

Bristol Township Zoning Commission

Public Hearing Minutes

October 28, 2015

- 1) Chairman Weeks called the meeting to order to at 6:30 PM.
- 2) Pledge of Allegiance.
- 3) Roll Call

Present:

Ken Weeks

Tim Pleso

Charles McMonagle

Carol Bowlin

Absent:

Chris Fagan

- 4) Chairman Weeks appointed Carolyn Marino to act as a member of the Bristol Township Zoning Commission in place of Mr. Fagan. Note, Carolyn was appointed as an alternate, to the Bristol Twp. Zoning Commission, by the Bristol Twp. Trustees at their meeting on Oct. 6, 2015

- 5) Sign In Sheet

Mark Webb, Bristol Township Trustee

Ray French, Bristol Township Trustee

Ellen Gordon, Bristol Zoning Inspector

George Gordon, Bristol Zoning Appeals Board member

- 6) Chairman Weeks read Public Notice of meeting into the record from The Free Enterprise, October 18, 2015. Chairman Weeks reported that a notice of this meeting was also reported in the Warren Tribune Chronicle, October 25 and October 28 editions.

- 7) General: Open to the public questions comments (5 min. maximum time per individual) none

- 8) Discussion Topics: No action will be taken at this Public hearing.

A. **Section 30 Culverts on Township Roads:** After the trustees received an opinion from the Trumbull County Prosecutor, the Trustees took the following action at their meeting on August 18th and passed a motion. That motion number will be used as a reference in the Zoning Resolution per the Trustees request.

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Deleted text in red and strike through

Added Text in green and underlined

SECTION 30: CULVERTS ON TOWNSHIP ROADS

~~A permit at no charge must be obtained from the Zoning Inspector before the installation of any driveway culverts. The property owner must finance the installation of the initial driveway culvert to specifications, and it must be approved by the Township Road Supervisor. After installation and final approval by the Road Supervisor, the Trustees will bear the cost of maintaining and repairing of the culvert during normal use. The property owner will bear the cost of covering over the culvert. Any tile not under a driveway will be at the property owner's expense.~~

See Bristol Township Policy #139-2015 adopted August 19, 2015.

Discussion: The TCPC approved the deletion of text and the addition of text at their meeting on Sept. 8, 2015.

The Bristol Twp. Zoning Commission approved these changes after a second reading on September 16, 2015 and scheduled a Public Hearing for today, Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg.

B. Section 7 Nonconforming Uses:

Mr. Pleso submitted the following text for review in Section 7:

Nonconforming Uses.

Deleted text in red and has a strike through

Added text in green and underlined

~~5. When a nonconforming mobile home has been removed from a parcel of land or lot where it was stationed, no other mobile home under one thousand (1000) square feet shall be permitted to be stationed upon said land or lot.~~

5. When a nonconforming mobile or manufactured home has been removed from a parcel of land or lot where it was stationed, no other mobile or manufactured home is permitted to be stationed upon said land or lot if:

a. it is less than one thousand (1000) square feet, and

b. any side of the structure is less than twenty (20) feet wide, excluding garages, porches, decks, storage areas, and other such additions.

Discussion: The TCPC approved the deletion of text and the addition of text at their meeting on Sept. 8, 2015 with the recommendation that the word "wide" be added to paragraph "b" of section 5.

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The Bristol Twp. Zoning Commission approved these changes, and recommendation of the TCPC after a second reading on September 16, 2015 and scheduled a Public Hearing for today, Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg.

- C. **Section 6 Prohibited Uses:** new paragraph 16 Burials. The following text is added (additional text is in green and underlined).
- Human burial and interring of human cremated remains on private property is discouraged in Bristol Township but is permitted in recognized cemeteries in the township. If burial on private property is preferred then Ohio Revised Code, must be followed. For further information on cemeteries in Bristol contact the Bristol Cemetery Sexton at 330-240-4238. Scattering of ashes of human cremated remains are permitted on public property and on private property with the consent of the property owner.

Discussion: The TCPC approved the additional text at their meeting on Sept. 8, 2015 with the recommendation that Section 517 be added.

The Bristol Twp. Zoning Commission approved the additional text and agreed to disregard the recommendation of the TCPC after a second reading on September 16, 2015 and scheduled a Public Hearing for today, Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg.

- D. **Section 8: Minimum Lot Width**
- Minimum lot frontage for commercial area. The Zoning Inspector raised a question concerning lot frontage in the commercial area at a recent trustee meeting. Mr. Weeks submitted the following text for review:

Additional text is in green and underlined

~~Deleted text is in red and has a strike through~~

Rewrite SECTION 8: MINIMUM LOT WIDTH

- A. No dwelling shall be erected in any district on a lot having a frontage of less than one hundred and fifty (150) feet on a public thoroughfare measured at the building setback line.
- B. ~~No minimum lot width shall be required in a “B” or “I” District for uses other than dwellings except such as is necessary to comply with the requirement for yard and lot areas or parking facilities.~~ The minimum frontage for any lot in the “B” or “I” Districts, shall be one hundred fifty (150) feet on a public thoroughfare measured at the building setback line.

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unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to comply with this requirement.

- C. Lot must comply with Section 9 Minimum Lot Area, Section 10 Set Back Building Lines, Section 11 Side Yard Clearance, Section 12 Corner Lot, Section 13 Rear Yard and Section 16 Parking Facilities.
- D. Unless such lot was designated on a recorded plat or separately owned at the time this resolution took effect and cannot practicably be enlarged to comply with this requirement. The owner of the land may seek a variance to resolve the issues. See Section 23 Zoning Board of Appeals.

Discussion: The TCPC approved the additional text at their meeting on Sept. 8, 2015 with the recommendation that the word “structure” be changed to “lot”.

The Bristol Twp. Zoning Commission approved these changes and the recommendations of the TCPC after a second reading on September 16, 2015 and scheduled a Public Hearing for today, Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg.

Discussion was held with concerns voiced by Ellen Gordon, Bristol Zoning Inspector whereas she was concerned this would create difficulties for new business. Trustee Mark Webb disagreed.

- E. **Section 35 Signs** There was a discussion at the June 16th trustee meeting concerning a sign being displayed on a cemetery fence. At the July 7th township trustee meeting it was learned that Bristol Twp. doesn't have a policy for the cemeteries. The Trustees do have a set of rules, which governs cemetery uses. It was suggested that we add something to the zoning Resolution pointing to that policy. Mr. Weeks submitted the following additional text for Section 35: Signs

Additional text is in green and underlined.

Exemptions
Prohibited Signs

A) Signs that display any written or graphic message that is lewd, lascivious or obscene.

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B) Any sign, whether otherwise allowable or exempt under this Section, that constitutes a traffic safety hazard; obstructs the vision of motorists or pedestrians; interferes with any official traffic control devices; utilizes flashing or revolving red, green, blue or amber lights; or utilizes the words "stop", "look", "danger" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

C) Signs that contain any mirror or mirrored device.

D) Cemetery Fence: See Cemetery Rules: No signs are permitted per Bristol Twp. Trustees Motion #134-2015, adopted on July 21, 2015.

Discussion: The TCPC approved the additional text at their meeting on Sept. 8, 2015.

The Bristol Twp. Zoning Commission approved these changes, and the recommendations of the TCPC after a second reading on September 16, 2015 and scheduled a Public Hearing for today, Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg.

9. [BTZC015-072] Motion to adjourn at 6:50 made by Mrs. Bowlin, Second by Mr. McMonagle.

Roll Call

Mr. Weeks – yes, Mrs. Marino – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

Recorded by Mrs. Carol Bowlin, Secretary