

Bristol Twp. Zoning Commission  
Meeting Minutes June 14, 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 & Mark Webb
- 5) Chairman Weeks read the Public Notice for meeting into the record from the Warren Tribune Agenda Section on June 13, 2017.
- 6) BTZC-17-26 Motion to approve the minutes from the Meeting on May 10, 2017 was made by Mrs. Mastromatteo.  
Second was made by Mrs. Marino.  
Discussion: None  
Roll Call: Mr. Weeks – yes, Mr. Pleso – abstain, Mr. McMonagle – abstain, Mrs. Mastromatteo – yes, Mrs. Marino – yes.  
The secretary will forward the minutes to the fiscal officer of Bristol Twp.
- 7) General: Open to the public questions comments (5 min. maximum time per individual)  
No discussion or questions

8) Discussion Topics:

A. Zoning Inspector report for May (see email)

**B. SECTION 32: FENCES OR WALLS**

Additions are in green

Deletions are in red

1. Definition: Fence or Wall:

A structure intended to prevent intrusion or escape, or to mark a boundary, which shall be constructed of material such as, wood, metal, (ornamental or chain link) brick, stone, solid (possibly hollow) plastic or similar durable materials in such so as not to take away from the surrounding aesthetics. Decorative structures designed as barriers shall be included. This would include any structure that is composed of construction grade materials erected in a manner to enclose property. Fences or walls must be maintained so as not to become dangerous to public safety or health.

2. A fence or wall shall be considered a structure and may be located no closer than three (3) feet from a side or rear property line.

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3. Residential property lines or walls that extend into the front yard shall be no higher than four (4) feet in height from grade. From the front of the building to the rear property line the fence shall be no higher than eight (8) feet from grade.

Residential property fences or walls that extend into the front yard shall be no higher than four (4) feet in height from grade, and extend from the front of the building to a distance of not less than ten (10) feet from the road right of way side line that is closest to the property on which the fence or wall is located. From the front of the building to the rear property line, the fence or wall shall be no higher than eight (8) feet from grade.

4. Fences or walls shall not encroach within ten (10) feet of any township, county, or state right-of-way, nor shall it be located where it would obstruct the visibility of approaching traffic to any adjoining property owner's driveway or road access drive.
5. Commercial property fences or walls can maintain an eight (8) feet height, from grade, for the entire perimeter.
6. Industrial property fences or walls can maintain a twelve (12) feet height, from grade, for the entire perimeter.
7. In the case of a corner lot, the four (4) feet provision also applies to the right-of-way line for a road or street. No fence, wall, or shrubbery shall be maintained near a street or intersection so as to interfere with traffic visibility around the corner.
8. Property line partition fences on agricultural properties shall be constructed in accordance with the applicable provisions of the Ohio Revised Code for partition fences.
9. A zoning certificate and fee (see Appendix A) is required to erect a fence or wall.
10. Barbed razor wire is prohibited from residential fencing or walls. Barbed razor wire is acceptable for industrial/commercial use.
11. Electrified wire must be pulsated, written permission from neighbors is required and proper signs (caution electrified fence) must be posted.

BTZC-17-27 Motion to approve the text deletions and additions to Section 32 was made by Mrs. Mastromatteo.

Second was made by Mr. Pleso

Discussion: Comments from the Asst. Prosecutor and the recommendation of the TCPC see letter dated May 9, 2017. A Public Hearing was held June 14, 2017. No other discussion.

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

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The chairman will forward the appropriate documents to the Trustees for their consideration.

- C. Request by Trustees to review Section 32 Fences and Walls Paragraph 3. Chairman will write a letter responding to Trustees request.

**D. (PROPOSED) SECTION 39: INTERMODAL  
CONTAINERS/SHIPPING CONTAINERS**

1. Definition: Intermodal Containers/Shipping Containers  
These' containers are known under several names, such as; a container, cargo or freight container, ISO container, shipping, sea or ocean container, container van. An intermodal container is a large standardized shipping container, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport - from ship to rail to truck – without unloading and reloading their cargo. Intermodal containers are primarily used to store and transport materials and products efficiently and securely in the global containerized intermodal freight transport system, but smaller numbers are in regional use as well.
2. Residential District: Conditionally permitted. See Section 5: Classification of Uses “R” District, See Section 33: Conditional Zoning Certificate, or Section 34: Substantially Similar Uses and Appendix E: District Use Table.
3. Business and Commercial District: Conditionally permitted. See Section 5: Classification of Uses “B” District, See Section 33 or Section 34: Substantially Similar Uses and Appendix E District Use Table.
4. Industrial District: permitted, a zoning certificate is required and a fee is to be calculated, see Appendix A. See Appendix E, District Use Table. It is also suggested that the owner of the property take into consideration the location of the intermodal container as it relates to residential neighbors.
5. Agricultural use is permitted, but a zoning certificate is required. It is also suggested that the owner of the property take into consideration the location of the intermodal container as it relates to residential neighbors.

BTZC-17-28 Motion to approve new Section 39: Intermodal Containers/Shipping Containers was made by Mr. McMonagle

Second was made by Mr. Pleso

Discussion: Letter from the Trustees: Recommendation of the TCPC see letter dated May 9, 2017. A public hearing was held on June 14, 2017. No other discussion.

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

The chairman will forward the appropriate documents to the Trustees for their consideration.

**E. SECTION 5: CLASSIFICATION OF USES**

**Additions are in green**

For the purpose of this Resolution, the various uses of buildings and premises, see appendix E Bristol Twp. District Use Table, of this resolution, shall be classified as follows:

**"R" DISTRICTS (RESIDENTIAL)**

The residential district is a land use in which single-family housing predominates. Housing may vary significantly in residential districts. These include single-family housing and two-family housing.

The following uses and no others shall be deemed class "R" uses and permitted in all "R" Districts.

Permitted Uses:

1. Single and two-family dwellings for residence purposes.
2. Accessory buildings incidental to the principal use, which do not include any activity conducted as a business.

Conditionally Permitted Uses: Conditional Zoning Certificates may be issued for the uses

listed herein subject to the general and specific requirements of Section 33.

1. Institutions for human medical care: Hospitals, Nursing home, Rest home and Assisted-living facility.
2. Church and other buildings for the purpose of religious worship.
3. Public and Parochial Schools.
4. College, University and other public or private institution for higher education:
5. Public or quasi-publicly owned and/or operated park, playground, swimming facility, golf course and other similar recreational facilities and/or uses.
6. Library, Museum.
7. Governmentally owned and/or operated building or facility, Fire Station, Township Hall Community Center.
8. Roadside stands consisting of structures used for the display and sale of agricultural products.
9. Home Occupation

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10. Wind Turbines
11. Signs non-moving: Reference sign definition and standards as outlined in Section 35 of this zoning resolution. (Effective 10/16/2014)
12. Intermodal/shipping containers see Section 39 and Appendix E.

BTZC-17-29 Motion to approve the text additions to Section 5: Classification of Uses "R" district Residential was made by Mr. Pleso.

Second was made by Mr. McMonagle.

Discussion: Recommendation of the TCPC see letter dated May 9, 2017. A public hearing was held on June 14, 2017. No other discussion.

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

Mastromatteo – yes, Mrs. Marino – yes.

The chairman will forward the appropriate documents to the Trustees for their consideration.

F. **SECTION 5: CLASSIFICATION OF USES**  
**"B" DISTRICTS (BUSINESS AND COMMERCIAL)**

A. The business and commercial district is any part of the township in which the land use is permitted for business and/or commercial activities such as shops, offices, gas stations and restaurants etc.

B. Any use permitted in an "R", "PRC", or "MH" District shall be permitted in a "B" District. In addition, the following shall be allowed:

1. Rooming Houses, Hotel, Living Quarters over Business Establishment, Restaurant, Lunchroom, repair garage, and Motel.
2. Retail and Wholesale Shops, Repair Shop, Beauty Parlor, Funeral Home, Lodge Hall, Medical Buildings, Bank and other Financial Institutions.
3. Gasoline filling and/or Service Stations, providing Storage Tanks are underground and meet state code requirements, Indoor Theaters, Bowling Alley, Dance Hall, Skating Rink, and Recreational Parks.
4. Job Printing, Newspaper Printing Plant.

The above uses shall be permitted only providing such is not noxious, dangerous, or offensive by reason of emission of odor, dust, smoke, gas, fumes, noise, flame or vibration, and adequate facilities for the temporary storage of refuse, waste, junk, wrecked cars, objects to be repaired or disposed of are provided and the same are screened from view in compliance with state code.

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C. Conditionally Permitted Uses:

1. Wind Turbines: See Section 36 and Appendix E
2. Use of intermodal containers/shipping containers. See Section 39 Intermodal Containers/Shipping containers and Appendix E.

BTZC-17-30 Motion to approve the text additions to Section 5: Classification of Uses “B” district (Business and Commercial) was made by Mr. Pleso.

Second was made by Mrs. Mastromatteo.

Discussion: Recommendation of the TCPC see letter dated May 9, 2017. A public Hearing was held on June 14, 2017. No other discussion.

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

Mastromatteo – yes, Mrs. Marino – yes.

The chairman will forward the appropriate documents to the Trustees for their consideration.

G. Appendix E Additions are in Green

	R	RA	B	I
Recreational Park	C	C	P	P
Skating Rink	C	C	P	P
Sports Center	C	C	P	P
Swimming	C	C	P	P
Tennis Courts	C	C	P	P
<b>Governmental</b>				
Health & Welfare Agencies	C	C	P	P
Fire Station	C	C	P	P
Governmental Buildings	C		P	P
Township Hall	C		P	P
<b>Industrial</b>				
Fabrication				P
Manufacturing				P
Processing				P

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Research & Testing				C
Warehousing				P
<b>Miscellaneous</b>				
Intermodal Containers/ Shipping Containers	C	C	C	P
Wind Turbines	C	C	C	C
Signs	C	C	P	P

The Addition of Intermodal Containers/Shipping Containers to Appendix E under the Miscellaneous category with a C for the columns of R, RA, B and a P for the I column. This was tabled for further discussion.

**H. SECTION 31: DRIVEWAYS**

Additions are green  
Deletions are in red

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 is required, see Appendix A for the fee, charge for the certificate, and it 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 whomever 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.

BTZC-17-31 Motion to approve the text changes was made by Mr. McMonagle. Second was made by Mrs. Mastromatteo.

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Discussion: Recommendation of the TCPC see letter dated May 9, 2017. A public Hearing was held on June 14, 2017. No other discussion.

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

The chairman will forward the appropriate documents to the Trustees for their consideration.

## I. Review: SECTION 11: SIDE YARDS

### Additions are green

1. For every building, except accessory buildings **apart from a fence or wall**, See Sec. 32, erected in a "R" District 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-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.

This review was tabled for further discussion.

## J. Adopting rates for revised sections of the Zoning Resolution

The Zoning Commission will adopt appropriate rates for the revised sections of the Zoning Resolution, if and when the new revisions are in effect, possibly some time in August.

This review was tabled for further discussion.

## K. Status of request for zoning information, see letter to the trustees dated January 23, 2017.

This review was tabled for further discussion.

## L. Definitions: The use of Webster's Dictionary or Wikipedia

This review was tabled for further discussion

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M. 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, 2016
*July 12, 2017		
	August 9, 2017	
	September 13, 2017	
*October 11, 2017		
	November 8, 2017	
	December 13, 2017	

BTZC-17-32 Motion to approve the meeting dates above was made by Mr. Pleso.

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.

BTZC-17-33 Motion to adjourn was made by Mr. Pleso

Second was made by Mr. McMonagle

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

Meeting was adjourned at 7:25 PM.

Recorded by Carolyn Marino, Secretary.