

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

1. Chairman Weeks called the meeting to order at 7:00 PM.
2. The Pledge of Allegiance
3. Roll Call

Members Present

Ken Weeks
Charles McMonagle
Tim Pleso
Carol Bowlin

Member absent

Christopher Fagan

4. Others in Attendance
Mark Webb, Bristol Township Trustee
Ellen Gordon, Bristol Township Zoning Inspector
Larry Criddle
Larry Quiggle
Mike Raymond
Matt Lynn
5. Public notice read by Mr. Weeks from the Warren Tribune Chronicle August 19, 2015 edition.
6. **[BTZC015-053]** Motion to approve the minutes from the meeting held on July 22, 2015 made by Mr. Pleso, Second by Mr. McMonagle
Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried
7. General: Open to the public questions comments (5 min. maximum time per individual)
Mr. Criddle attending this meeting to inquire about a possible Noise resolution.

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

8. Discussion Topics:

- A. Review Section 40 Business District: Paragraphs 8, 9 and new paragraph 10. This item was tabled from the April 15 meeting. Trustee French is looking for the date the commercial district was expanded. Mr. Weeks will write a letter to the Trumbull County prosecutor for an opinion on this topic.
- B. Review Section 41 Industrial District: Paragraph 2. At a Public Hearing on April 10, 1979, The Bristol Twp. Trustees voted to approve a zone change for 35 acres plus or minus from Residential to Industrial. The property is located on Oakfield North Rd. and is contiguous with the current King Brothers property. The TCPC approved this request. The zoning change was effective May 10, 1979.

[BTZC015-054] Motion to add the following information to Appendix C: Effective date of May 10, 1979, Section 41, added 35 acres to the industrial district made by Mr. McMonagle

Second by Mr. Pleso

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

The information will be sent to the Bristol Twp. Trustees for their consideration.

- C. Section 30 Culverts on Township Roads: The Trustees received an opinion from the Trumbull County Prosecutor. A copy of the prosecutor's opinion was emailed to the commission. The Trustees took the following action at their meeting on August 18 to establish a policy number.

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

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

[BTZC015-055] Motion to approve the deletion of text in Section 30 and to approve the addition of the following text: [See Bristol Township Policy #139-2015](#) made by Mr. Pleso

Second by Mr. Monagle

Discussion – This policy will be available on the Bristol Township website.

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

This information will be sent to the TCPC for their consideration.

D. Status of review: When were Zoning Resolution changes effective?

New Section 27: Drilling and Other Off Road Operations, Effective Aug. 26, 1978. This section was removed from the Zoning Resolution on June 23, 2013

New Section 28: Swimming Pools Effective Aug. 26, 1978

Revised Section 19: Zoning Certificate Effective Aug. 26, 1978

Revised Section 20: Zoning Certificate Fees Effective Aug. 26, 1978

[BTZC015-056] Motion to add the following information to Appendix C: New Section 27: Drilling and Other Off Road Operations Effective Aug. 26, 1978.

New Section 28: Swimming Pools Effective Aug. 26, 1978

Revised Section 19: Zoning Certificate Effective Aug. 26, 1978

Revised Section 20: Zoning Certificate Fees Effective Aug. 26, 1978 made by Mrs. Bowlin

Second by Mr. McMonagle

Discussion these additions to Appendix C are being made to update previous changes.

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

The information will be sent to the Bristol Twp. Trustees for their consideration.

E. Mr. Pleso submitted the following text for review in Section 7, Nonconforming Uses. Delete the text in red and add the text in green

~~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, excluding garages, porches, decks, storage areas, and other such additions.

[BTZC015-057] Motion made by Mr. McMonagle, Second by Mr. Pleso

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

Discussion – This will now match the requirements in Section 15, Minimum Size Dwellings.

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried

This information will be sent to the TCPC for their consideration.

- F. Section 6 Prohibited Uses: New Paragraph 16: Burials. This information was sent to the TCPC. The request for their consideration will be on their September agenda. We should have their response for our meeting in September.
- G. 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 structure in the “B” or “I” Districts, shall be one hundred fifty (150) feet on a public thoroughfare measured at the building setback line, 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.

[BTZC015-058] Motion approve the reformatting, additional and deleted text of Section 8: made by Mr. McMonagle
Second by Mr. Pleso

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

Discussion- May need to update Appendix G. Mrs. Gordon shared concerns as she felt this may restrict business owners. Variance is possible for this situation.

Trustee Webb was in agreement with approval of this text.

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

The information will be sent to the TCPC for their consideration.

- H. 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 underlined and in green

Exemptions

Prohibited Signs

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

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.

[BTZC015-059] Motion to approve the additional text in Section 35: Signs

Prohibited Signs/Exemptions, Prohibited Uses made by Mrs. Bowlin

Second by Mr. McMonagle

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

The information will be forward to the TCPC for their consideration.

- I. Swimming Pools: Discussion from the Trustees meeting on August 4, and 19th 2015. Mr. Mackey. Trustee Webb believes this issue has been resolved.
- J. Add the following information to Appendix C: Sec. 20 Effective April 3, 2015, Change permit to certificate. Section 31 Effective Aug. 20, 2015

Bristol Township Zoning Commission

Meeting Minutes

August 19, 2015

Driveways. Section 28 Swimming Pools, Add multiples paragraphs.

[BTZC015-060] Motion made by Mrs. Bowlin

Second by Mr. Pleso

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

The information will be sent to the Bristol Twp. Trustees for their consideration.

K. Zoning Resolution: Section on Noise. The trustees will be sending a letter requesting the Zoning Commission to review this topic. (discussion at the trustee meeting on Aug. 19, 2015) All members will research this topic.

L. Review the meeting calendar:

Change the work session scheduled for September 16 to a regular meeting; change the October 21 regular meeting to October 28 and to schedule a Public Hearing for October 28, 2015 at 6:30 PM to review recommendations of the TCPC.

[BTZC015-061] Motion made by Mr. Pleso, Second by Mr. McMonagle

Discussion – Should have 5 items for the Public Hearing.

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

9.

*Quarterly/#Regular Meetings	Work Sessions	Public Hearing
* January 21, 2015		
# February 18, 2015		
# March 18, 2015		
* April 15, 2015		
# May 20, 2015		May 20, 2015
#June 17, 2015		June 17, 2015
* July 22, 2015		
#August 19, 2015		
#September 16, 2015		
*October 28, 2015		October 21, 2015
	November 18, 2015	
	December 16, 2015	

10. **[BTZC015-062]** Motion to adjourn made by Mrs. Bowlin at 8:03 PM.

Second by Mr. McMonagle

Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes

Motion carried

Recorded by Carol Bowlin, Secretary