

Bristol Township Zoning Commission

Meeting Minutes

July 22, 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
Ramon French, Bristol Township Trustee
Ellen Gordon, Bristol Township Zoning Inspector
Scott Makey
Zachary Makey
5. Public notice read by Mr. Weeks from the Warren Tribune Chronicle July 21, 2015 edition.
6. [BTZC015-048] Motion to approve the minutes from the Public Hearing held on June 17, 2015 made by Mrs. Bowlin, Second by Mr. McMonagle
Roll Call – Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried
7. [BTZC015-049] Motion to approve the minutes from the meeting held on June 17, 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. Review Section 40 Business District: Paragraphs 8, 9 and new paragraph 10. Trustee French is looking for the date the commercial district was expanded. Table to the August 19, 2015 meeting.
- B. Review Section 41 Industrial District: Paragraph 1. Table to the August 19, 2015 meeting. Mr. Weeks noted that King Brothers had a change made to zoning in 1978.
- C. Section 30 Culverts on Township Roads. The Trustees agreed to send a letter to the Trumbull County Prosecutor for an opinion in this matter. Table to August 19, 2015.
- D. Status of review: when were Zoning Resolution changes effective. Table to the August 19, 2015 meeting.
- E. Section 6 Prohibited Uses: paragraphs 5 and 12 and Section 15 Minimum Size Dwellings. Commission members shared information from research done over the last month and Mr. Pleso will draft additional language for Section 7, 5 to include any side not less than 20 feet on any side to clarify size requirements in Non Conforming Uses section.
- F. Section 6 Prohibited Uses: 16 Burials
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 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.

[BTZC015-050] Motion to accept the above language made by Mr. Pleso, Second by Mrs. Bowlin

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

Motion carried

This information will be forwarded on to the Trumbull County Planning Commission for their consideration.

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- 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:

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. 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.

Discussion held and tabled for further 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:

Additional text is 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 Resolution #.

Tabled until resolution number is available.

I. Swimming Pools: Discussion held. Trustees will adjust verbiage in paragraph 6 before they approve it.

J. The Trustees approved the revisions to Section 31: Driveways. The effective date is August 15, 2015.

[BTZC015-051] Mr. Weeks entertained a motion to add this information to Appendix C.

Second made by Mr. McMonagle

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

Motion carried

Forward this information on to the trustees for their approval.

K. Review the meeting calendar:

*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	

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10. [BTZC015-052] Motion to adjourn made by Mr. Weeks at 8:35 PM, Second by Mr. Pleso
Roll call - Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes
Motion carried

Next meeting will be held August 19, 2015 at 7:00 PM.

Minutes recorded by Mrs. Carol Bowlin, Secretary