

Bristol Township Zoning Commission

Meeting Minutes

September 16, 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
Ray French, Bristol Township Trustee
Larry Criddle
Mike Raymond
Matt Lynn
Art Groves
5. Public notice read by Mr. Weeks from the Warren Tribune Chronicle September 15, 2015 edition.
6. **[BTZC015-063]** Approve the minutes from the meeting held on August 19, 2015.
Motion 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- none
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 has been searching previous trustee minutes for the date when the commercial district was expanded but has been unable to locate. At a previous meeting Mr. Weeks agreed to write a letter to the prosecutor for an opinion on this topic. Per the discussion at Sept. 15, 2015, Trustee French reported that the trustees will draft a letter requesting direction from the prosecutor on this matter.

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[BTZC015-064] Motion to direct the chairman not to write a letter to the Trumbull County Prosecutor made by Mrs. Bowlin, Second made by Mr. McMonagle
Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried

- B. Section 30 Culverts on Township Roads: 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.

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

Approve the deletion of text in Section 30 and to approve the addition of the following text: See Bristol Township Policy #139-2015 adopted August 19, 2015
[BTZC015-065] Motion made by Mrs. Bowlin, Second made by Mr. Pleso

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

If and when the revisions to Section 30 are approved after the third reading, the Zoning Commission will update Appendix C, and forward it on to the trustees for their consideration.

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

The Bristol Twp. Zoning Commission will consider this revision at a Public Hearing on Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg Banquet Hall.

- C. Status of review: When were Zoning Resolution changes effective. The chairman didn't have anything new to present.

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- D. 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 wide, excluding garages, porches, decks, storage areas, and other such additions.

[BTZC015-066] Approve the revisions as presented.

Motion made by Mr. McMonagle, Second by Mrs. Bowlin

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.

If and when the revisions to Section Seven are approved after the third reading, the Zoning Commission will update Appendix C and G, and forward them on to the trustees for their consideration.

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

The Bristol Twp. Zoning Commission will consider this revision at a Public Hearing on Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg Banquet Hall.

- E. 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.

[BTZC015-067] Accept the new text as written without TCPC’s recommendation of adding Section 517. Motion made by Mr. McMonagle, Second by Mr. Pleso

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Discussion: The TCPC approved the additional text at their meeting on Sept. 8, 2015 with the recommendation that Section 517 be added, the Bristol Zoning Commission did not accept TCPC's recommendation of adding Section 517.

If and when the revisions to Section 6 are approved after the third reading, the Zoning Commission will update Appendix C, and forward it on to the trustees for their consideration.

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

The Bristol Twp. Zoning Commission will consider this revision at a Public Hearing on Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg Banquet Hall.

- F. 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 lot 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.

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[BTZC015-068] Reformatting, additional and deleted text of Section 8
Motion made by Mrs. Bowlin, Second by Mr. McMonagle

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”.

If and when the reformatting and revisions to Section 8 are approved after the third reading, the Zoning Commission will update Appendix C and G, and forward them on to the trustees for their consideration.

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

The Bristol Twp. Zoning Commission will consider this revision at a Public Hearing on Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg Banquet Hall.

- G. There was a discussion at the June 16 trustee meeting concerning a sign being displayed on a cemetery fence. At the July 7 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.

[BTZC015-069] Approve the additional text in Section 35: Signs Prohibited Signs/Exemptions, Prohibited Uses
Motion made by Mr. Pleso, Second by Mr. McMonagle

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

If and when the revisions to Section Seven are approved after the third reading, the Zoning Commission will update Appendix C and E (under government), and forward them on to the trustees for their consideration.

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

The Bristol Twp. Zoning Commission will consider this revision at a Public Hearing on Oct. 28, 2015 at 6:30pm at the Twp. Admin Bldg Banquet Hall.

H. Zoning Resolution: Section on Noise. The Bristol Twp. Zoning Commission received a letter from the Bristol Twp. Trustees requesting that we investigate the options available to the Zoning Commission, to address this topic and to possibly add additional text to the Zoning Resolution concerning noise. Mrs. Bowlin reported on her conversation with Sergeant Wix of the Trumbull County Sheriffs Office where she was informed that The Sheriffs Department enforces ORC only and not zoning resolutions. The Bristol Township Trustees are writing a letter to Sheriff Altieri for an official opinion. The Bristol Zoning will table this item waiting for further direction from the trustees. The trustees agreed at their meeting on September 15, 2015 to ask the commission to continue investigating and provide a report back to them before we take any formal action to update the Zoning Resolution; this may take place depending on Sheriff Altieri's response to the trustees letter.

I. Review the meeting calendar:

[BTZC015-070] Motion to accept the following calendar by Mrs. Bowlin, Second by Mr. McMonagle

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

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*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 28, 2015
	November 18, 2015	
	December 16, 2015	

J. Review the tentative dates for 2016:

*Quarterly/#Regular Meetings	Work Sessions	Public Hearing
*January 20, 2016	February 17, 2016	
*April 20, 2016	March 16, 2016	
*July 20, 2016	May 18, 2016	
*October 19, 2016	June 15, 2016	
	August 17, 2016	
	September 21, 2016	
	November 16, 2016	
	December 21, 2016	

8. **[BTZC015-071]** Motion to adjourn at 7:45 PM made by Mrs. Bowlin, Second by Mr. McMonagle
9. Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
10. Motion carried

Recorded by Mrs. Carol Bowlin, Secretary