

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 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. Chairman Weeks appointed Carolyn Marino to act 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 from The Tribune Chronicle October 28, 2015 edition into the record.
7. Approve the minutes from the meeting held on Sept.16, 2015
[BTZC015-073] Motion made by Mr. Pleso, Second by Mr. McMonagle
Discussion - none
Roll Call – Mr. Weeks – yes, Mrs. Marino – abstain, Mr. Pleso – yes, Mrs. McMonagle – yes, Mrs. Bowlin - yes
Mrs. Bowlin will send a copy to the Twp. Fiscal Officer.
8. General: Open to the public questions comments (5 min. maximum time per individual)
none

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

9. Discussion Topics:

- A. Review Section 40 Business District: At the trustee meeting on October 21, Ray French provided a copy of minutes from a combined trustee, zoning commission and zoning board of appeals meeting held on January 10, 1987 where it was agreed that the commercial district should be increased by a half mile in all four directions. Chairman Weeks reported that since the trustee records reference a zoning change it is unclear if the wording is complete for a clear explanation of the commercial district. Chairman Weeks requested approval from the zoning commission for him to contact the Trumbull County Planning Commission for their opinion.

Chairman Weeks will contact the Trumbull County Planning Commission for their opinion.

[BTZC015-074] Motion made by Mr. McMonagle, Second by Mr. Pleso.

Roll Call – Mr. Weeks – yes, Mrs. Marino – yes, Mr. Pleso – yes, Mrs. 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 the text in Section 30 and to approve the addition of the following text: See Bristol Township Policy #139-2015 adopted August 19, 2015.

[BTZC015-075] Motion made by Mrs. Bowlin, Second by Mr. McMonagle

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 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 held a Public Hearing on October 28, 2015.

Results of Public Hearing – no comments

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

Motion carried

The Zoning Commission will forward the appropriate information on to the Bristol Twp. Trustees for their action.

If the revisions to Section 30 are approved by the Bristol Twp. Trustees the Zoning Commission will update Appendix C (Zoning Ordinance Revisions), and forward it on to the trustees for their consideration at the next meeting.

C. Status of Review Past Zoning Changes: The chairman. Chairman Weeks will email information to the Bristol Zoning Commission members.

D. Section 7: Nonconforming Uses.

Deleted text in red and 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.

[BTZC015-076] Motion to approve the revisions as presented made by Mrs. Bowlin, Second by Mr. McMonagle

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. This recommendation was added to the language.

The Bristol Twp. Zoning Commission held a Public Hearing on Oct. 28.

Results of the Public Hearing - no comments

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

Motion carried

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

The Zoning Commission will forward the appropriate information on to the Bristol Twp. Trustees for their action.

If the revisions to Section 7 are approved by the Bristol Twp. Trustees the Zoning Commission will update Appendices C and G, and forward them on to the trustees for their consideration.

- 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 ORC, Section 517, 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.

[BTZC015-077] Motion to approve the additional text made by Mrs. Bowlin, Second by Mr. Pleso

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.

Results of the Public hearing – no comments

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

Motion carried

The Zoning Commission will forward the appropriate information on to the Bristol Twp. Trustees for their action.

If the revisions to Section 6 are approved by the Bristol Twp. Trustees the Zoning Commission will update Appendices C and E (District Use Table) at the next meeting if required, and forward them on to the trustees for their consideration.

- 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~~

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

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 “P” 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 “P” 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.

[BTZC015-078] Motion approve the reformatting, additional and deleted text of Section 8 made by Mr. McMonagle, Second by Mrs. Bowlin

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 held a Public Hearing on Oct. 28.

Results of the Public Hearing – Mrs. Gordon, Bristol Township Zoning Inspector voiced concerns whereas this might prohibit new business. Trustee Mark Webb disagreed.

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

Motion carried

The Zoning Commission will forward the appropriate information on to the Bristol Twp. Trustees for their action.

If the revisions to Section 8 are approved by the Bristol Twp. Trustees the Zoning Commission will update Appendices C (Zoning Ordinance Revisions) and G (District Development Standards), at the next zoning meeting and forward them on to the trustees for their consideration.

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

- G. 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.

[BTZC015-079] Motion to approve the additional text in Section 35: Signs Prohibited Signs/Exemptions, Prohibited Uses made by Mrs. Bowlin, Second by Mr. McMonagle

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

The Bristol Twp. Zoning Commission held a Public Hearing on Oct. 28, 2015.

Results of the Public Hearing – no comments

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

The Zoning Commission will forward the appropriate information on to the Bristol Twp. Trustees for their action.

If the revisions to Section 35 are approved by the Bristol Twp. Trustees the Zoning Commission will update Appendices C (Zoning Ordinance Revisions) and E (District Use Table), at the next meeting and forward them on to the trustees for their consideration.

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

H. Zoning Resolution: Section on Noise. The Bristol Twp. Zoning Commission is in receipt of a letter from the Bristol Twp. Trustees requesting that we investigate the options available to the Zoning Commission. Update: The Trustees have written a letter to the Trumbull County Sheriff requesting input from his department on the enforcement of a noise ordinance. The Trustees, Mark Webb and Ray French reported they have not received a response. The zoning commission will table this until a response is received from Sheriff Altieri of the Trumbull County Sheriff's Department.

I. Review the meeting calendar:

Chairman Weeks request that the work session on November 18 become a regular meeting.

[BTZC015-080] Motion 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

*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:

Bristol Township Zoning Commission

Meeting Minutes

Fourth Quarter, October 28, 2015

*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. **[BTZC015-081]** Motion to adjourn at 7:43 PM by Mr. Weeks, Second by Mr. McMonagle.
Roll Call- Mr. Weeks – yes, Mrs. Marino – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried

Record by Mrs. Carol Bowlin, Secretary