

Bristol Township Zoning Commission

Meeting Minutes

June 17, 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

Members absent

Christopher Fagan

4. Others in Attendance
Mark Webb, Bristol Township Trustee
Ellen Gordon, Bristol Township Zoning Inspector
5. Public notice read by Mr. Weeks from the Warren Tribune Chronicle June 16, 2015 edition.
6. [BTZC015-041] Motion to approve the minutes from the Public Hearing held on May 20, 2015 made by Mr. Weeks, Second by Mr. McMonagle
Roll Call – Mr. Weeks – yes, Mr. Pleso – abstain, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried
7. [BTZC015-042] Motion to approve the minutes from the meeting held on May 20, 2015 made by Mr. Weeks, Second by Mr. McMonagle
Roll Call – Mr. Weeks – yes, Mr. Pleso – abstain, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried
8. General: Open to the public questions comments (5 min. maximum time per individual)
none

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9. Discussion Topics:

- A. [BTZC015-043] Motion to approve the text additions and deletion of text to Section 31 Concrete Driveways made by Mrs. Bowlin. Second by Mr. Pleso
Section 31 Driveways: Draft 3 incorporates the additional text that we have discussed over the last several months and deletes the word “Concrete” from the title.

SECTION 31: ~~CONCRETE~~ DRIVEWAYS

1. Concrete driveways shall not extend to within three (3) feet of the Township road berm. This is for the safety of snow removal equipment.
2. The driveway width should be no less than ten (10) feet in width.
3. Private bridges are where a private road or driveway crosses a river, stream or other waterway. The bridge must support no less than 25 tons. Federal law describes a bridge as any span of 20 feet.
4. A zoning certificate, there will be no charge for the certificate, must be obtained from the Bristol Zoning Inspector before the installation of a bridge.
5. The property owner must fund the bridge project and all inspections. The property owner must have it inspected by whoever Trumbull County uses at that point in time upon completion and every 5 years after. The phone number for the Trumbull County Engineer is (330) 675-2640 for information on current inspectors.
6. A copy of the permit must be displayed on the bridge or a copy given to the Bristol Fire Chief. Failing to comply with required inspections could result in altered emergency response.

Discussion: The Trumbull County Planning Commission approved these additions and deletions at their meeting on May 12, 2015. The Bristol Twp. Zoning Commission held a Public Hearing on June 17, 2015. No objections were raised.
Roll Call- Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion Carried
Appropriate paperwork will be submitted to the Bristol Twp. Trustees for their consideration.

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- B. [BTZC015-044] Motion to approve the text additions to Section 28 Swimming Pools made by Mr. McMonagle, Second by Mr. Pleso
Section 28 Swimming Pools: Draft 6 incorporates the additional text that we have discussed over the last several months. No text was deleted.

SECTION 28: OUTDOOR SWIMMING POOLS

1. Definition: That for the purpose of this supplement, an “OUTDOOR SWIMMING POOL” is defined as any artificial water pool constructed of steel, masonry, concrete, aluminum, plastic, or any other material located out of doors, either above or in ground, which has a square foot surface area of four hundred and fifty (450) square feet or more, or a water depth at any point of more than two and one half (2 1/2) feet, or both. Temporary pools are pools that are only used during the summer season and removed during the off season (Fall, Winter and Spring) and do not require a fence. If not taken down it will be considered permanent and rules apply.

Instructions for calculating square footage of a pool:

Measure the length of the rectangular or square pool. Measure the width. Multiply the length by the width of the pool to find the square footage. For instance, 15 feet (length) times 12 feet (width) equals 180 square feet.

Measure a round pool across to find the radius, which is half the diameter. Find the square footage by multiplying the radius times the radius times 3.14 (pi). For instance, 14 feet (radius) times 14 feet (radius) times 3.14 (pi) equals 615.44 square feet.

Calculate the square footage of a L-shaped pool by dividing the pool into two rectangular or square sections. Measure the length and width of both sections and add the square footages (using step 1).

If one section is 12-by-10-feet and the other is 12-by-10-feet the result will be 120 plus 120 square feet equals 240 square feet.

Find the square footage of an oval pool by measuring the width and length at the center. Divide the two measurement by two to find the radii. Multiply the long radius by the wide radius by pi (3.14) to find the area. For instance, if the measurements are 30 feet long by 16 feet wide, the calculation would be 15 feet (length) times 8 feet (width) times 3.14 (pi) equals 376.8 square feet.

Any pool that does not meet the above described criteria, square foot surface area of four hundred fifty (450 square feet or more, or a water depth at any point

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of more than two and one half (2 1/2) feet, or both and/or is disassembled when not in use is defined as a temporary pool.

2. Compliance required:
 - A. That no outdoor swimming pool, which is not enclosed in a permanent building or like structure, shall be constructed or maintained in the Township unless and until the requirements and conditions of this supplement are complied with.
 - B. Zoning certificate required. That no pool regulated by this chapter shall be hereafter constructed or established unless a certificate to do so is first obtained from the Bristol Township Zoning Inspector. A copy of Section 28 is to be provided to the applicant for the swimming pool. The owner of the property is responsible to insure all requirements of this section are adhered to. All Trumbull County Building Department Regulations pertaining to swimming pools are to be followed.
3. Distance between pool and property line. That every outdoor swimming pool hereafter built, must be so located upon the lot or parcel as to allow a safe distance between the pool and the property lines. A distance of fifteen (15) feet from each property side line and rear line and ten (10) feet to the rear of the main building to which said pool is accessory shall be presumed a minimum safe distance for such purpose. No pool shall be located in a front yard.
4. Fence required. That every outdoor swimming pool heretofore or hereafter constructed shall have erected around it a barrier (lockable or removable ladder) or fence with shall be of rigid construction and which shall be not less than four (4) feet in height, shall extend to within four (4) inches of the ground and shall contain, except for gates, no openings larger than six (6) inches square. Gates shall be securely locked when such pool is not in use by the owner thereof, or anyone using the same with the owner's permission.
5. Conformance to natural grade. That every outdoor swimming pool hereafter constructed or created must substantially conform to the natural grade of the surrounding land, and no part thereof, other than a diving board or similar equipment or the fence referred to in subsection thereof, shall be higher than four (4) feet above such grade.
6. Drainage. That every outdoor swimming pool shall be so constructed that it can be drained into a township storm sewer or shall have a sump located in its deepest part, for the purpose of pumping out all of the water into a sewer

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opening, sump well, or other adequate drain opening. Drainage on private property is permitted as long as the private property has enough acreage to sufficiently disperse the water. Draining into a natural water way is not permitted as the chemicals used to treat pool water may disturb the wildlife in the body of water. In no case shall the pool be drained directly or indirectly onto an adjacent property. If the water must travel a distance where a drainage pipe is necessary, the pipe must be made of solid material and be located no less than fifteen (15) feet from the property line and if left in place longer than one year must be buried below grade using county plumbing codes.

7. Recirculation and filtration. That every outdoor swimming pool that is not drained daily shall be equipped with a recirculation system capable of filtrating the entire contents of the pool in 24 (24) hours or less.

Discussion: The Trumbull County Planning Commission approved these additions at their meeting on May 12, 2015. The Bristol Twp. Zoning Commission held a Public Hearing on June 17, 2015. Ellen Gordon, Bristol Zoning Inspector is concerned with the complexity of this document and the definition of the temporary pool.

Appropriate paperwork will be submitted to the Bristol Township Trustees for their consideration.

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

Motion carried

- C. Review Section 40 Business District: Paragraphs 8, 9 and new paragraph 10. This item was tabled from the April 15 meeting. Ray French is looking for the date the commercial district was expanded. Item tabled to the July 22, 2015 meeting.
- D. Review Section 41 Industrial District: Paragraph 1. This item was tabled from the April 15, 2015 meeting. Item tabled to the July 22, 2015 meeting.
- E. Section 30 Culverts on Township Roads. Zoning commission at the request of the trustees submitted suggestions on this topic. Table to the July 22, 2015 meeting waiting further instruction from the trustees.
- F. Status of review: When were Zoning Resolution changes effective? Table to the July 22, 2015 meeting.

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- G. Section 6 Prohibited Uses: paragraphs 5 and 12 and Section 15 Minimum Size Dwellings. Discussion was held and members were assigned the following research pertaining to this subject:

Mrs. Bowlin – How the Trumbull County Auditor appraises manufacturer versus mobile homes.

Mr. McMonagle – Look in Bristol Township Zoning Resolution for conflicting information permitting/not permitting mobile homes.

Mr. Pleso – Define manufactured and pre-fab homes and size requirement.

- H. Section 6 Prohibited Uses: New Paragraph: 16 Burials

Mrs. Bowlin read the revised new paragraph in response to the Trumbull Planning Commission request for increased details.

Human burial and interring of human cremated remains on private property is prohibited in Bristol Township and permitted only in recognized cemeteries in the township. For further information on cemeteries and the Bristol Twp. Policy on cemeteries in Bristol Twp., 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.

Mr. McMonagle will present a new proposal for this topic at the July meeting.

- I. 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 will research this for July meeting.
- J. The Trustees approved the revisions to section 32: Fences or Walls and new Section 38: Exotic Animals. The effective date is July 16, 2015.
[BTZC015-045] Motion to add this information to Appendix C made by Mrs. Bowlin, Second by Mr. McMonagle
Roll Call – Mr. Weeks - yes, Mr. McMonagle - yes, Mr. Pleso – yes, Mrs. Bowlin - yes
Forward this information on to the trustees for their approval.
- M. There was a discussion at last night's (June 16, 2015) trustee meeting concerning a sign being displayed on a cemetery fence. The township has a policy concerning this topic. It was suggested that we add a reference in the zoning Resolution referencing that policy. Mr. Weeks will draft language for next meeting.

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N. Schedule of meetings

*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 21, 2015		
	November 18, 2015	
	December 16, 2015	

10. [BTZC015-046] Motion to change the work session to a regular meeting on August 19 made by Mrs. Bowlin, Second by Mr. McMonagle
Roll call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried
11. [BTZC015-047] Motion to adjourn made by Mr. Weeks at 8:00 PM, Second by Mr. McMonagle
Roll call - Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried

Next meeting will be held July 22, 2015 at 7:00 PM.

Minutes recorded by Mrs. Carol Bowlin, Secretary