

Bristol Twp. Zoning Commission
Meeting Minutes September 13, 2017

- 1) Meeting was called to order by Chairman Weeks at 7:00 PM.
- 2) Roll Call: Present: Mr. Weeks, Mr. Pleso, Mr. McMonagle, Mrs. Mastromatteo, Mrs. Marino.
- 3) Pledge of Allegiance was led by Chairman Weeks.
- 4) Attendance: Ellen Gordon, Mat Lynn, Warren Laney, Mike Raymond, Ray French.
- 5) The Public Notice of meeting printed in the Warren Tribune Agenda Section on September 12, 2017 was read into the record by Mr. Weeks.
- 6) BTZC17-46 Motion to approve the minutes from the meeting on August 9, 2017 was made by Mr. Pleso,
Second was made by Mrs. Mastromateo
Discussion: None
Roll Call: Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Mastromatteo – yes, Mrs. Marino – yes.
The secretary will forward the minutes to the fiscal officer of Bristol Twp.
- 6) General: Open to the public questions comments (5 min. maximum time per individual).
Mr. Laney had some questions about signs. He wants to put a sign that is seen on route 45 for his business and wanted to know what he needed to do to do this without breaking zoning laws. He was advised to talk to the Trustees and to go to the Board of Zoning Appeals for a variance.
- 8) Discussion Topics:

A. Zoning Inspector report for August

B. Review: Section 11: Side Yards

Additions are green

1. For every building, except accessory buildings and for any dwelling erected in any District, except "RA", "PRC" and "MH" Districts, there shall be a minimum side-lot clearance on each side of said building of not less than fifteen (15) feet, which space shall remain open and unoccupied by any building or structure. Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection, shall be constructed to be a part of the main building for the purpose of this section.
2. Provided, however, that an accessory building located twenty (20) or more feet to the rear of the main building may be erected not less than five (5) feet from a side-

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lot line, except on corner lots provided it will be not less than twenty (20) feet distance from any existing residence. An accessory building is a subordinate building customarily incident to and located on the same lot with the main building.

3. No side-yard clearance shall be required for commercial or industrial buildings in "B" or "I" Districts. Districts abutting residential Districts or Residential Districts or Residential Dwellings shall maintain side-yard clearances as set forth in Section XI, Paragraphs 1 and 2
4. For fences or walls, See Sec. 32.

TCPC approved these changes and there was no public discussion against these changes at the Public Hearing held on September 13, 2017.

BTZC17-47 Motion to approve the text changes was made by Mrs. Mastromatteo. Second was made by Mr. McMonagle.

Discussion: None

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

The chairman will forward the appropriate documentation to the township trustees for their consideration.

C. Review meeting dates

*Quarterly/#Regular Meetings	Work Sessions	Public Hearing
*January 11, 2017	February 8, 2017	
	March 8, 2017	
*April 12, 2017		
#May 10, 2017		
#June 14, 2017		June 14, 2017
*July 12, 2017		
#August 9, 2017		
#September 13, 2017		September 13, 2017
*October 11, 2017		
	November 8, 2017	

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	December 13, 2017	
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9. BTZC17-48 Motion to adjourn was made by Mr. Pleso.

Second was made by Mrs. Mastromatteo.

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

Meeting was adjourned at 7:28 PM.

Recorded by Carolyn Marino, Secretary.