Small town atmosphere	9
Close knit	7
Peaceful	7
Schools	5
Library	4
Close proximity to amenities yet not in city	3
Wildlife/nature	2
Churches	1
Paved rural roads	1
Hike/bike trail	1
Post office	1
Edna's Market	1
Easy access to officials	1
Diversity of residents	1
Safe	1
Recycling program/annual clean up	1
Park	1
Cemeteries	1
History over generations	1
Clean air	1

# Bristol Township Community Survey

What do you like most about Bristol Township?		Response Count
		91
	<i>answered question</i>	<b>91</b>
	<i>skipped question</i>	<b>37</b>

Response Text		
1	Friendliness, appearance	Apr 30, 2010 3:15 PM
2	Quiet	May 3, 2010 6:20 PM
3	Small town feel	May 3, 2010 7:38 PM
4	n/a	May 4, 2010 2:11 PM
5	bristolville united methodist church	May 4, 2010 8:58 PM
6	The rural location.	May 7, 2010 8:54 AM
7	That it is small.	May 7, 2010 1:25 PM
8	Appearance and the friendly rural setting.	May 9, 2010 11:49 AM
9	small community	May 11, 2010 1:23 AM
10	its in a good area, close to many needs yet not in a crowded city	May 12, 2010 12:14 AM
11	it's small and a lot of people know each other	May 12, 2010 12:30 AM
12	Small peaceful town with wildlife and nature	May 12, 2010 2:20 AM
13	It's a nice small town	May 12, 2010 10:54 PM
14	Small town ambiance	May 12, 2010 11:37 PM
15	quiet	May 13, 2010 12:37 AM
16	The freedom of living out of the city, but having the availability of nearby shopping and entertainment.	May 13, 2010 3:54 PM
17	That it is a small friendly town and everyone seems to at least know of every one else. If there was a crisis I believe everyone would work together for the good of each other and our community. The lighting program at our center is beautifully done each year and a real asset to our township.	May 13, 2010 5:22 PM
18	We purchased this house because we like it, not because it is in Bristolville!	May 13, 2010 8:29 PM
19	Small town atmosphere	May 13, 2010 10:28 PM
20	it us a small community	May 14, 2010 1:02 AM
21	Small town atmosphere	May 14, 2010 7:15 PM
22	That it's not Warren.	May 16, 2010 8:49 PM
23	It is a place to live	May 17, 2010 1:03 AM
24	the rural paved roads, along with the country atmosphere	May 18, 2010 12:39 AM
25	Peaceful and quiet for the most part.	May 18, 2010 1:31 AM
26	the country life without the big stores of the city	May 18, 2010 9:10 PM
27	It is a rural community	May 19, 2010 4:06 PM
28	Peace and quiet.	May 20, 2010 12:51 AM
29	Out of the city rat race	May 20, 2010 11:52 AM

Response Text		
30	you can live here and most of the time things are peaceful	May 20, 2010 6:42 PM
31	Small town atmosphere where everyone knows everyone and cares about them.	May 20, 2010 9:06 PM
32	The small town feel.	May 21, 2010 5:09 PM
33	Quiet, rural.	May 22, 2010 6:08 AM
34	People getting along & keeping to themself	May 22, 2010 7:09 PM
35	The low percentage of races other then white.	May 22, 2010 11:56 PM
36	The fact that it is a small country community where everybody knows everybody.	May 23, 2010 12:30 AM
37	Small, rural, generally friendly people,	May 23, 2010 1:34 PM
38	It's country living but yet close enough to town and work. We love school activities, and our lighted center program at Christmas. Our children have left the nest but we still like the musicals, and sporting events.	May 25, 2010 1:29 AM
39	Small community	May 26, 2010 3:32 PM
40	Small town	May 26, 2010 4:38 PM
41	Small town, quiet country.	May 27, 2010 1:09 AM
42	rural setting	May 27, 2010 4:54 PM
43	Quiet	May 29, 2010 2:33 AM
44	Quiet community living with friendly people	May 29, 2010 4:23 PM
45	I like the small community feel and the rural life and great school experience. The newly added flags are nice and also the Christmas display at the park. This is a great place to live.	May 30, 2010 2:04 AM
46	The small town atmosphere	May 30, 2010 4:48 PM
47	it is a small neighborhood where i thought it would be friendly	Jun 3, 2010 4:37 AM
48	Small size and the people that live in Bristol.	Jun 3, 2010 2:01 PM
49	Small community, hiking/ biking trail	Jun 3, 2010 8:21 PM
50	neighbors and friends	Jun 3, 2010 10:10 PM
51	ITS QUIET MOST OF THE TIME.	Jun 4, 2010 7:04 PM
52	its quiet, simple life	Jun 5, 2010 12:07 AM
53	It's home, A++ library, A+ post office, EDNA'S market [ a huge plus ], good school system,	Jun 5, 2010 6:28 PM
54	The size makes access to officials easy	Jun 6, 2010 2:16 AM
55	Country living	Jun 6, 2010 11:55 AM
56	Bristol being a small close community	Jun 6, 2010 9:59 PM
57	The town is nice. We love the decorations at Christmas. Our family did think those icicle lights on the buildings a few years back were so beautiful. We use to think our library was one of the best around, but the hours make it impossible to visit if you work.	Jun 7, 2010 4:45 AM
58	The diversity of the people who live in Bristol.	Jun 8, 2010 3:36 PM
59	Rural setting not congested	Jun 9, 2010 10:38 PM
60	The clean, neat, unclutter appearance as you drive thru town and the schools	Jun 9, 2010 11:38 PM
61	BRT & GRUNDY LIBRARY & CONG. MURPHY	Jun 11, 2010 3:10 PM
62	the country atmosphere	Jun 12, 2010 12:27 PM
63	It's small and close to the country.	Jun 13, 2010 9:30 PM
64	Safe, friendly rural setting that is quiet and abounds with wildlife and nature. Recycling program and annual clean up are benefits.	Jun 14, 2010 2:16 AM
65	friendly people	Jun 14, 2010 1:20 PM
66	its friendliness and schools	Jun 16, 2010 8:19 PM
67	Its a good place to live.	Jun 16, 2010 10:29 PM

Response Text		
68	The small town is great for familys. It is great to know most people.	Jun 17, 2010 1:43 PM
69	I love the country setting, I've lived here almost my whole life and can't see myself anywhere else.	Jun 17, 2010 2:33 PM
70	Country lifestyle	Jun 17, 2010 7:01 PM
71	It is still rural.	Jun 17, 2010 11:21 PM
72	The serenity of a country setting	Jun 18, 2010 1:16 PM
73	country atmospherefuture	Jun 19, 2010 9:34 PM
74	It is a nice & friendly place to live	Jun 22, 2010 6:19 PM
75	peacefulness in my area	Jun 22, 2010 6:22 PM
76	The park	Jun 22, 2010 6:26 PM
77	quiet, peaceful, friendly	Jun 22, 2010 6:28 PM
78	country living	Jun 22, 2010 6:30 PM
79	Small town community - which for the most part takes pride in the community We have an awesome library	Jun 22, 2010 6:37 PM
80	about everything	Jun 22, 2010 6:45 PM
81	Joron (?) Park Cemeteries	Jun 22, 2010 6:50 PM
82	Overall it is friendly and that it is a small town where you know your neighbors	Jun 22, 2010 6:55 PM
83	Our public library is as good or better than most I've used in all of the various states or communities I've lived in - from from Suffolk, VA to Raymond, IL. It would be a terrible loss to this community if our facility were forced to close or to make even more cuts in hours, staff, positions, or acqusitions. Consdering all the things we lack in the way of services here, the diminishing or closing of the public library would be an irreparable loss to the quality of life in Bristolville.	Jun 22, 2010 7:35 PM
84	Quiet community with plenty of open spaces and farmland. Generally friendly where everyone knows everyone else and is probably related. Good school that is the heart of the community. A lot of history in the town...many generations of families.	Jun 28, 2010 6:29 PM
85	Quiet, country feel to it - clean air	Jun 28, 2010 6:33 PM
86	Quiet, friendly town If you want to live in a bigger, fancier town then move, don't change Bristol to what you want. People are happy here or they would have left a long time ago!	Jun 28, 2010 6:37 PM
87	Not over populated Laid back Quiet	Jun 28, 2010 6:42 PM
88	Country living Very quiet small town	Jun 28, 2010 6:44 PM
89	People Bristol square Library	Jun 28, 2010 6:47 PM
90	Neighbors not close by, quiet	Jun 28, 2010 6:51 PM
91	The people	Jun 28, 2010 6:56 PM

### Summary of Responses

<b>I think Bristol Township needs to plan for...</b>	
Sewers	19
Water	18
Encourage business	14
Parks/recreation	7
Utility improvement cable/electric/gas - rates, availability	7
Community involvement/activities	6
Police presence	6
Consolidation of services	3
Residential growth	3
Road repair/maintenance	3
Preservation of rural/small town character	2
Septic system replacement opportunities	2
Aging population	1
Be more friendly	1
Beautification	1
Better snow removal	1
Block watch	1
Center of town rehab	1
Disaster readiness	1
Ease zoning regulations	1
Encourage farms	1
Encourage home businesses	1
Finding funding	1
Making township more appealing	1
Protection of water supply	1
Reduction of taxes	1
Retention of youth	1
Sidewalks leading into town	1
Storm water drainage	1
Zoning enforcement	1

# Bristol Township Community Survey

I think Bristol Township needs to plan for...	
	Response Count
	76
<b>answered question</b>	<b>76</b>
<b>skipped question</b>	<b>52</b>

Response Text		
1	aging population; keep young people interested in staying	Apr 30, 2010 3:15 PM
2	Homes that are in complete disarray	May 3, 2010 6:20 PM
3	Reducing taxes	May 3, 2010 7:38 PM
4	I think they need parks with swings and activities for kids.	May 4, 2010 2:11 PM
5	Fire districts. A 2 million dollar fire station and almost a quarter of a million dollars to design it seems a bit absurd for a township of around 3500. We also pay property taxes for a full time paramedic for an ambulance that goes to three other townships regularly.	May 7, 2010 8:54 AM
6	Housel Craft	May 7, 2010 1:25 PM
7	improved utilities	May 9, 2010 11:49 AM
8	better ball fields for summer leagues	May 11, 2010 1:23 AM
9	the future, we need to find another funding mechanism to help with the current expenses and for future growth	May 12, 2010 12:14 AM
10	bristol township needs to bulid a park with baseball and softball fields which will consist of Shipman's farm and The old Spring Lake swimming hole.	May 12, 2010 12:30 AM
11	For better sewer systems so small business could come into township and people could buy or sell houses.	May 12, 2010 10:54 PM
12	water and sewer infrastructure	May 12, 2010 11:37 PM
13	better snow removal	May 13, 2010 12:37 AM
14	the inevitable expansion when more people get tired of city living.	May 13, 2010 3:54 PM
15	Better ederly programs and children programs. Health & nutrition education. Exercise programs. Meals and transportation for older people. Summer youth programs. Township Parks and playgrounds Etc.	May 13, 2010 5:22 PM
16	You need to think why the businesses have left here in the past 55 years! Perhaps then you could come up with a plan! This is Bristolville, not a wealthy community! Perhaps you should have planned for a larger community and had it all settled before you spent my money,on having the ground searched for artifacts on RT 88?	May 13, 2010 8:29 PM
17	Sewage, water, and Center of Town rehabilitation	May 13, 2010 10:28 PM
18	Water, sewer and a police presence.	May 14, 2010 7:15 PM
19	sewers	May 15, 2010 2:16 PM
20	community involvement and growth opportunities	May 16, 2010 8:49 PM
21	excitment making township more appealing	May 17, 2010 1:03 AM
22	more community activities to help bring our township closer.. give more oppurtunities to meet our neighbors and create more of a family atmosphere	May 18, 2010 12:39 AM

Response Text		
23	ways to slack off on zoning in order to help pull more home ran businisses and farms to the area	May 18, 2010 9:10 PM
24	Water and sewer.	May 20, 2010 12:51 AM
25	City water. The wells in this area are bad. It cost residents major dollars to up-keep and replace water systems.	May 20, 2010 11:52 AM
26	be open to more business and industry a dairy queen would be nice.....green industry	May 20, 2010 6:42 PM
27	Road repair and beautification other than the park area.	May 20, 2010 9:06 PM
28	improvements for septic and water also more sidewalks leading into town	May 21, 2010 5:09 PM
29	Water and Sanition System	May 22, 2010 7:09 PM
30	Improved road maintenance, improved law enforcement and a slight increase in small businesses to somewhat improve the tax base	May 23, 2010 1:34 PM
31	growth and more community services. A public park would be nice, perhaps near the bike trail, with picnic tables, skating ramps, and concession stand. And will our festival come back?	May 25, 2010 1:29 AM
32	Police needs	May 26, 2010 3:32 PM
33	Future Rate Hikes in Electricity and finding more than one cable television provider.	May 26, 2010 4:38 PM
34	Water and sewage and it would me nice if all areas had access to gas.	May 27, 2010 1:09 AM
35	sewer and water	May 27, 2010 4:54 PM
36	A community event day	May 29, 2010 2:33 AM
37	Eventual expansion	May 29, 2010 4:23 PM
38	i would like to see more community activities and community involvement.	May 30, 2010 2:04 AM
39	Consolidation of township services such as road, fire, EMS.	May 30, 2010 4:48 PM
40	to be more friendly	Jun 3, 2010 4:37 AM
41	Sewage and water to attract new business.	Jun 3, 2010 2:01 PM
42	More updated resources	Jun 3, 2010 8:21 PM
43	business growth	Jun 3, 2010 10:10 PM
44	WATER AND NOT WAIT FOREVER TO DO IT, ALSO SEWAGE SO WE DON'T GET KICKED OUT OF OUR HOME DUE TO INABILITY TO PAY FOR NEW SEPTIC SYSTEMS.	Jun 4, 2010 7:04 PM
45	ATTRACT BUSINESS !!!!	Jun 5, 2010 6:28 PM
46	water access	Jun 6, 2010 2:16 AM
47	The protection of our water supply due to potential problems that may arise with additional natural exploration. These new methods may cause our wells to be contaminated. Our well plus others in our area were distrubed when drilling many years ago & the new fracturing methods may destroy it next time. I think we need to be protected when this fracturing method comes into our area!	Jun 6, 2010 11:55 AM
48	robberies. We need our own police. There have been several breakins over the past 5 years and our house has been hit twice in those five years. We wanted to get an alarm but who is going to come when it goes off? We need township road crews to improve road service. It melts in the summer and it is covered in ice in the winter, even at the end of the road that runs into route 45. It is very dangerous!	Jun 7, 2010 4:45 AM
49	Sewage upgrades, and Drainage into existing streams and waterways!	Jun 8, 2010 3:36 PM
50	A police Dept.	Jun 9, 2010 10:38 PM
51	Better informing residents of inprovements in gas, electric, phone service, and cable	Jun 9, 2010 11:38 PM
52	NEW BUSINESS & GROWTH	Jun 11, 2010 3:10 PM
53	how to keep this a farm town	Jun 12, 2010 12:27 PM

Response Text		
54	long-term deveolpment "vision". Bring the bike trail to downtown. Spot zoning for small businesses that fit the small town, historical image. Education is paramount to build a labor force and secure a future for our children.	Jun 14, 2010 2:16 AM
55	future	Jun 14, 2010 1:20 PM
56	sewers	Jun 16, 2010 8:19 PM
57	septic systems and water.Continuous improvemetnt in the enforcement of Zoning. How to deal with adverse direction from the Newton Falls prosecutor.Be a leader in action in regionalization eg. road dept and fire dept.	Jun 16, 2010 10:29 PM
58	City utilities should be added to draw more homeowners to our area. A community park with a playground should be considered.	Jun 17, 2010 1:43 PM
59	Disaster, we need to make sure we as a community are ready for a disaster, natural or otherwise.	Jun 17, 2010 2:33 PM
60	law enforcement	Jun 17, 2010 7:01 PM
61	sewer and water	Jun 18, 2010 1:16 PM
62	future developementvalue	Jun 19, 2010 9:34 PM
63	better township maintance	Jun 22, 2010 6:19 PM
64	natural gas, sewer	Jun 22, 2010 6:22 PM
65	More Sheriff/police coverage in all areas during the day. Some sort of sewer district, including good drinking water. Bring natural gas lines further out of town.	Jun 22, 2010 6:37 PM
66	future growth block watches	Jun 22, 2010 6:45 PM
67	growth and future	Jun 22, 2010 6:50 PM
68	the future	Jun 22, 2010 6:55 PM
69	water supply to residences and waste water treatment or "removal" from homes - drinking water in, waste water out.	Jun 22, 2010 7:35 PM
70	Growth and the future - without growth there will be no future	Jun 28, 2010 6:29 PM
71	growth	Jun 28, 2010 6:33 PM
72	It is fine the way it is. We don't need a plan, we don't need a bigger fire station, the one we have is fine	Jun 28, 2010 6:37 PM
73	Less help from government money	Jun 28, 2010 6:42 PM
74	water and sewer	Jun 28, 2010 6:44 PM
75	water and sewer	Jun 28, 2010 6:47 PM
76	The future. I feel they should look to bring new businesses into the town. Alternative energy forfront businesses - wind turbine!	Jun 28, 2010 6:56 PM

### Summary of Responses

What would you like to see improved in your community?	
Road improvements/maintenance	18
Social programming/activities	13
Parks and recreation	12
Zoning improvements, enforced	11
Sewer	11
Police protection	10
Water	6
Improvements in schools	6
Township position changes	5
Utilities	5
Businesses	4
More effective communication w/ government	4
Vacant homes	4
Increased library hours	3
Curb appeal	2
Cemetery caretaking	2
Mowing	2
Lower property taxes	1
Social agencies	1
Stormwater	1
Fire protection	1
Curbside recycling	1

# Bristol Township Community Survey

What would you like to see improved in your community?		Response Count
		89
<i>answered question</i>		<b>89</b>
<i>skipped question</i>		<b>39</b>

Response Text		
1	youth center	Apr 30, 2010 3:15 PM
2	A new zoning inspector	May 3, 2010 6:20 PM
3	less property taxes	May 3, 2010 7:38 PM
4	Roads. Potholes	May 4, 2010 2:11 PM
5	Fire and EMS. In need of new ranking positions. Ex. Chief and asst chief. Very poor managerial skills and poor decision makers	May 4, 2010 8:58 PM
6	Snow removal on township roads.	May 7, 2010 8:54 AM
7	houses craft	May 7, 2010 1:25 PM
8	attention and enforcement of zoning matters	May 9, 2010 11:49 AM
9	The ROADS!!	May 11, 2010 1:23 AM
10	police protection, utilities, roads,	May 12, 2010 12:14 AM
11	~Having a park with, a playground, ball fields, picnic areas, running water and bathrooms ~water and sewage	May 12, 2010 12:30 AM
12	Junk around homes such as old rusty cars and fallen down houses	May 12, 2010 2:20 AM
13	Parks need more	May 12, 2010 10:28 PM
14	sewer system	May 12, 2010 10:54 PM
15	sewage	May 12, 2010 11:37 PM
16	it would be nice if there was a playground with swings, slides, jungle gym etc. in our community for our young children.	May 13, 2010 12:37 AM
17	more businesses	May 13, 2010 3:54 PM
18	I would like to see big brother, big sister programs implemented to help with the many single parents. No, it is not the job of the township to take care of children from single parent homes. But we do see the impact they have on our community. Why not help as much as we can to improve their quality of life by supplying ample space for groups to meet. Bible clubs, exercise groups, speakers that relate to these needed areas. A kitchen to supply meals on wheels for the elderly. Etc. Maybe try an involve ourselves to work with the churches to do more in these areas.	May 13, 2010 5:22 PM
19		May 13, 2010 8:29 PM
20	The Southeast corner of State Routes 45 & 88, and Community get-to-gether, such as the Annual Homecoming with parade.	May 13, 2010 10:28 PM

Response Text		
21	halloween should have a community party at the town hall so kids won't be on the streets.	May 14, 2010 1:02 AM
22	A real park area that has equipment and you can picnic.	May 14, 2010 7:15 PM
23	Restroom facilities at the athletic fields with flush toilets and running water. A picnic shelter would be nice also.	May 16, 2010 7:03 PM
24	cultural or civic events	May 16, 2010 8:49 PM
25	a parkwith playground equipment and walking paths	May 17, 2010 1:03 AM
26	we need faster response from the sheriffs dept.. there was a robbery happen i called and it took over 30 minutes.	May 18, 2010 12:39 AM
27	I like the township the way it is	May 18, 2010 1:31 AM
28	i would like to see the community get involved more.. we need public postings about when town hall meeting are held and where	May 18, 2010 9:10 PM
29	Zoning laws enforced. Overall aperance of the township could be improved. Need to do something to invite small buisness into the township.	May 20, 2010 12:51 AM
30	I'd like to see the square improved. Move the old baber shop and other small historic builds to the square where they can add to the charm of our town.	May 20, 2010 11:52 AM
31	open sewage running on private property	May 20, 2010 6:42 PM
32	The roads. Crime watch programs.	May 20, 2010 9:06 PM
33	vacant houses need to be demolished or sold for rehab	May 21, 2010 5:09 PM
34	More Police Protection	May 22, 2010 7:09 PM
35	entertainment and things to do for kids...we have nothing	May 22, 2010 11:05 PM
36	I would like to see a new committee on the Zoning board. Especially the president.	May 22, 2010 11:56 PM
37	The attitude of the zoning lady.	May 23, 2010 12:30 AM
38	road maintenance, law enforcement and some more small businesses	May 23, 2010 1:34 PM
39	Stricter zoning laws and the laws we presently have to be enforced!	May 25, 2010 1:29 AM
40	Road maintenance and snow removal on secondary roads the township maintains are poor.	May 26, 2010 3:32 PM
41	School system leadership.	May 27, 2010 1:09 AM
42	sewer,water,roads,abandoned houses(for Years)demolished,road crew that knows what they are doing, the MOAT in front of my house that has not been without standing water since they dug it really upsets me.	May 27, 2010 4:54 PM
43	Some of the side roads	May 29, 2010 2:33 AM
44	Water and sewer system as community expands	May 29, 2010 4:23 PM
45	Roads. More advertising of community events such as Memorial Day events, the sign in the park should be advertising the events happening at the cemeteries.	May 30, 2010 4:48 PM
46	more parks and family friendly places	Jun 3, 2010 4:37 AM
47	The school system. The school administration and BOE needs to become more community friendly.	Jun 3, 2010 2:01 PM
48	The library return to its original state.	Jun 3, 2010 8:21 PM
49	sewer service	Jun 3, 2010 10:10 PM
50	public water and sewer	Jun 4, 2010 1:55 AM
51	S	Jun 4, 2010 7:04 PM
52	the junk yards on rt 45 coming into bristol north bound, the the junk in the house front yard before golf course is a disgrace.	Jun 5, 2010 12:07 AM
53	curb appeal	Jun 5, 2010 6:28 PM
54	sewage and water treatment plants	Jun 6, 2010 2:16 AM
55	Natural gas thru out the township & possible water if the natural gas starts disrupting or contaminating our wells. The drillers need to be held accountable.	Jun 6, 2010 11:55 AM

Response Text		
56	<p>1. We would like to see our road being taken care of year round. We do pay taxes.</p> <p>2. We would like to see our town add its own police officers so there could be at least one officer on duty at a time.</p> <p>3. Since library moneys have been cut we would like to see our library have some days that they are open morning to afternoon and some days that they are open afternoon to evening, or have only a few employees there for the morning to afternoon hours and a few there for the afternoon to evening hours, it is not necessary to have more than 2 employees there at one time. That way everyone could have a chance to visit and have access to materials. This is my 4 year olds idea.</p>	Jun 7, 2010 4:45 AM
57	I would like to see a larger community Parks and Recreation Program!	Jun 8, 2010 3:36 PM
58	Appearance	Jun 9, 2010 10:38 PM
59	Utilities, and water and sewage	Jun 9, 2010 11:38 PM
60	SCHOOLS, FIRE, POLICE,	Jun 10, 2010 12:59 PM
61	BUSINESSES, STREETS	Jun 11, 2010 3:10 PM
62	more community activities	Jun 12, 2010 12:27 PM
63	I would like to see community programs where everyone can get involved in helping our neighbors and dealing with social problems.	Jun 13, 2010 9:30 PM
64	<p>1) Welcome wagon 2) Volunteer group to help others repair or clean up their properties. More donations to help our neighbors. Develop municipal services that generate cash flow. Zoning needs improved. Needs formalized direction with documentation. There are too many abandoned homes that need raised and too many that require clean up. Suggest citizens band together monies to purchase dilapidated homes and tear down ro expedite the process. Township can provide Fire Department to burn down and reduced cost on dirt for filling in areas. This will save the cost of the township attempting to do it alone. Our road is a constant issue. Tar covers automobiles every summer. The roadway grass is always too high and first cutting does happen unril late May or June. It is a safety concern becasue of corners and animals running in front of cars. Ditches use to be clean annually. Dirt should be offered back to a discount to residents. The tax base is way to high for what is offered. Schools had a positive year this year but long term focus is to either acheive excellence status or consolidate with other school systems to save costs. Constituents will not be able to afford a new levy for average schools.</p>	Jun 14, 2010 2:16 AM
65	zoning--quality of life--parks and recreation	Jun 14, 2010 1:20 PM
66	sewage	Jun 16, 2010 8:19 PM
67	Communication. I attened many of the trustee meeting and seldom see the any information in the paper. Likewise the Board of Education meetings and the Library Board meetings,	Jun 16, 2010 10:29 PM
68	Zoning should be more strict. We have so many junk cars, busses, old equipment,garbage around. The appearance of our square is really nice however the area surrounding it is pretty bad. The buisness owners around the square should have to have requirments to keep our community looking good. South side of the square should be a priority.	Jun 17, 2010 1:43 PM
69	The Recycling Program, currently you have to take your recycling to the container yourself. I feel if there was a pick up system, such as garbage pick up, more folks would be interested in recycling. There are few people that recycle and it is such a huge part of being a responsible citizen. We need to be more eco-friendly, everything we do is impacting the lives of our future...	Jun 17, 2010 2:33 PM
70	law enforcement	Jun 17, 2010 7:01 PM
71	They need to take b3etter care of the Bowers Cemetary.	Jun 17, 2010 11:21 PM
72	utilities	Jun 18, 2010 1:16 PM
73	Roads, police protection	Jun 19, 2010 1:31 PM

Response Text		
74	value for my tax dollarsrecrear	Jun 19, 2010 9:34 PM
75	roads - up keep mowing - cemeteries & roadsides homes not lived in need yards mowed	Jun 22, 2010 6:19 PM
76	roads; trustees out in the community more	Jun 22, 2010 6:22 PM
77	satisfied just the way it is	Jun 22, 2010 6:30 PM
78	Zoning enforcement at people's homes with junk cars and basic junk lying all around their homes. Road improvements. Mowing of grass at roadsides on all roads, not just intersections.	Jun 22, 2010 6:37 PM
79	activities in the park	Jun 22, 2010 6:45 PM
80	more activities in the park	Jun 22, 2010 6:50 PM
81	street repair & more things to do	Jun 22, 2010 6:55 PM
82	Park facilities, recreational areas, the quality of education, professionalism of teaching staff, less emphasis on state testing and more on education, i.e. children actually learning a concept or skill rather than racing through a few days of practice and then on to the next concept for the state tests.	Jun 22, 2010 7:35 PM
83	More community of events - perhaps fall festivals again or try "noon in the park" during summer months - things that could draw the whole community	Jun 28, 2010 6:29 PM
84	more police patrols	Jun 28, 2010 6:33 PM
85	To do away with the bar on Hyde Oakfield Road. There are fights all the time, durgs, loud, rowdy people. It's a place for dope heads, one I would think Bristol would want to close down!! The previous owner is a felon.	Jun 28, 2010 6:37 PM
86	solar and wind power for lower utility cost	Jun 28, 2010 6:42 PM
87	car's that are not licensed removed from property	Jun 28, 2010 6:47 PM
88	rusty cars in front yards on 45 removed - by Townline Road and by golf course	Jun 28, 2010 6:51 PM
89	roads, school, and the foot print	Jun 28, 2010 6:56 PM

### Summary of Responses

Road Name	# of Responses
Stretch of Road	
Barbe Lane	1
Berry Lane	1
Bristol Champion Townline	1
Corey Hunt	4
South of 88	2
Housel Craft	1
between Corey Hunt and Farmington Township	1
between Corey Hunt and Hoffman Norton	1
between 45 and Corey Hunt	1
between 45 and North Park	3
between 45 and Miller South	2
between 45 and Thompson Clark	2
east of 45	3
west of 45	1
west of Corey Hunt	1
Hyde Oakfield	
west of 45	1
Hyde Shaffer	1
Mahan Denman	3
between 88 and Hyde Shaffer	1
between Oakfield North and Thompson Clark	3
between Oakfield North and North Park	2
off Thompson Clark	1
east of Oakfield North	2
west of Oakfield North	1
north of 88	1
South of 88	1
Messick South	2
North Park Avenue	
between Mahan Denman and Peck Leach	1
Oakfield North	4
between Mahan Denman and Peck Leach	1
between 88 and Hyde Oakfield	1
between 88 and Peak Leach	1
Peck Leach	2
east of 45	2
from 45 to North Park	1
State Route 88	2
between 534 and 45	1
Thompson Clark	1
between Hyde Shaffer and Housel Craft	2

# Bristol Township Community Survey

If there are roads that need improvement, please describe location and condition.	
	Response Count
	56
<i>answered question</i>	<b>56</b>
<i>skipped question</i>	<b>72</b>

Response Text		
1	hyde shaffer	May 4, 2010 2:11 PM
2	reconnect mahan denman . Make roads that will last and dont just do a poor patch job. YOU NEED TO SMACK DOWN THE PATCH MATERIAL, NOT JUST LEAVE IT FOR CARS TO PACK IT DOWN! IT PULLS IT OUT OF THE HOLES AND GETS CRAP ON YOUR CAR!	May 4, 2010 8:58 PM
3	Housel Craft between 45 and north park	May 7, 2010 1:25 PM
4	northern township roads - Berry Lane, Mahan Denman, Messick South	May 9, 2010 11:49 AM
5	Housel Craft between 45 and Miller South. It is like a freakin washboard. Get over the 30 yr. grudge for the "spite road" and do your job.	May 11, 2010 1:23 AM
6	barbe lane,	May 12, 2010 12:14 AM
7	Housel Craft between north park and St Rt 45, Mahan Denman 88 to hyde shaffer	May 12, 2010 12:30 AM
8	Mahan Denman off of Thompson Clark flooding and holes,	May 12, 2010 2:20 AM
9	where do I start:) most of the back roads off Route 88,and 45.	May 13, 2010 3:54 PM
10	Thompson Clark between Hyde Shaffer and Housel Craft	May 13, 2010 5:22 PM
11	st rt 88	May 14, 2010 1:02 AM
12	Housel-Craft	May 16, 2010 8:49 PM
13	hyde oakfield west of rt 45 will need resurfaced in the coming years along with corey hunt south of 88	May 18, 2010 12:39 AM
14	all are pretty good condition	May 18, 2010 9:10 PM
15	Housel Craft Rd. West of Rt 45. Ditches need to be better maintained. Township needs to get after some property owners about junk.	May 20, 2010 12:51 AM
16	Not so much roads. I set of turning lights and (on 88) turning lanes would be nice.	May 20, 2010 11:52 AM
17	Peck Leach and Messick South	May 20, 2010 9:06 PM
18	.housel-craft between 45 and n.park	May 22, 2010 6:08 AM
19	I Live on a State Road	May 22, 2010 7:09 PM
20	All of the side roads need to be re-surfaced.	May 22, 2010 11:56 PM
21	Housel Craft from St. Rt. 45 to Thompson Clark and Thompson Clark from Housel Craft to Hyde Shaffer. Both of these roads are and have been in horrible condition, with pot holes, lumps, bumps and uneveness.	May 23, 2010 12:30 AM
22	more frequent road improvement projects	May 23, 2010 1:34 PM
23	HouselCraft Rd East of rt 45	May 26, 2010 3:32 PM
24	Is peck leach ours or Bloomfield? If its ours it needs serious repair.	May 26, 2010 4:38 PM

Response Text		
25	Housel Craft west of Cory Hunt, have lived on this part of road for 33 years and is very disturbing that the section between cory hunt & Rt45 has been paved twice in the last 10 years, and we get tarred and chipped.	May 27, 2010 4:54 PM
26	Corey Hunt, rough	May 29, 2010 2:33 AM
27	Housel Craft Road between St. Rt. 45 and Miller South and also between Corey Hunt Rd. to the Farmington Twp. line needs the attention given to it as the other sections of Housel Craft has seen between St. Rt. 45 and Corey Hunt Rd. and between Miller South and Park Ave. The pot holes and bumpy conditions are not taken care or even when it is tar and chipped, this only makes it messier, dustier and worse on cars because it is usually not done well.	May 30, 2010 4:48 PM
28	oakfield north very bad	Jun 3, 2010 4:37 AM
29	N/A	Jun 3, 2010 2:01 PM
30	Housel Craft Rd.-East of route 45 Between route 45 and Thompson Clark Rd The road needs the small gravel spread when it gets near 80 degrees again because it is melting once it gets that hot. The road needs plowed and sinders need spread in the winter so we do not have to drive on a sheet of ice. All the roads around us are taken care of much better in the winter. The road is cracking and has some areas that could be patched to smooth it out.	Jun 7, 2010 4:45 AM
31	CoryHunt, the full length of the road.	Jun 8, 2010 3:36 PM
32	another Gas station	Jun 9, 2010 10:38 PM
33	unknown	Jun 9, 2010 11:38 PM
34	VARIED	Jun 11, 2010 3:10 PM
35	corey hunt south or rt 88	Jun 12, 2010 12:27 PM
36	Housel Craft Rd west of Cory Hunt	Jun 14, 2010 2:16 AM
37	shouldn't have gravel roads	Jun 14, 2010 1:20 PM
38	Funding for the roads is limited . The Trustees do a good job with the resources they have.	Jun 16, 2010 10:29 PM
39	Oakfield north is pretty bad. It needs to be paved not just oiled and re stoned. This is an area of new homes and would be one of the first roads people would look at to build in our community.	Jun 17, 2010 1:43 PM
40	Thompson Clark--entire road Mahan-Denman--entire road St Rt 88 game reserve area between 534 and 45 Oakfield North--entire road Corey HUnt--entire road Brist-Champ Tn Ln Rd--entire road I could go on....	Jun 17, 2010 2:33 PM
41	I believe with the monies available the trustees and staff are managing the roads. It is important to apply for more funding, if possible.	Jun 18, 2010 1:16 PM
42	Housel Craft Red. east of Rt. 45 needs to be reone. The condition is very poor. Tar and chip is not the answer to the problem. All this does is damage the finish on vehicles, and then the chips wash to the edges of the road after enough rain.	Jun 19, 2010 1:31 PM
43	Mahan-Denman - between Oakfield North - Thompson Clark Oakfield North - between Mahan Denman - Peck Leach	Jun 22, 2010 6:19 PM
44	Mahan Denman east and west of Oakfield North. Peck Leach east of St. Rt. 45	Jun 22, 2010 6:22 PM
45	Mahan Denman north of 88. It's too rough and bumpy	Jun 22, 2010 6:26 PM
46	Mahan Denman east of Oakfield North, Peck Leach east of 45. Several pot holes and complete disintegration of areas of the roads - pretty rough!	Jun 22, 2010 6:37 PM
47	Oakfield North 88 to Peck Leach Road Mahan Denman from Oakfield North Rd. east to North Park Ave.	Jun 22, 2010 6:45 PM

Response Text		
48	Peck Leach Road from 45 to North Park Ave. Mahan Denman from Oakfield North east to N. Park Ave. N. Park Ave. - Mahan Denman to Peck Leach Rd	Jun 22, 2010 6:50 PM
49	Mahan Denman between Oakfield North and Thompson Clark	Jun 22, 2010 6:55 PM
50	I think, all things considered, our roads are in pretty good shape. Good crew and keeping ahead of the task.	Jun 22, 2010 7:35 PM
51	Mahan Denman between Thompson Clark and Oakfield North Oakfield North between 88 and Hyde Oakfield	Jun 28, 2010 6:29 PM
52	Oakfield North, Mahan Denman	Jun 28, 2010 6:33 PM
53	all	Jun 28, 2010 6:42 PM
54	Corey Hunt Road	Jun 28, 2010 6:44 PM
55	just a little on Mahan Denman south of 88	Jun 28, 2010 6:47 PM
56	the send west end of Housel Craft Road between Corey Hunt and Hoffman Norton	Jun 28, 2010 6:56 PM

### Summary of Responses

<b>What type of business establishments would you like to see in Bristol Township?</b>	
Restaurant/diner	25
Retail (smaller/mom & pop)	15
Fast food	12
Ice cream	10
Dollar store	7
Manufacturing/industry	7
Community center/recreation oriented	6
Grocery	6
Home businesses	5
Laundry mat	4
Lumber or hardware store	4
Barber shop/beauty shop	3
Larger retail/restaurant	3
Service - automobile, remodeling, etc.	2
Tavern	2
Convenience store	1
Distribution/warehousing	1
Gas station	1
Technology based	1
Tourist centered	1
Video store	1

# Bristol Township Community Survey

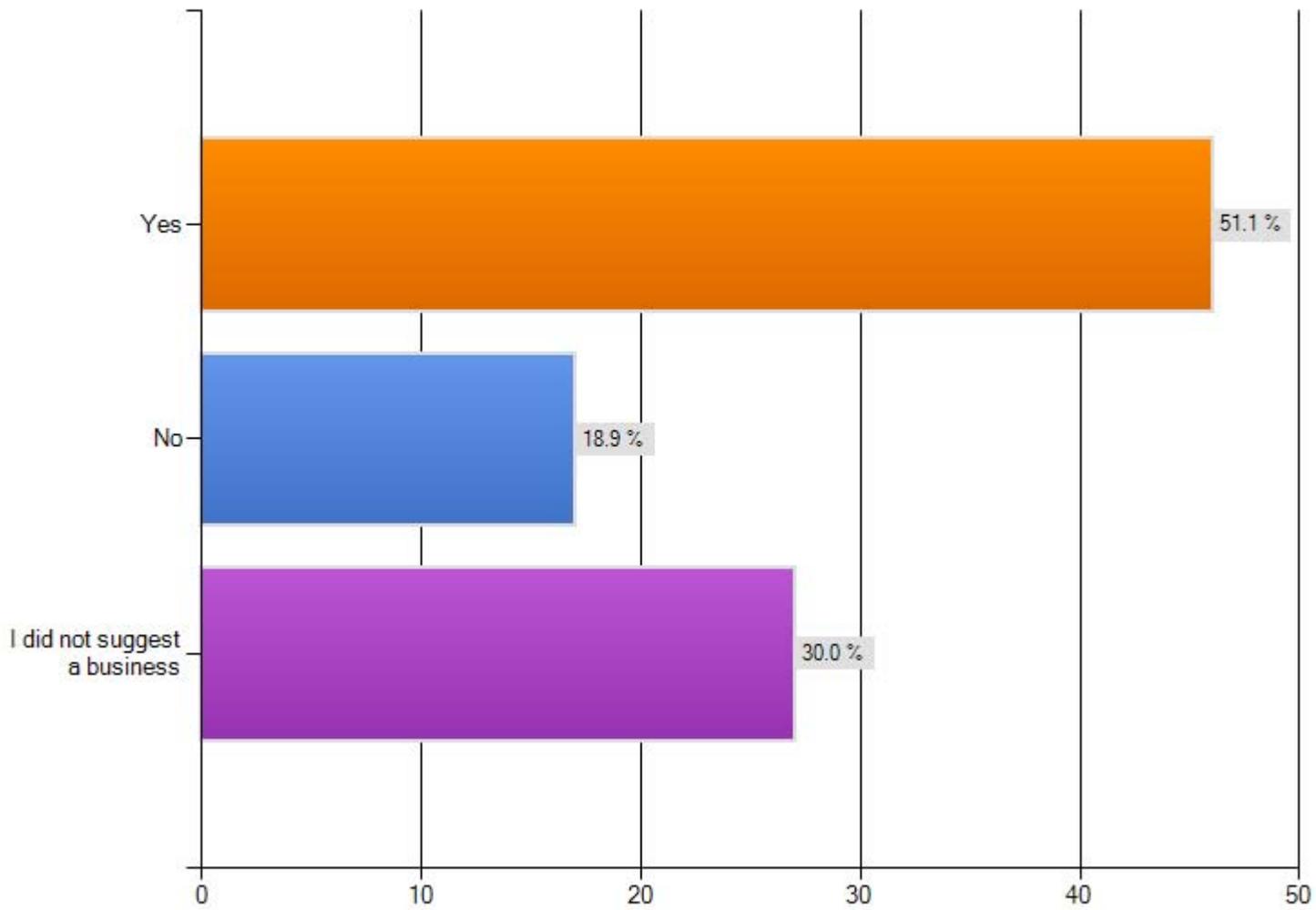
What type of business establishments would you like to see in Bristol Township?		Response Count
		73
	<b>answered question</b>	<b>73</b>
	<b>skipped question</b>	<b>55</b>

Response Text		
1	Current businesses suffice	May 3, 2010 7:38 PM
2	grocery store	May 4, 2010 2:11 PM
3	Taco Bell	May 7, 2010 1:25 PM
4	Mom and Pop	May 9, 2010 11:49 AM
5	fast food place	May 11, 2010 1:23 AM
6	ones that create jobs for the local people, ones that produce a useful product in the end without harming the environment,	May 12, 2010 12:14 AM
7	any type of manufacturing industrial	May 12, 2010 12:30 AM
8	laundry mat, restaurants,	May 12, 2010 2:20 AM
9	Sit down restaurant or a fast food restaurant Small Department Store	May 12, 2010 10:54 PM
10	barber shop	May 12, 2010 11:37 PM
11	something other then pizza that delivers.	May 13, 2010 12:37 AM
12	a restaurant,another tavern (so we have a choice),a lost cost store like Dollar General or Family Dollar.	May 13, 2010 3:54 PM
13	Small business.. No factories,	May 13, 2010 5:22 PM
14	none	May 13, 2010 8:29 PM
15	restaurants	May 14, 2010 1:02 AM
16	Restaurant that you can be seated. Retail shops.	May 14, 2010 7:15 PM
17	another store to compete with edna's.	May 16, 2010 1:02 PM
18	small retailers, specialty shops	May 16, 2010 8:49 PM
19	more entertainment for people	May 17, 2010 1:03 AM
20	more out of the house businesses.. I like bristol as a rural farm community. NO big business or chain stores	May 18, 2010 12:39 AM
21	home ran.. nothing big and no commercial property	May 18, 2010 9:10 PM
22	Mom & Pop business at home Arts & Crafts Boutique, hand made items and collectables, etc.	May 19, 2010 4:06 PM
23	Some sort of drive through or carry out store. A nice little diner that would serve breakfast and lunch. A lumber or cash and carry such a Carter Lumber or similar.	May 20, 2010 12:51 AM
24	Small diner or coffee shop. If the old Quins on 88 was for sale instead of lease, I would consider buying and opening a diner there. A real hardware store would be great too. I send money in the township when possible.	May 20, 2010 11:52 AM
25	dairy queen	May 20, 2010 6:42 PM
26	A restaraunt.	May 20, 2010 9:06 PM

Response Text		
27	a small resturant would be very nice/ mom and pop stores - not chain stores (dollar general etc.)	May 21, 2010 5:09 PM
28	Any business that doesn't make noise and stays with the place that is "Zoned"	May 22, 2010 7:09 PM
29	fast foods, family restuarants, DQ or some kind of ice cream, laundry mat	May 22, 2010 11:05 PM
30	None we are satisfied with what is here.	May 22, 2010 11:56 PM
31	Some type of 24 hour store/convenient mart, an ice cream parlor, a restaraunt, a laundromat.	May 23, 2010 12:30 AM
32	Coffee shop, bakery, childrens hangout (Community Center)	May 23, 2010 1:34 PM
33	If I tell you than Doug will just start it. I will keep my idea to myself.	May 26, 2010 4:38 PM
34	Food/cafe meeting place for neighbors. Really miss the pizza shop.	May 27, 2010 1:09 AM
35	any that would help reduce my property taxes	May 27, 2010 4:54 PM
36	Another one like Edna's Market	May 29, 2010 2:33 AM
37	Small Owner operated business - Home construction and remodeling , small engine and appliance repair.	May 29, 2010 4:23 PM
38	I would like to see small business establishments, not large retail such as McDonald's, Starbuck's Dollar General, etc.	May 30, 2010 2:04 AM
39	Ice cream shop.	May 30, 2010 4:48 PM
40	grocery store	Jun 3, 2010 4:37 AM
41	Resteraunt, manufacturing, mom and pop businesses, senior center, technology base business	Jun 3, 2010 2:01 PM
42	Hardware, Dollar store, community/ activity center, outreach, Beauty/ Barber Shop, bike stop	Jun 3, 2010 8:21 PM
43	manufacturing	Jun 3, 2010 10:10 PM
44	DOLLAR GENERAL , BAKERY .	Jun 4, 2010 7:04 PM
45	hardware	Jun 5, 2010 6:28 PM
46	shops that attract perhaps crafters home gardners etc.	Jun 6, 2010 2:16 AM
47	Small to med. manufacturing.	Jun 6, 2010 11:55 AM
48	another Gas station	Jun 9, 2010 10:38 PM
49	manufacturing	Jun 9, 2010 11:38 PM
50	LESS BARS	Jun 10, 2010 12:59 PM
51	CLOTHING, RESTAURANTS (OLIVE GARDEN!!), DRUG STORES(CVS/WALGREEN/RITE AID), SUPERMARKETS(SHOP RITE/GENUARDI'S/ACME), TARGET STORE, JOHN'S AUTO(NOW IN PHILLY 215-673-9001), HOME DEPOT STORE.....ETC	Jun 11, 2010 3:10 PM
52	only small home ran businesses	Jun 12, 2010 12:27 PM
53	There are numerous small business's that fit the small town mold. Internet selling / shipping, agriculure, solar, wind, manufacturing or assembly facilities. Distribution warehousing, sawmills, equestrian, aquaculture, bicycle shop, food, are but a few. Requirement is muncipal services, tax abatement for some period to attract. here are a number of small businesses already in operation. Assisting in their expansion with trade off to employee more local folks would be agood start.	Jun 14, 2010 2:16 AM
54	nice restaurant and bar --a destination place	Jun 14, 2010 1:20 PM
55	We do not have the infrastructure to lure big businesses into our twp. I think we need to provide a friendly climate foir in home business.	Jun 16, 2010 10:29 PM
56	I would like to see business that would draw people to our community. ice cream,resturaunts,gift shop,coffee shop, Bed and breakfast hotel.It would be nice to add some jobs to the area as well.	Jun 17, 2010 1:43 PM

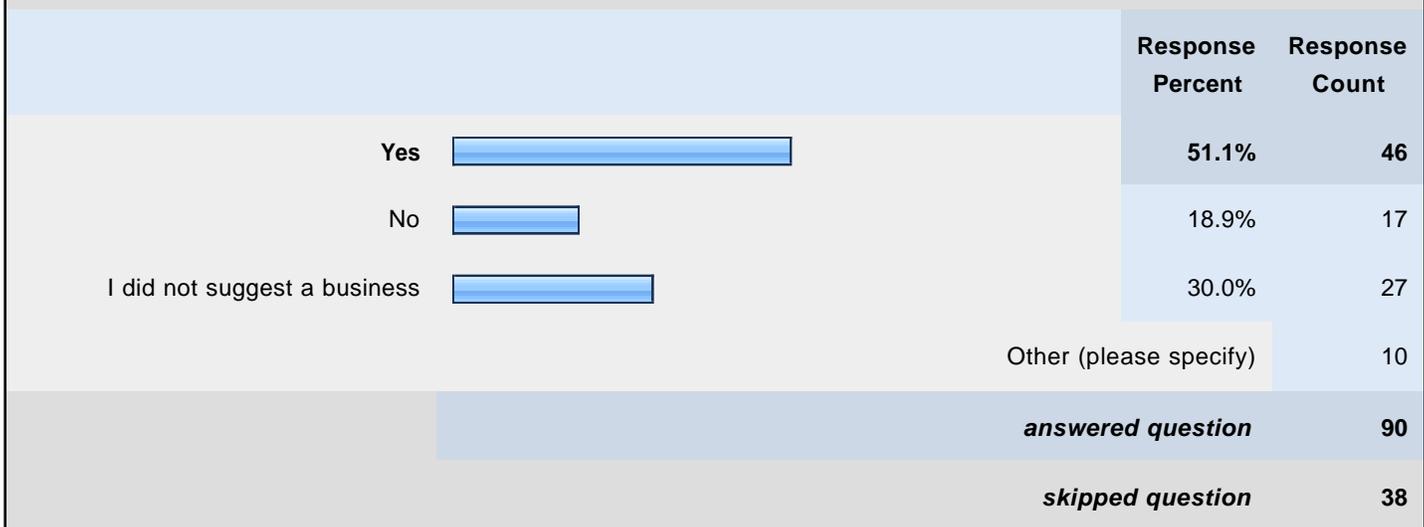
Response Text		
57	A laundrymat would be nice. I personally have a washer/dryer at my house, however there are Bristol residents that don't. Plus if you have to wash large items, you may want to take it to a laundromat but the closest one is Cortland or Champoin.	Jun 17, 2010 2:33 PM
58	Those, like the General Store area in Mesopotamia, resturants, small shops, etc. that would create interest for tourists as well as locals and people in the Trumbull/Mahoning area. Also, if sewer/water utilities were available the township would be attractive to possible manufacturing or diversified businesses.	Jun 18, 2010 1:16 PM
59	recreationalbusiness	Jun 19, 2010 9:34 PM
60	ice cream shop - DQ coffee shop (donut) park/playground I like the park the way it is but it would be nice to have a playground close by	Jun 22, 2010 6:19 PM
61	Save-a-Lot, Dollar General, Family Dollar A family diner	Jun 22, 2010 6:22 PM
62	Dairy Queen or some kind of food place to eat.	Jun 22, 2010 6:24 PM
63	Family restaurant	Jun 22, 2010 6:26 PM
64	#1 Dollar General or Family Dollar Store Aldi's or Save-A-Lot Restaurant Give business some sort of incentive to come here!	Jun 22, 2010 6:37 PM
65	Dollar Store, Dollar General Fast food places, steak house	Jun 22, 2010 6:45 PM
66	Dollar General, Dollar Store Fast food - Taco Bell, McDonalds, KFC, Arby's Good restaurant - Applebees, Steak houses	Jun 22, 2010 6:50 PM
67	A video store and a restaurant	Jun 22, 2010 6:55 PM
68	Family lunch restaurant, a barber shop, smaller retail shops, small engine repair, perhaps some kind of tourism office a few days a week, possibly our antiques shop open at least as many days as it is closed.	Jun 22, 2010 7:35 PM
69	Fast food franchise such as McDonald's or Dairy Queen Small chain store such as Family Dollar or Dollar General	Jun 28, 2010 6:29 PM
70	Fast food maybe, DQ type Something for Kids - youth center, putt putt, etc	Jun 28, 2010 6:33 PM
71	almost any kind would like to have a small restaurant	Jun 28, 2010 6:47 PM
72	Dairy Queen	Jun 28, 2010 6:51 PM
73	Solar, anything alternative energy!!!	Jun 28, 2010 6:56 PM

**If you suggested a business or businesses in question 5, would you like these establishments located within 1/4 mile of your home?**



# Bristol Township Community Survey

If you suggested a business or businesses in question 5, would you like these establishments located within 1/4 mile of your home?



Other (please specify)		
1	i do not care where home ran business would be located. the more the better	May 18, 2010 12:39 AM
2	Any where in town would be a plus	May 20, 2010 11:52 AM
3	prefer it to be near the center.	May 27, 2010 1:09 AM
4	1/2 mile from my house	May 29, 2010 2:33 AM
5	Near the school and ball fields	May 30, 2010 4:48 PM
6	Less bars.	Jun 6, 2010 11:55 AM
7	please dont allow big business/chain stores in our town	Jun 12, 2010 12:27 PM
8	Zoning is needs direction to facilitate positive growth that does not conflict with the rural setting.	Jun 14, 2010 2:16 AM
9	There are two businesses already.	Jun 16, 2010 10:29 PM
10	In this township wouldn't it pretty much have to be within a 1/2 mile of someone's home?	Jun 22, 2010 7:35 PM

### Summary of Responses

<b>Where in the township would you like to see retail and commercial businesses located?</b>	
Township center	43
Along the main routes	10
Wherever there is open space	8
No where	6
Other	4
Encourage home based businesses	3
South of 88 on 45	2
Specific location otherwise not listed	1
West of center	1
No opinion	1
North of 88	1
Route 45	1
Outskirts of town	1

# Bristol Township Community Survey

Where in the township would you like to see retail and commercial businesses located?	
	Response Count
	80
<i>answered question</i>	<b>80</b>
<i>skipped question</i>	<b>48</b>

Response Text		
1	Only at the center	May 3, 2010 6:20 PM
2	No where	May 3, 2010 7:38 PM
3	in the center.	May 4, 2010 2:11 PM
4	in the center	May 7, 2010 1:25 PM
5	Located in 1/4 radius of 45 and 88 intersection	May 9, 2010 11:49 AM
6	where there is land available to build	May 11, 2010 1:23 AM
7	near the center of town	May 12, 2010 12:14 AM
8	past housel craft on 45 and right around the curve their is farm land on the right	May 12, 2010 12:30 AM
9	any where	May 12, 2010 2:20 AM
10	Somewhere along the main routes	May 12, 2010 10:54 PM
11	west of the center	May 12, 2010 11:37 PM
12	near the center of town	May 13, 2010 3:54 PM
13	As long as it is a small business it could be next door to me. Anywhere in the community.	May 13, 2010 5:22 PM
14	Bristol Center -- State Routes 45 and 88	May 13, 2010 10:28 PM
15	Rt 45 or Rt 88 going out from the center of town	May 14, 2010 7:15 PM
16	center of town or on main highways	May 16, 2010 8:49 PM
17	on 45 and 88 are fine central locations	May 17, 2010 1:03 AM
18	NOWHERE keep them out we dont need them.. champion in a 5 minute drive.. keep bristol a great FARM town	May 18, 2010 12:39 AM
19	no where	May 18, 2010 1:31 AM
20	at the homes of residents	May 18, 2010 9:10 PM
21	On Rts 45 and 88.in the village for a restaurant or drve through carry out. Any manufacturing or retail type sales business could be farthe out.	May 20, 2010 12:51 AM
22	along the 45 & 88 intersection. 1/2 mile either way.	May 20, 2010 11:52 AM
23	in commerial area	May 20, 2010 6:42 PM
24	Center of town.	May 20, 2010 9:06 PM
25	close to the center	May 21, 2010 5:09 PM
26	nowhere!	May 22, 2010 6:08 AM
27	Where Retail and Commerical are locate now	May 22, 2010 7:09 PM
28	anywhere there is room...	May 22, 2010 11:05 PM
29	Nowhere else	May 22, 2010 11:56 PM

Response Text		
30	It wouldn't really matter, but I think it would probably be best suited on 88 or 45 within a mile of the center of town.	May 23, 2010 12:30 AM
31	The ideal locations are on St Rt. 45 or 88 within a 1/2 mile or plus of the center of town	May 23, 2010 1:34 PM
32	southern half of township or near the center.	May 25, 2010 1:29 AM
33	Near the town square	May 26, 2010 3:32 PM
34	within 1 mile of the center.	May 27, 2010 1:09 AM
35	In the area of the old Pizza Express location	May 29, 2010 2:33 AM
36	Bristol Center - near Rt 45 and 88	May 29, 2010 4:23 PM
37	Small Businesses located in the village.	May 30, 2010 2:04 AM
38	Center of town.	May 30, 2010 4:48 PM
39	bristol center	Jun 3, 2010 4:37 AM
40	Toward the center of town or on route 45 and 88.	Jun 3, 2010 2:01 PM
41	Center	Jun 3, 2010 8:21 PM
42	anywhere	Jun 3, 2010 10:10 PM
43	right where they are down town!	Jun 4, 2010 1:55 AM
44	IN THE CENTER OF BRISTOLVILLE OR REASONABLY CLOSE BY.	Jun 4, 2010 7:04 PM
45	vacant building on rt 88, next to cemetery west bound	Jun 5, 2010 12:07 AM
46	state routes 45 and 88	Jun 5, 2010 6:28 PM
47	near the center of Bristol to attract more small shops and customers	Jun 6, 2010 2:16 AM
48	Toward the center of town.	Jun 6, 2010 11:55 AM
49	Near the center	Jun 6, 2010 9:59 PM
50	The route 88 corridor.	Jun 8, 2010 3:36 PM
51	Center or south of 88 on 45	Jun 9, 2010 10:38 PM
52	don't care	Jun 9, 2010 11:38 PM
53	WHERE APPROPRIATE & CONVENIENT	Jun 11, 2010 3:10 PM
54	NOWHERE	Jun 12, 2010 12:27 PM
55	Spot zoning is doable verus the strip concept of Rt 45 and 88. Again, it comes down to zoning. It is easier lay out a plan before it happens than to correct issues after the work is done.	Jun 14, 2010 2:16 AM
56	center	Jun 14, 2010 1:20 PM
57	towards the center	Jun 16, 2010 8:19 PM
58	Non inhome businesses should be located in the current bussines district. Spot zoning should be encouraged if it is for the right reason.	Jun 16, 2010 10:29 PM
59	Around the square with requirements to keep the appearance of the old town look. A trendy area that people would like to visit.	Jun 17, 2010 1:43 PM
60	Same as question 6.	Jun 17, 2010 2:33 PM
61	Rt. 45/88 intersection	Jun 17, 2010 7:01 PM
62	Within a mile from the center of town.	Jun 17, 2010 11:21 PM
63	As long as the beauty of the area is considered when choosing and zoning for businesses any area could be a possibility depending on the specific needs	Jun 18, 2010 1:16 PM
64	north of 88	Jun 19, 2010 9:34 PM
65	somewhere close to the center	Jun 22, 2010 6:19 PM
66	in or around the center of town	Jun 22, 2010 6:22 PM
67	At the center	Jun 22, 2010 6:26 PM
68	On route 45	Jun 22, 2010 6:30 PM

Response Text		
69	Near the center of town, I don't think people would support it enough if it wasn't close to the center	Jun 22, 2010 6:37 PM
70	along main routes	Jun 22, 2010 6:45 PM
71	Center of town	Jun 22, 2010 6:50 PM
72	In the center of Bristol	Jun 22, 2010 6:55 PM
73	Good question but I'm not familiar with the outlying areas of the township to make a suggestion - probably along 88 and/or 45	Jun 22, 2010 7:35 PM
74	Within 1 mile of the center of town (88 and 45 intersection) in any direction	Jun 28, 2010 6:29 PM
75	Outskirts of town	Jun 28, 2010 6:33 PM
76	anywhere	Jun 28, 2010 6:39 PM
77	anywhere	Jun 28, 2010 6:42 PM
78	anywhere suitable	Jun 28, 2010 6:47 PM
79	up at center	Jun 28, 2010 6:51 PM
80	Anywhere off of State Route 45 or 88 - main road location	Jun 28, 2010 6:56 PM

# Bristol Township Community Survey

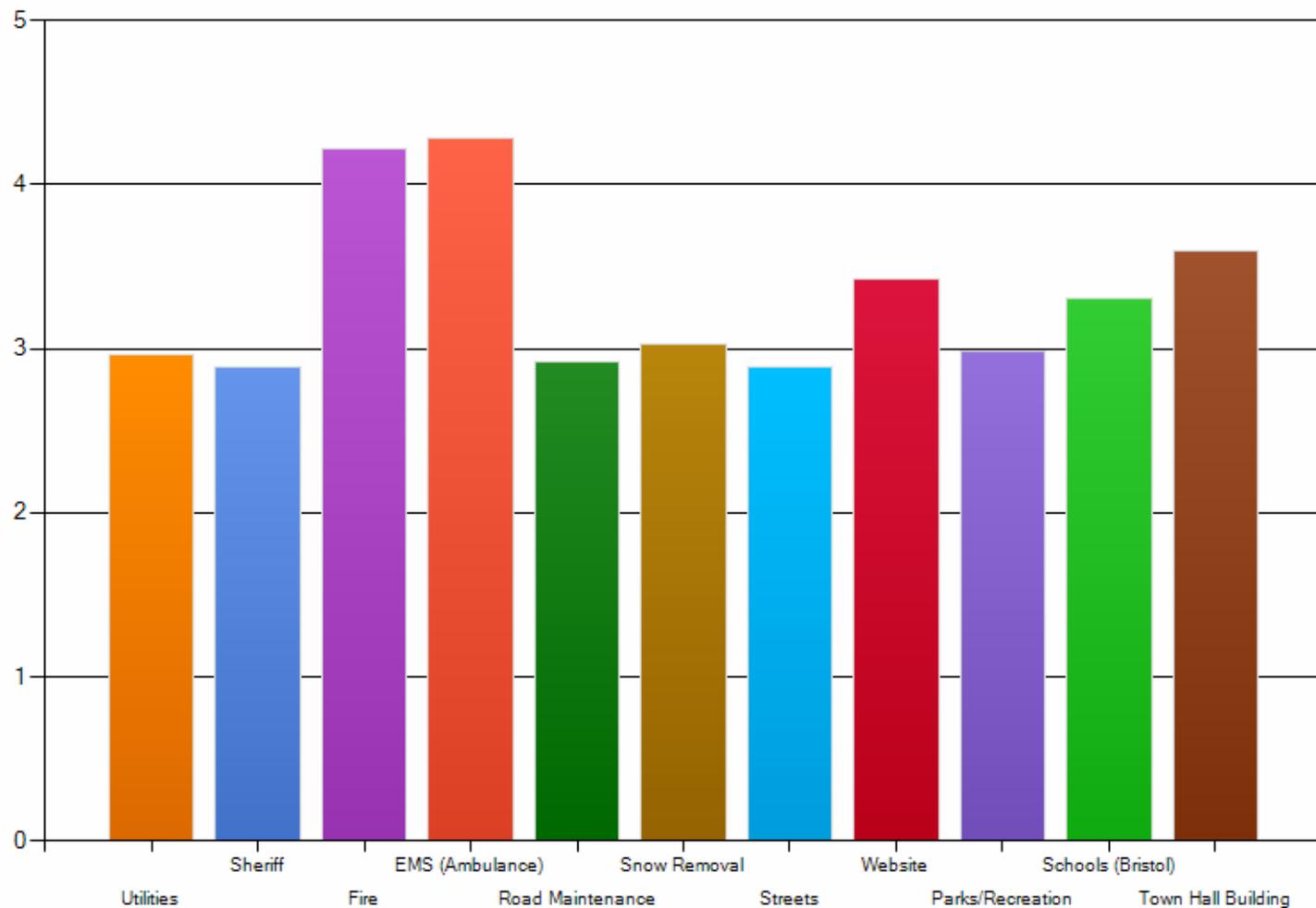
Additional comments?	
	Response Count
	42
<i>answered question</i>	42
<i>skipped question</i>	86

Response Text		
1	We need to have a county fire system, too many resources are wasted in small communities and should be spread throughout the rural area	May 3, 2010 7:38 PM
2	get the stinking roads fixed. CORRECTLY, not chipped and sealed. This waste money when you have to do it every year. You found a grant to pave Miller South and Housel Craft b/t 45 and Corey Hunt, I'm sure there is a grant for the other side of Housel Craft. There are about 15 new houses on that road, plus a big business. If you want business in our township, pave the roads where they are located!!!!!!!!!!!!!!!!!!!!!!!!!!!!	May 11, 2010 1:23 AM
3	i don't feel it should stop with the fire departments, there could be just as much productivity and savings if the service departments were merged	May 12, 2010 12:14 AM
4	WE WANT A PARK!!!!!!	May 12, 2010 12:30 AM
5	Would not like to have our school system be taken out of Bristol	May 12, 2010 10:54 PM
6	we like that the fire dept is only a couple miles away from us. would not like to find out that it turns into a joint fire and moves to another location	May 13, 2010 12:37 AM
7	I love living in Bristolville. We have the best neighbors!	May 13, 2010 3:54 PM
8	I would like to see more city utilities but I understand how difficult that is for our small township. I know how hard our trustees have worked and are working to bring a small area, sewer. These other ideas I have mentioned feel more feasible to me at this time. I think those ideas would also make our township a desirable place to live.	May 13, 2010 5:22 PM
9	You do not need a 24/7 fire department! This is Bristolville! Orwell does not have a 24/7 fire department! Orwell, has more business than Bristolville, will have in two life times!	May 13, 2010 8:29 PM
10	Trustees work together; Library is excellent, and Township cemeteries are well maintained.	May 13, 2010 10:28 PM
11	a joint fire district would be a great oppurtunity.. We should always join up with adjoining communities to create a more cost effective better way of living	May 18, 2010 12:39 AM
12	KEEP BRISTOL SMALL	May 18, 2010 1:31 AM
13	keep big big business out	May 18, 2010 9:10 PM
14	Bring the town together, ask about a community garage sale. Or take donations for a cummmunity sponsered fourth of july fire works display. Family day at the square. We are good people that help each other in a bind, let's get together for some fun too.	May 20, 2010 11:52 AM
15	There seems to be an increase in crime involving home break-ins lately.	May 20, 2010 9:06 PM
16	No Shooting Ranges closer then 1000 feet from any home. No More then 3 Cats per household and with Rabi shots No Mowing of Lawns before 9 AM and after 9 PM	May 22, 2010 7:09 PM

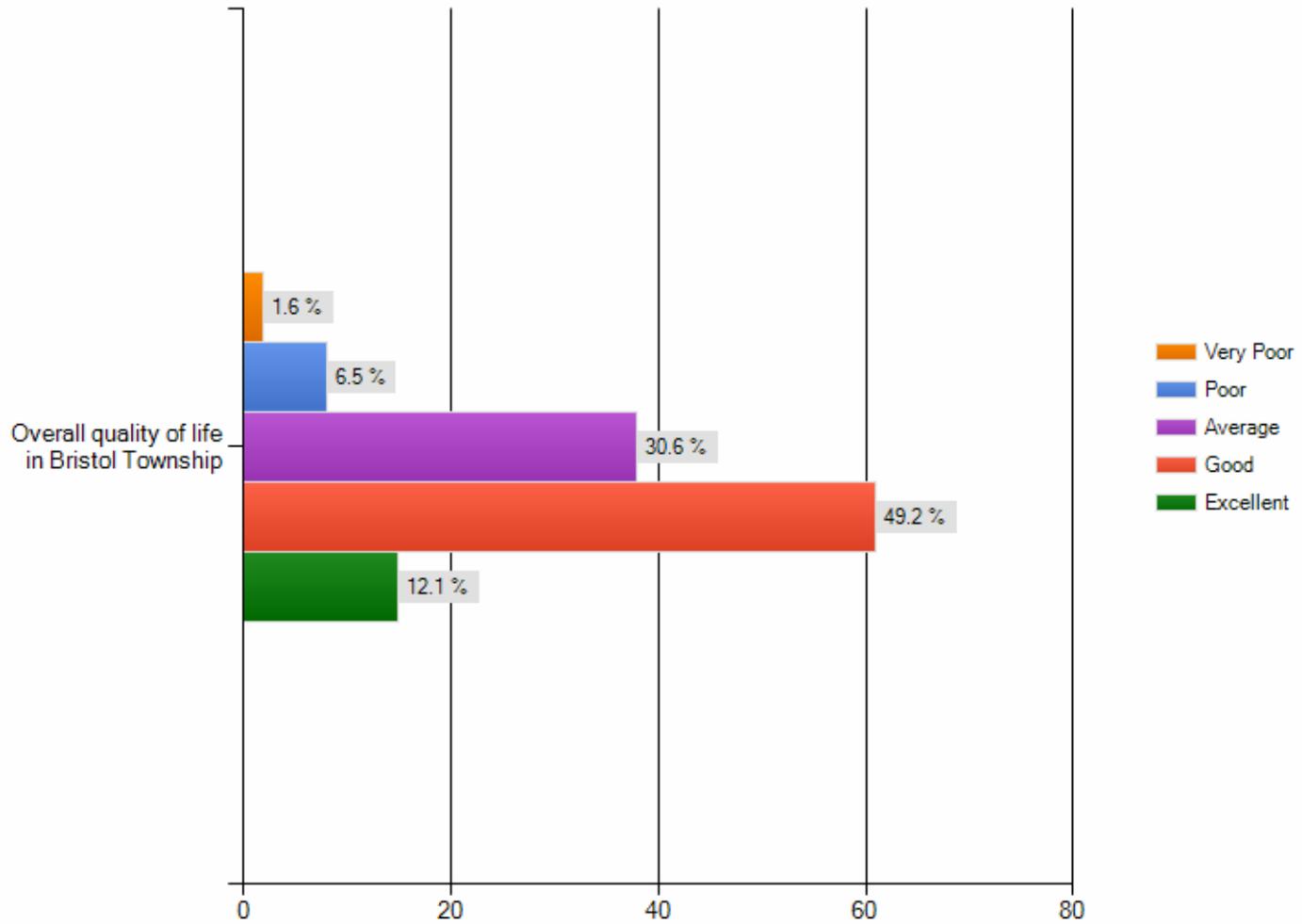
Response Text		
17	The issue here is whether the joining of forces will be an improvement or betterment to Bristol Township. If not then stay as we are presently.	May 23, 2010 1:34 PM
18	I answered no to the above question but am unsure...what would be the benefits for our community to share services? I need more info to answer this question. Also, I noticed a sign advertising car painting on Route 45 near the Champion-Bristol Townline Road. Is there zoning for this? Has he been approved by EPA? Where is he dumping/disposing his paint? 4853 Rt 45 is also becoming a huge eyesore! It is an embarrassment to have properties like these in our township, let alone along the main route as you enter the township.	May 25, 2010 1:29 AM
19	Crime is a problem in our community with no police presence. The Sheriff department has little influence in our community. The library should be open more hours. Being closed on Saturday is a real slap in the face to people who support it.	May 26, 2010 3:32 PM
20	We as tax payers pay for a levy for our township fire and EMS services. Yet whenever there is a call outside of our township all of our fire and EMS vehicles go to the call, no matter if the other townships have requested the vehicles or not. There is no need for all of our emergency service vehicles to leave the township when they are not requested, it leaves the taxpayers and residents of this community who is paying for their services left without the services if they are needed.	May 30, 2010 4:48 PM
21	fire department but not police departments.	Jun 3, 2010 2:01 PM
22	I think probably lost business has hurt us the most. Without water and sewage, we are limited, but we can change appearance.	Jun 5, 2010 6:28 PM
23	I want to commend the upkeep of our cemeteries & the quick response for the removal of overgrown shrubs at our families grave site.	Jun 6, 2010 11:55 AM
24	We would like to share police forces with neighboring townships but the only one that has one that could possibly help is Champion, but they already have a large area to cover.  Thank you for asking for our opinions and concerns.	Jun 7, 2010 4:45 AM
25	we would save a substantial amount of money sharing services with other towns	Jun 12, 2010 12:27 PM
26	I don't know much of what goes on in township government. Is there a way that residents could be made more aware of issues and how we can be involved?	Jun 13, 2010 9:30 PM
27	Excellent first step with the survey. It is long over do. If the future is not planned than someone else will plan it for us.	Jun 14, 2010 2:16 AM
28	thanks for the survey	Jun 14, 2010 1:20 PM
29	I look forward to the public meetings. The Trustees need to make sure the results are publicized. Any plan needs to be monitored on a yearly basis. This needs to be reported to the public. If the plan is working or not. Changes or improvements made as times or circumstances dictate.	Jun 16, 2010 10:29 PM
30	Do we have anyone looking into grant money to improve our community?	Jun 17, 2010 1:43 PM
31	I can't say enough about the recycling program----PLEASE DO SOMETHING TO HELP MAKE THIS EASIER, MORE PEOPLE WOULD PARTICIPATE IF IT WAS LESS OF A "HASSLE"!!!!!!	Jun 17, 2010 2:33 PM
32	In reference to question #9 - It would depend on what services and the specifics. I cannot answer with a generic yes or no.	Jun 18, 2010 1:16 PM
33	Overall Bristolville is a pretty nice place to live due to it being a small town just out of the city. The biggest issue would be the road conditions and police response times.	Jun 19, 2010 1:31 PM
34	it is about time some thought is being given to this	Jun 19, 2010 9:34 PM
35	Our present arrangements are adequate.	Jun 22, 2010 6:24 PM

Response Text		
36	Snow plowing in winter needs to start earlier in the day for people who leave early for work, not at 8-9 am. I think the mowing & trimming in the cemeteries could be nicer - make sure use a lawn sweeper or something to pick up mowed grass, like you would do in your own yard.	Jun 22, 2010 6:37 PM
37	I would like to see a neighborhood patrol that is volunteer basis and more things to do like festivals and parades	Jun 22, 2010 6:55 PM
38	We would, of course, need to study any proposal for actual feasibility. What can I do to help?	Jun 22, 2010 7:35 PM
39	Leave the school septic system alone! We pay for that for the school - not for residents who do not want to spend their money on a system of their own.	Jun 28, 2010 6:37 PM
40	We do not need a new fire department, we already have a nice department	Jun 28, 2010 6:47 PM
41	"The township government effectively deals with problems" - not when you go over the judge and zoning by allowing a junk yard on Route 45 - eye sore	Jun 28, 2010 6:51 PM
42	Unsure of sharing services. Can see many benefits and selfish insecurities. If a truck is in Farmington and my house catches fire and my house is lost due to them already committed. Also, more jobs if multiply fire houses!	Jun 28, 2010 6:56 PM

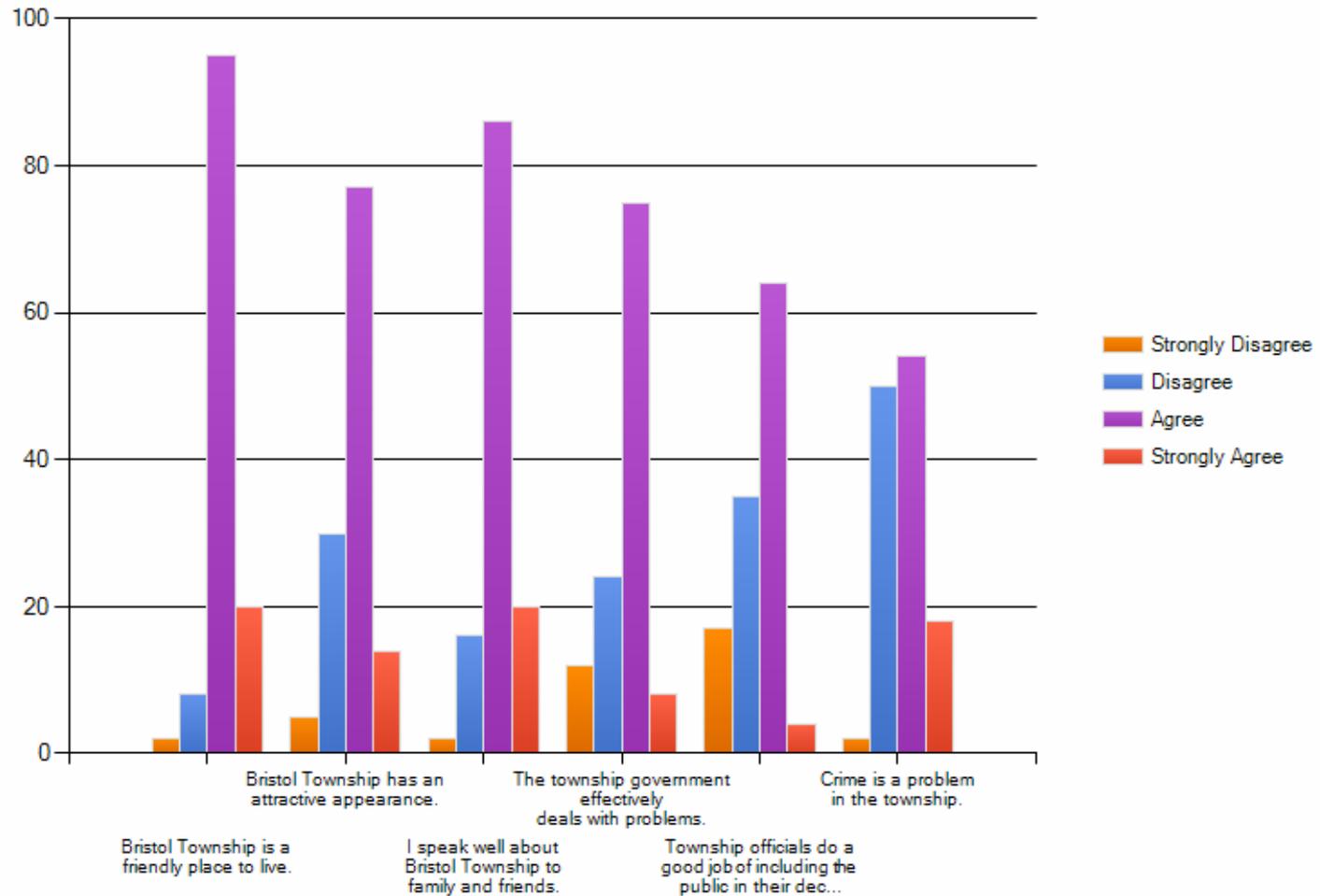
### How do you rate the following services and facilities available in Bristol Township?



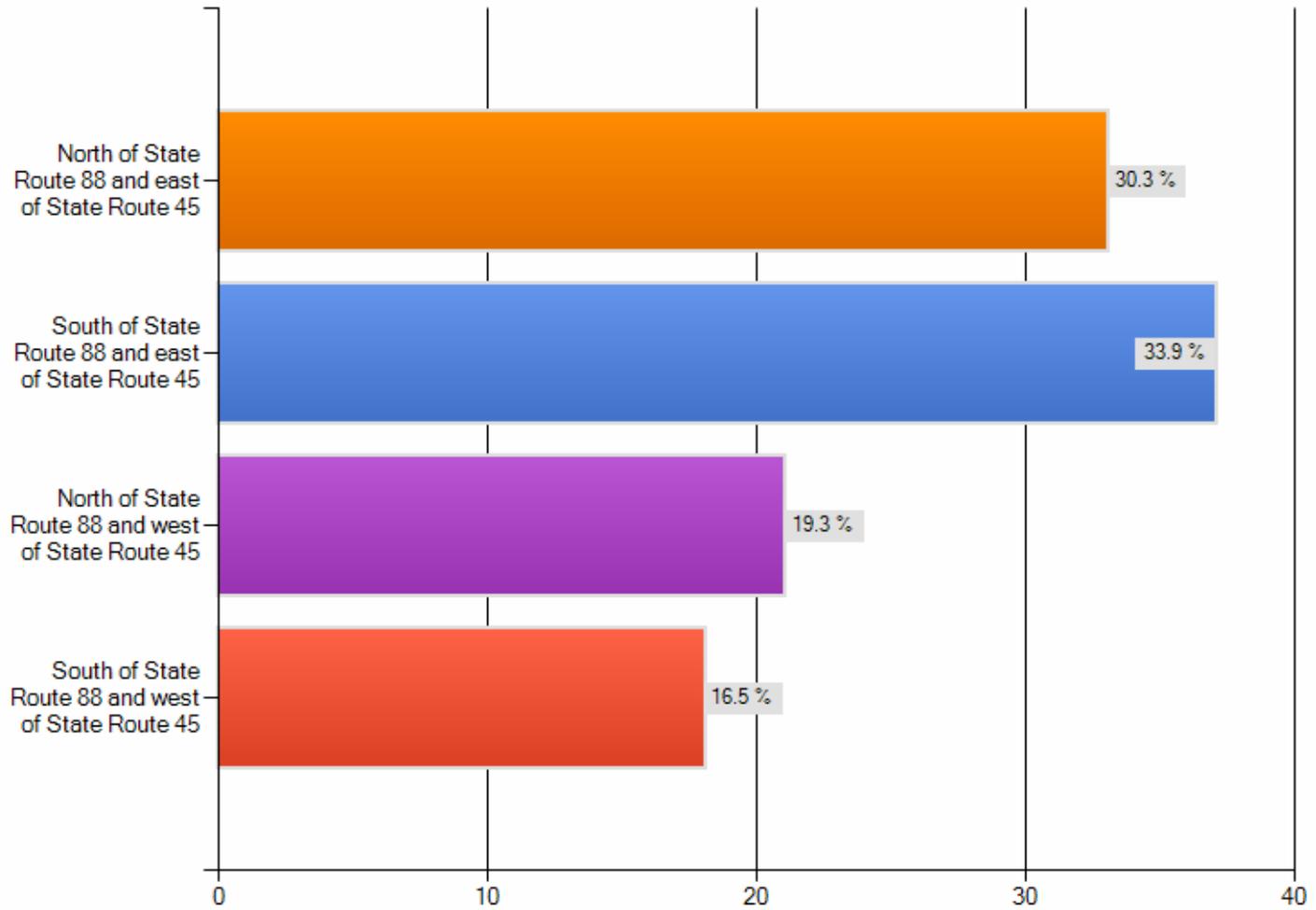
Please indicate your satisfaction with the following:



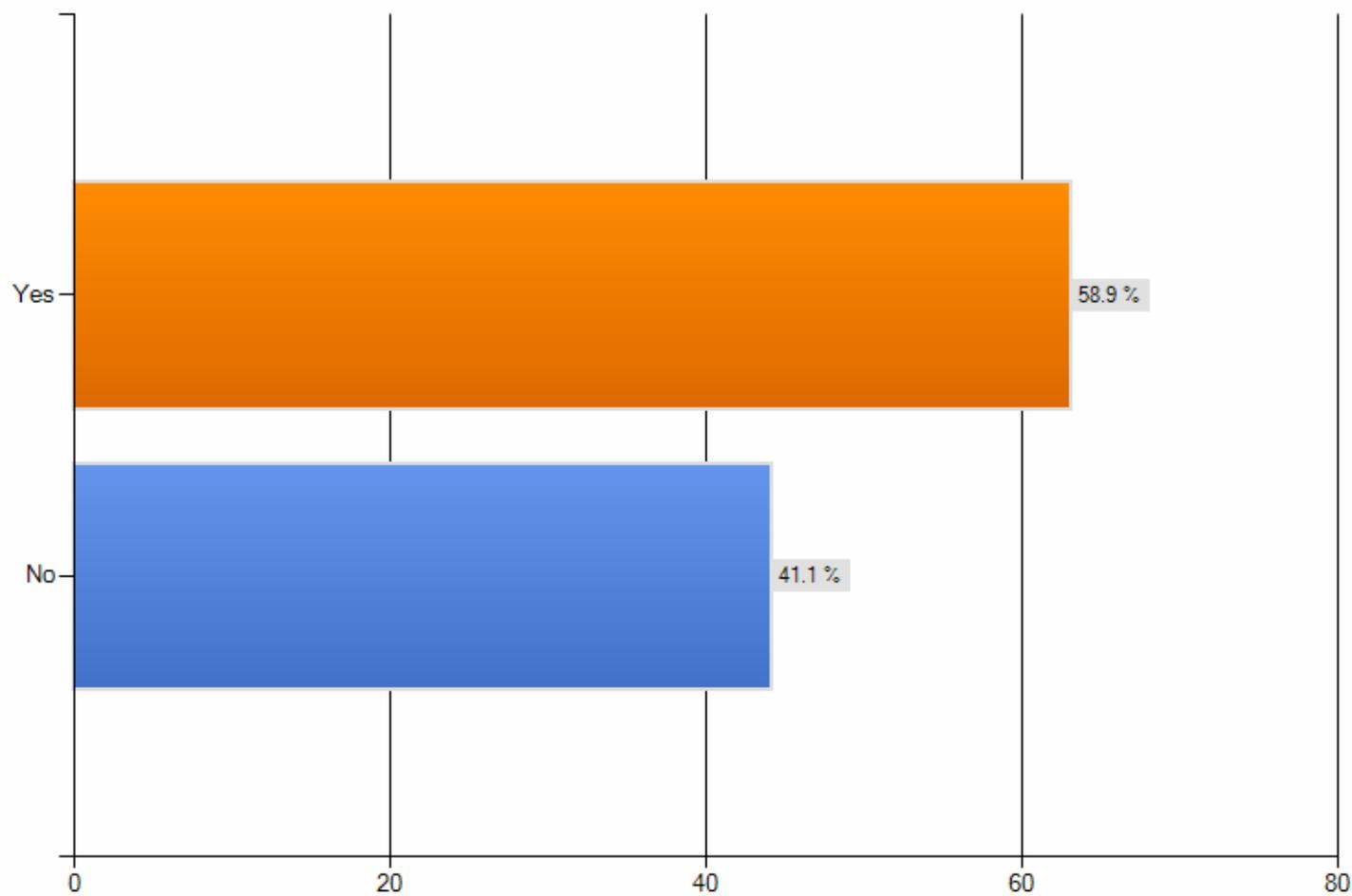
Please indicate whether you agree or disagree with the following statements:



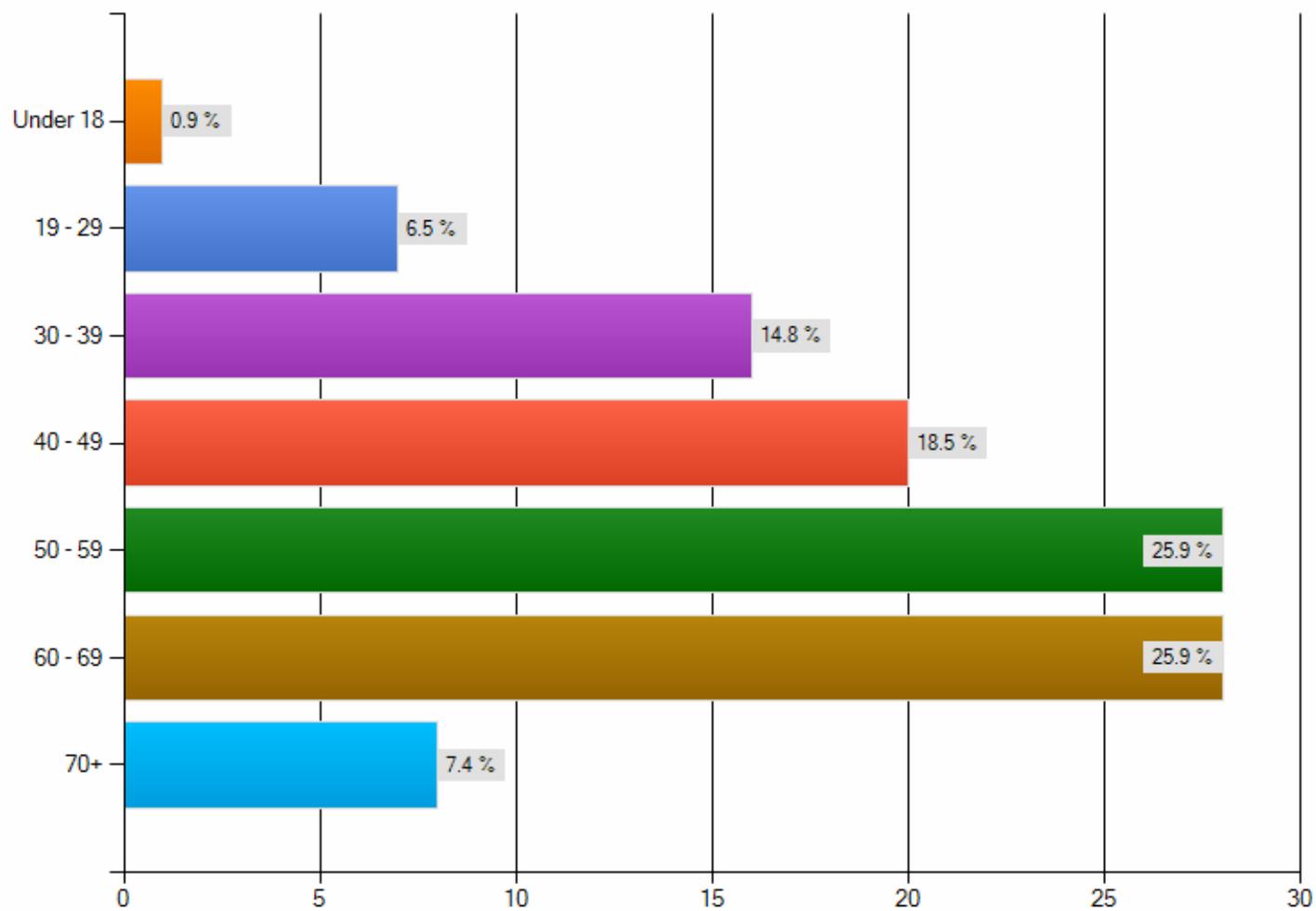
### Which area of the township do you reside in?



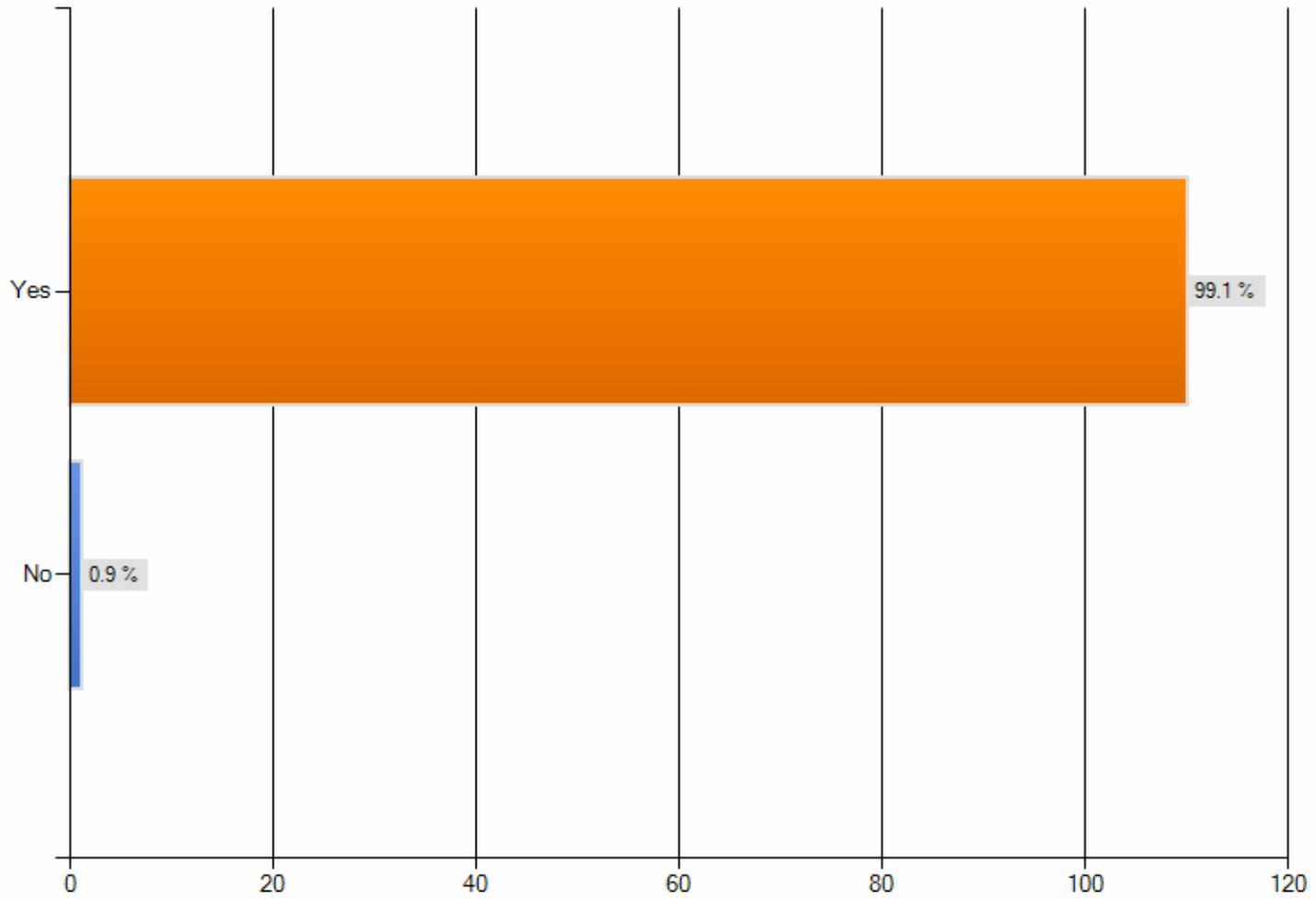
**Would you be in support of sharing services with neighboring townships? (For example, a joint fire district)**



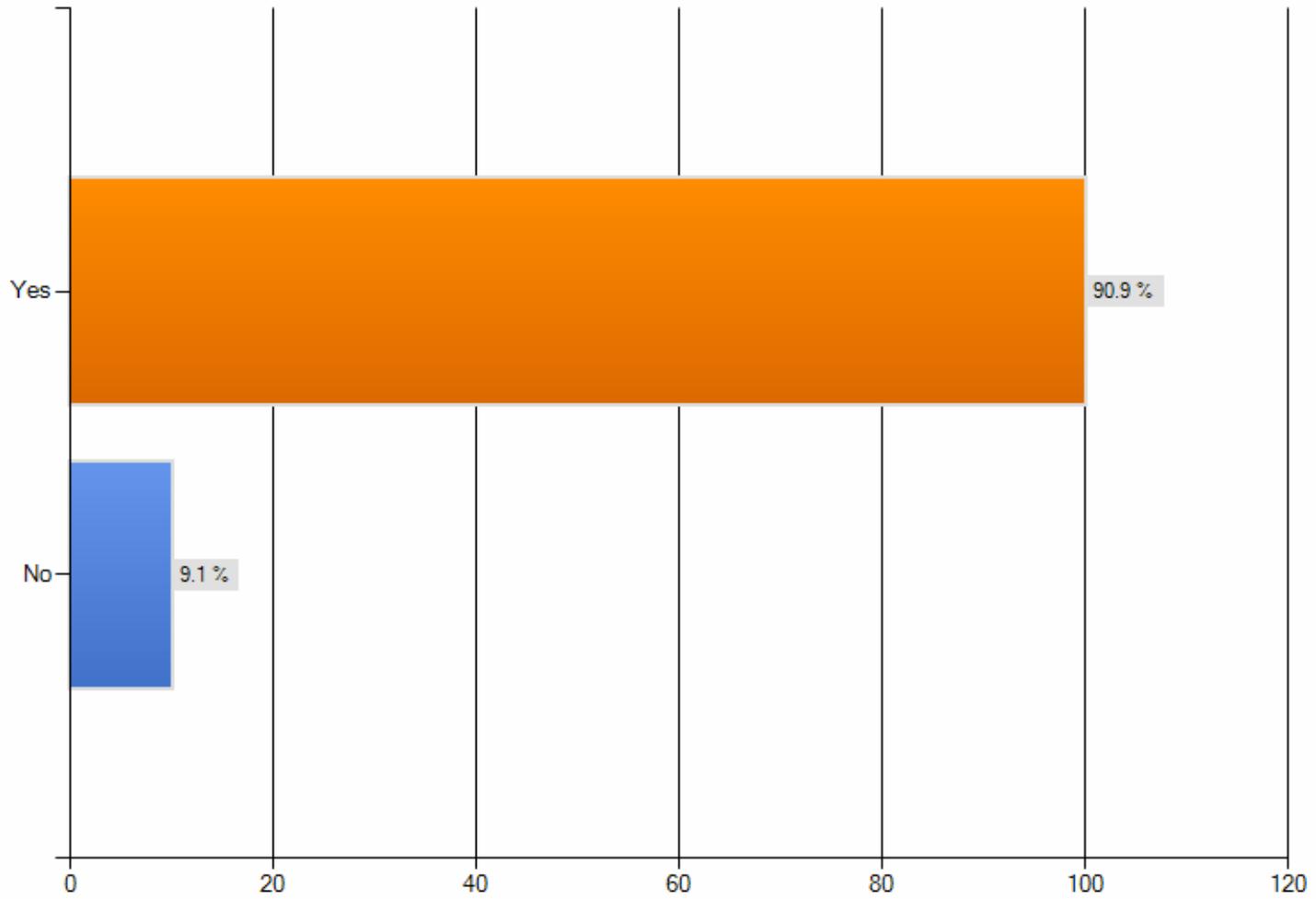
### How old are you?



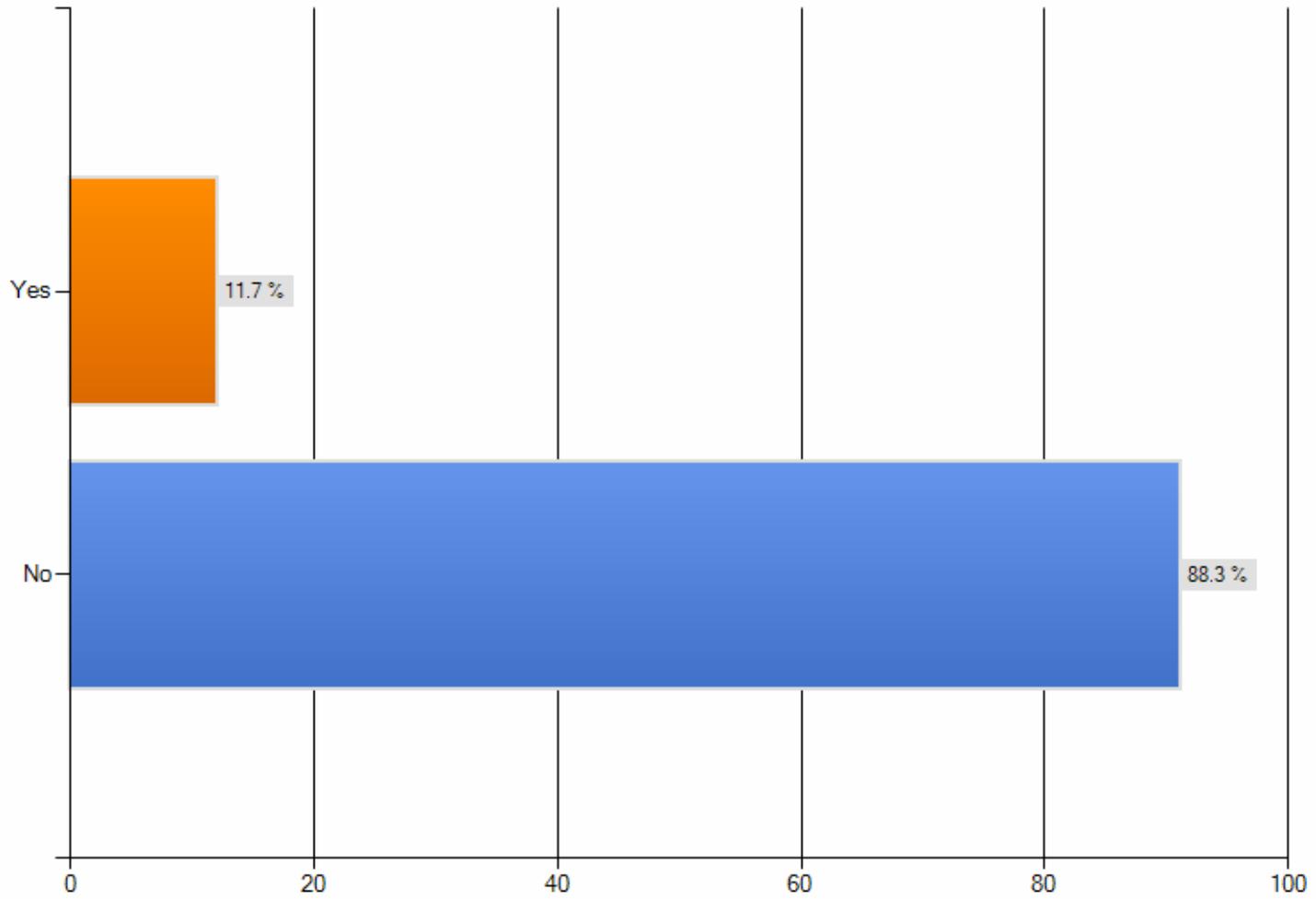
### Are you a resident of Bristol Township?



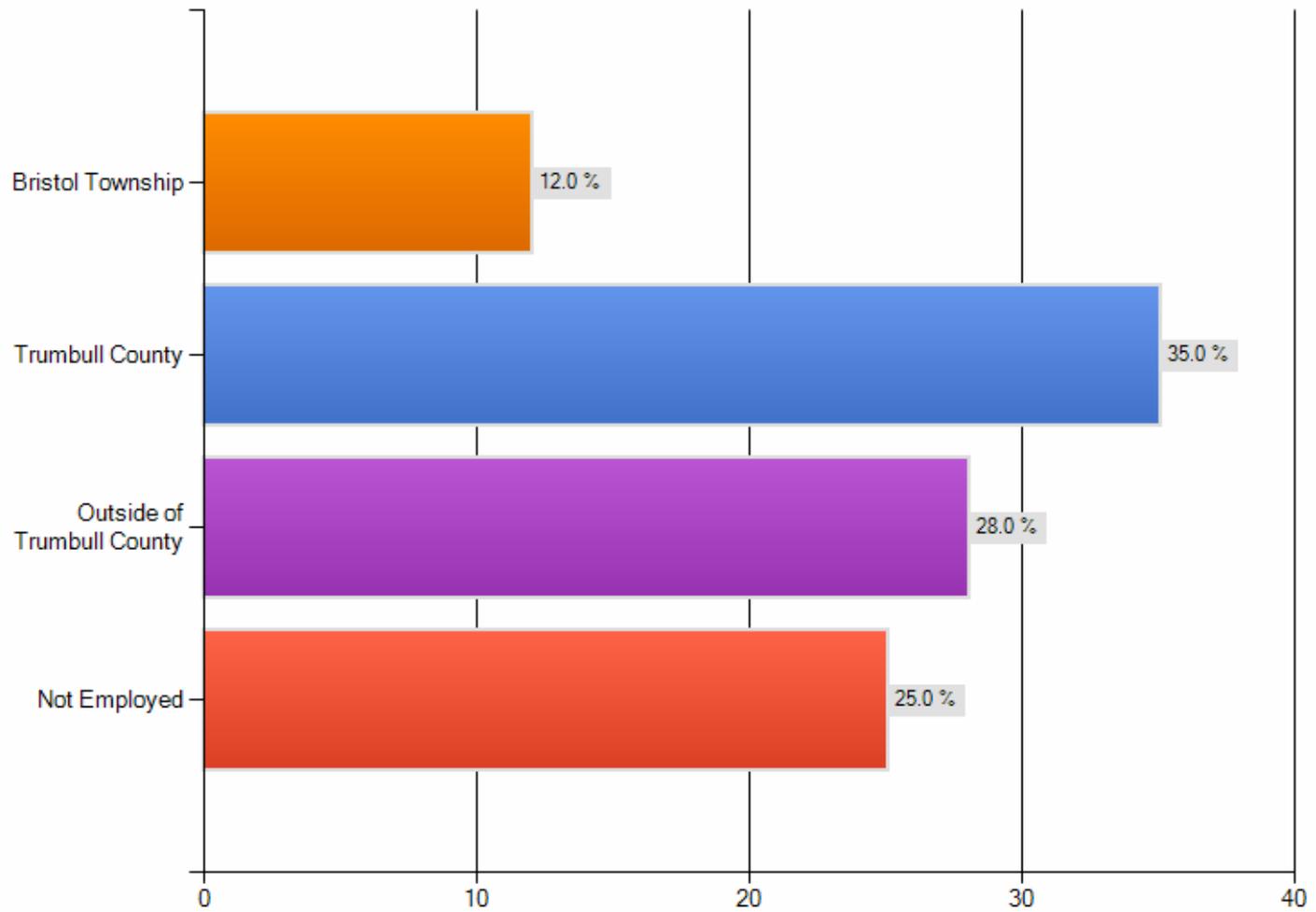
### Are you a property owner in Bristol Township?



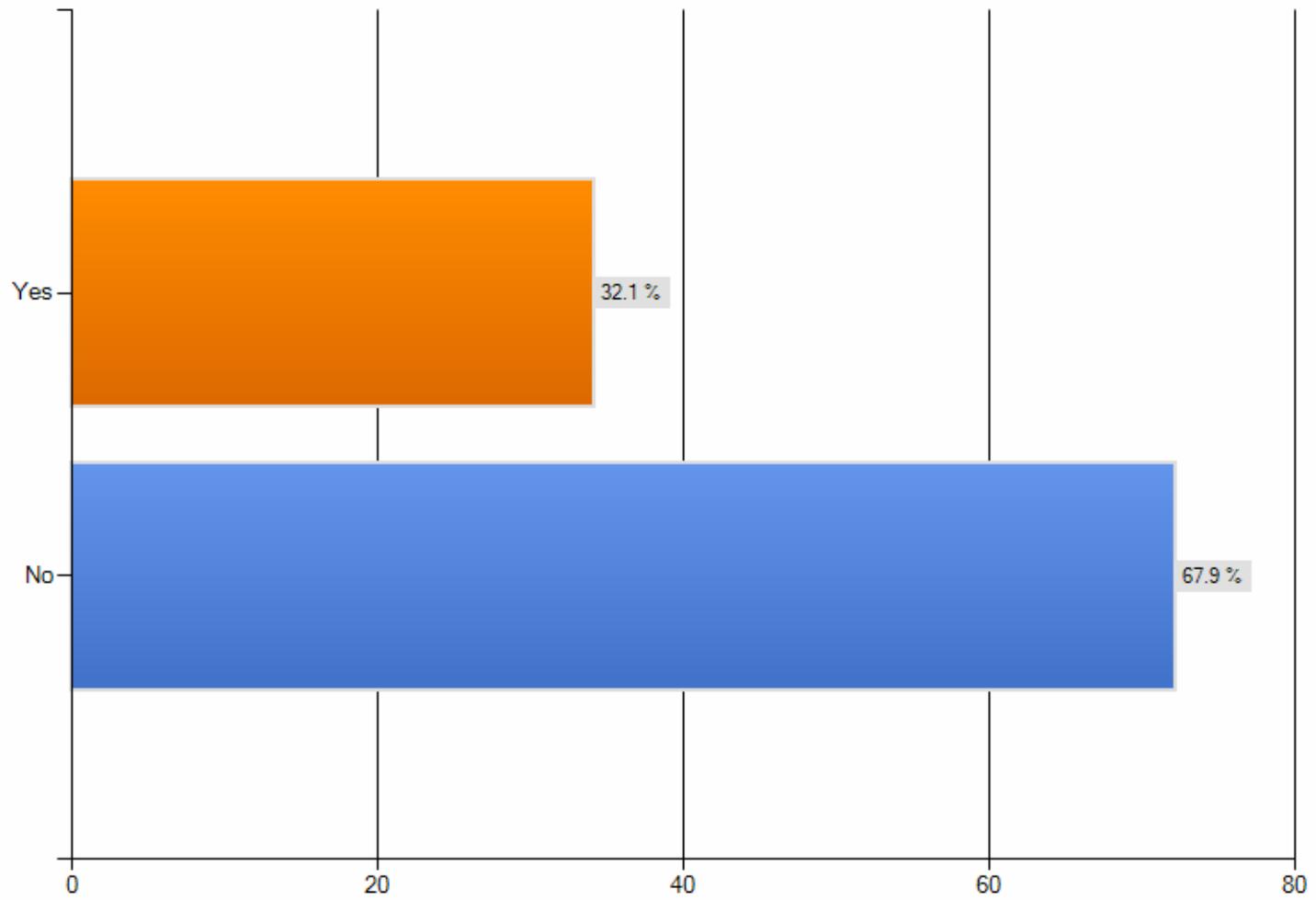
### Are you a business owner in Bristol Township?



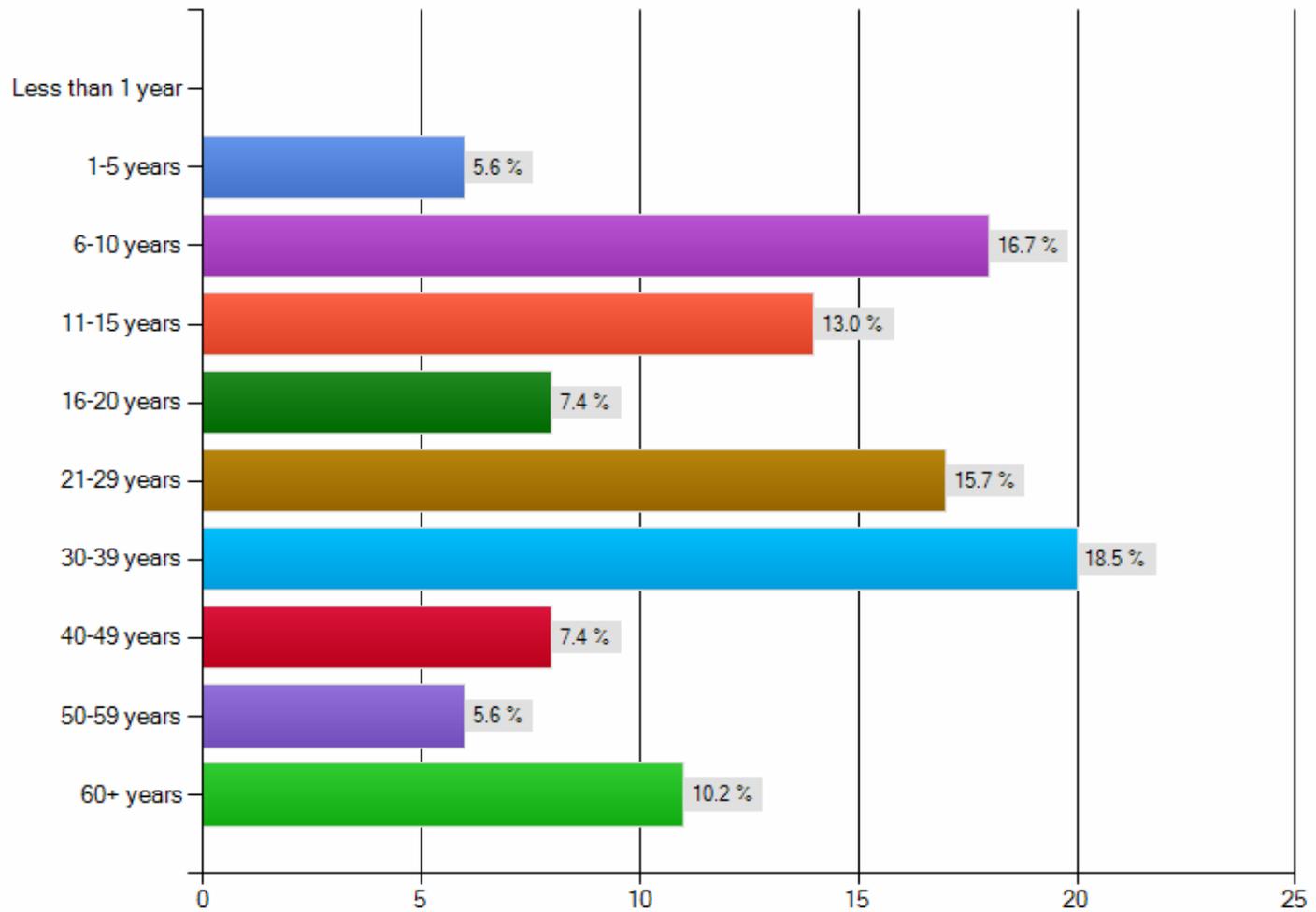
### Where do you work?



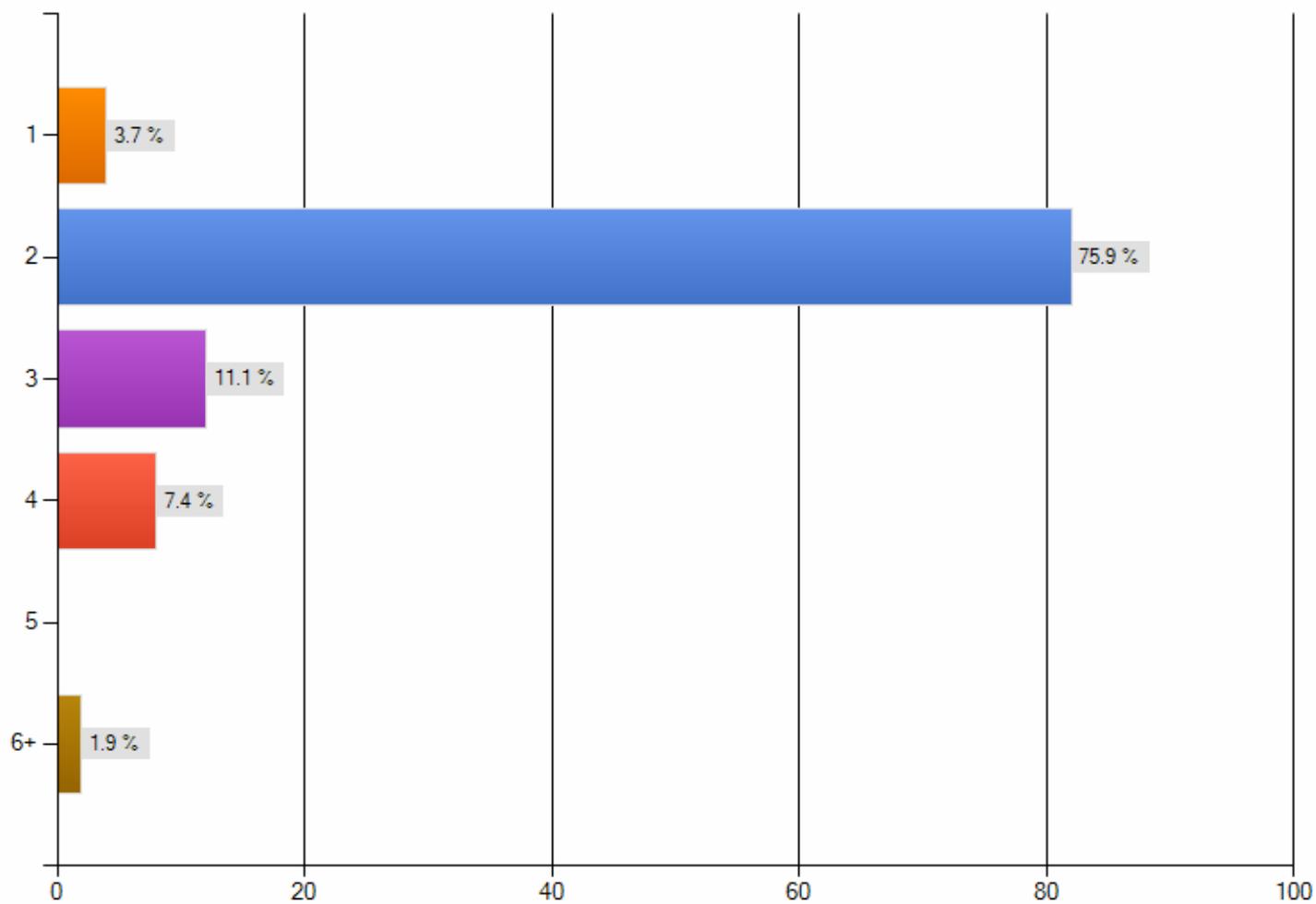
### Are you retired?



### How many years have you lived in or owned property or a business in Bristol Township?



### How many adults live in your household?



### How many children under 18 years live in your household?

