

Bristol Twp. Zoning Commission
Public Hearing Minutes June 14, 2017

- 1) The Public Hearing was called to order by Chairman Weeks at 6:30 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: Joe Parker, Tony Bailey, Brandy Bailey, Julia Mahan, Mark Webb, and Ellen Gordon.
- 5) Chairman Weeks read the Legal Notice for the meeting into the record: Published June 1, 2017 in the Free Press Trumbull Edition.
- 6) Discussion Topics:

A. 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.
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.

Discussion: Recommendation of the TCPC; see letter dated May 9, 2017. No action on these text changes, to the Zoning Resolution, will be taken at this Public Hearing.

**B. *Proposed New:*
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

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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.

Discussion: Recommendation of the TCPC; see letter dated May 9, 2017. No action will be taken on this addition of this new section of the Zoning Resolution at this Public Hearing.

C. 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

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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
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.](#)

Discussion: Recommendation of the TCPC; see letter dated May 9, 2017. No action on these text changes, to the Zoning Resolution, will be taken at this Public Hearing.

**D. 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,

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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.

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.

Discussion: Recommendation of the TCPC; see letter dated May 9, 2017. No action on these text changes, to the Zoning Resolution, will be taken at this Public Hearing.

E. 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.

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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: Recommendation of the TCPC; see letter dated May 9, 2017. No action on these text changes, to the Zoning Resolution, will be taken at this Public Hearing.

BTZC-17-25 Motion to adjourn was made by Mrs. Mastromatteo.

Second was made by Mr. Pleso.

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

Mastromatteo – yes, Mrs. Marino – yes.

Meeting adjourned at 6:50 PM.

Recorded by Carolyn Marino, Secretary.