

**Bristol Twp. Zoning Commission**  
Minutes Third Quarter Meeting  
July 27, 2016

- 1) Chairman Weeks called the meeting to order at 7:00 PM.
- 2) Roll Call – Present – Mr. Weeks, Mrs. Marino, Mr. Pleso, Mr. McMonagle, Mrs. Bowlin
- 3) Pledge of Allegiance led by Chairman Weeks
- 4) Sign In Sheet – Elaine Mastromatteo, Ellen Gordon, Mark Webb, Buddy Hood, William Fink
- 5) Reading of Public Notice of meeting into the record by Chairman Weeks from Warren Tribune July 26 edition.
- 6) [BTZC016-029] Motion to approve the minutes from the meeting held on June 8, 2016 made by Mrs. Marino second by Mr. McMonagle.

Roll call – Mr. Weeks – yes, Mrs. Marino – yes, Mr. Pleso – abstain, Mr. McMonagle – yes, Mrs. Bowlin – yes  
Motion carried

- 7) General: Open to the public questions comments (5 min. maximum time per individual) none
- 8) Discussion Topics:
  - A. Zoning Inspector report for June. Chairman Weeks had emailed it to the members.
  - B. Section 40 Business District: Discussion and review was held at the Public Hearing Held on July 20, at 6:30 pm.

**Deletions of text are in red**  
**Additions of text are in green**

**SECTION 40: “B” DESCRIPTION OF BUSINESS/COMMERCIAL DISTRICT**

1. Situated in the Township of Bristol, County of Trumbull, State of Ohio, and more particularly described as follows: located as lots nos. 21, 22, 27, 28, and 36 of the survey of said Township, beginning at a point where the East right-of-way line of State Route 45 intersects the South right-of-way line of Route 88 at Bristol Center; thence South along the East line of Route 45, 2,640 feet to a point thence Easterly at right angles to the East right-of-way line of Route 45, 400 feet to a point; thence in a Northerly direction and at all

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times 400 feet Easterly from the right-of-way line of Route 45, to the Southern right-of-way line of Route 88; thence Westerly along the Southern line of Route 88 to the place of beginning.

2. Beginning at a point where the West right-of-way line of State Route 45 intersects the South line of Route 88 at Bristol center; thence South along the West line of Route 45, 2,640 feet to a point; thence Westerly at right angles with the West line of Route 45, 400 feet to a point; thence Northerly and at all times 400 feet Westerly from the West right-of-way line of Route 45 to the South right-of-way line of Route 88; thence Easterly along the South line of Route 88 to the place of the beginning.

3. Beginning at a point where the West right-of-way line of State Route 45 intersects the North line of Route 88 at Bristol center; thence northerly along the Western right-of-way of Route 45, 2,640 feet to a point; thence Westerly at right angles with the West right-of-way line of route 45, 400 feet distance West of the West line of Route 88, thence East along the North line of Route 88 to the place of beginning.

4. Beginning at a point where the east right-of-way line of Route 45 intersects the North right-of-way line of Route 88 at Bristol Center; thence North along the Eastern right-of-way line of Route 45, 2,640 feet to a point; thence East at right angles with the East line of Route 45, 400 feet to a point; thence Southerly and at all times 400 feet to a point; thence Southerly and at all time 400 feet Easterly from the East right-of-way line of Route 45 to the North right-of-way line of Route 88; thence Westerly along the North line of Route 88; thence westerly along the North line of Route 88 to place of beginning excluding from the above the public park located at Bristol Center and also the old cemetery.

5. Beginning at a point where the East right-of-way of route 45 intersects the South line of Route 88, Bristol center, thence Easterly along the South right-of-way line of Route 88 to a highway known as Mahan-Denman Road; thence South along the West line of the Mahan-Denman Road to the Northeast corner of lands now or formerly owned by Lewis M. Miner; thence Westerly along said Miner North line to the Easterly right-of-way line of route 45; thence Northerly along the East line of Route 45 to the place of beginning.

6. Beginning at a point where the East line of Route 45 intersects the North boundary line of Route 88 at Bristol Center; thence Easterly along the North right-of-way line of Route 88 to the Mahan-Denman Road; thence Northerly along the West line of said Mahan-Denman Road a distance of 400 feet northerly from the North right-of-way line of Route 88 to the East right-of-way line of Route 45; thence South along the East line of Route 45 to a place of beginning, excluding from the above the old cemetery located near Bristol center and public park.

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7. Beginning at a point where west right-of-way line of Route 45 intersects the South right-of-way line of Route 88 at Bristol Center; thence Westerly along the South right-of-way line of Route 88, 2,640 feet to a point; thence South at right angles to the South right-of-way line at Route 88, 400 feet to a point; thence Easterly and at all times 400 feet from the South right-of-way line of Route 88 to the West right-of-way line of Route 88, 400 feet to a point; thence Easterly and at all times 400 feet from the South right-of-way line of Route 88 to the West right-of-way line of Route 45; thence North along the West line of Route 45 to the place of beginning.

8. Beginning at a point where the West line of Route 45 intersects the North right-of-way line of Route 88 at Bristol center; thence Westerly along the Northerly right-of-way line of Route 88, 2,640 feet to a point; thence Northerly at right angles to the North right-of-way line of Route 88, 400 feet to a point; thence Easterly and at all times 400 feet Northerly from the North line of Route 88 to the West right-of-way line of Route 45; thence South along the West line of route 45 to the place of beginning, excepting from the above the cemetery lands west of Bristol Center. (A.) Rezone Route 45 and Route 88 an additional half mile commercial. Route 88 East to Oakfield North, West to Corey Hunt. Route 45 North to the North Boundary of the Kenneth Swager Property on the West side and the North Boundary of the Donald Mackey property on the East side and South to Hyde Shaffer Road. Depth to be five hundred feet on both sides. Commercial property is now one half mile from the Center, with a depth of five hundred feet.

9. The following properties have been changed from residential to business per previous zoning requests.

- A. Richard & Enid Mills, 1.50 acres adjacent to State Route 45 and Phelps Road.
- B. D. & K. Crandall, 0.625 acres adjacent to State Route 45 and Phelps Road.
- C. D. & E. Christine, 0.85 acres adjacent to State Route 45.
- D. Bristol Spring Country Club, Inc., approximately 50 acres adjacent to State Route 45.
- E. Ralph List, 1.053 acres adjacent to State Route 88.

1. See Section 2 Districts, paragraph 2: Business and Commercial, which shall be designated as "B". See Section 5: Classifications of Uses, "B" Districts (Business and Commercial), the Business and Commercial District is any part of the township in which the land use is permitted for business and/or commercial activities and as such could be described as Business, Commercial or B.

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- A. The “B” business/commercial district is approximately one mile in each direction from the intersection of State Route 88 and State Route 45: State Route 88 East to Oakfield North Road; State Route 88 West to Corey Hunt Road; State Route 45 South to Hyde Shaffer Road; and State Route 45 North to the north boundary of the property address 6789 State Route 45 NW or (Parcel 48-094800) on the West side and the north boundary of the property address 6808 State Route 45 NW or (Parcel 48-053650) on the east side. The depth is five hundred (500) feet from the road right of way on both sides of the roads.

The following properties have been changed from residential to “B” Business/Commercial per previous zoning requests.

1. Bristolwood Golf Course aka HLM Inc., 7108 State Route 45 (Parcel 48-098300)
2. D & E Christine, 0.85 acres adjacent to State Route 45.

Excluded from the “B” Business/Commercial district are Evergreen Cemetery, Pioneer Cemetery and all township property.

- B. See Bristol Township zoning map for graphic representation of the description in paragraph A.



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Discussion: from BTZC meeting on June 8, 2016, TCPC revised the map to bring it into agreement with the Bristol Twp. Zoning Resolution, made changes to the map and BTZC approved additions and deletions to Sec. 40 (see Motions BTZC016-024 and BTZC016-025).

This was heard at a Public Hearing held on July 20, 2016 at 6:30.

Roll call – Mr. Weeks – yes, Mrs. Marino – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Bowlin – yes  
Motion passed.

*The secretary will forward this information on to the Bristol Twp. Trustees for their consideration.*

C. Section 6 Prohibited Uses: Paragraph 13: Should shipping (**Intermodal Containers**) containers be permitted for storage? Discussion was held and will be addressed at BTZC work session September 14.

D. Meeting dates:

*Quarterly/#Regular Meetings	Work Sessions	Public Hearing
*January 20, 2016	February 17, 2016	
#March 23, 2016	May 18, 2016	
*April 20, 2016		
#June 08, 2016	<del>August 10, 2016</del>	
*July 27, 2016	September 14, 2016	July 27, 2016
*October 12, 2016	November 09, 2016	
	December 14, 2016	

No work session in August. Next work session in September.

9. [BTZC016-031] Motion to Adjourn at 7:30 PM mad by Mrs. Bowlin, second by Mr. Pleso

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

Recorded by Carol Bowlin BTZC member and secretary