

Meeting Bristol Twp. Zoning Commission
Regular meeting May 10, 2017

- 1) Meeting called to order by Chairman Weeks at 7:00 PM.
- 2) Roll Call: Present – Mr. Weeks, Mrs. Mostromateo, Mrs. Marino
- 3) Pledge of Allegiance was led by Mr. Weeks.
- 4) Attendance: Ellen Gordon & Mark Webb
- 5) Chairman Weeks read the Public Notice of meeting published in the Tribune on May 9, 2017 into the record
- 6) BTZC 17-17 Motion to approve the minutes from the Second Quarter Meeting April 12, 2017 was made by Mrs. Mastromatteo
Second was made by Mrs. Marino
Discussion: None
Roll Call: Mr. Weeks – yes, 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)
There were no questions or comments.
- 8) Discussion Topics:

A. Zoning Inspector report for April:

Ellen Gordon reported two certificates issued in April. See e-mail sent May 10, 2017.

B. Review 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 fences or walls that extend into the front yard; described as follows, from the front of the building to within ten (10) feet of the road right of way side line, 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 or wall shall be no higher than eight (8) feet from grade.

- Mr. Weeks stated that he received a letter from the Asst. Prosecuting Attorney stating that the language in this paragraph should be made clearer and more understandable and recommended the language in the following paragraph.

3. Alt: "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.

BTZC-17-18 Motion to approve 3.Alt paragraph to replace the wording in paragraph 3 was made by Mrs. Marino

Second was made by Mrs. Mastromatteo

Discussion: None

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

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

Meeting Bristol Twp. Zoning Commission
Regular meeting May 10, 2017

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-17-19 Motion to approve the text deletions and additions to Section 32 was made by Mrs. Marino

Second was made by Mrs. Mastromatteo

Discussion: Comments from the Asst. Prosecutor and the recommendation of the TCPC to approve the changes as submitted via letter dated April 14, 2017.

Roll call: Mr. Weeks – yes, Mrs. Mastromatteo – yes, Mrs. Marino - yes
A public hearing will be held on June 14@6:30pm in the meeting room here in the twp. admin bldg.

A Legal Notice will be published announcing said public hearing.

D. Request by Trustees to review Section 32 Fences and Walls Paragraph 3.

Write letter responding to Trustees request. When?
This was tabled for discussion at a later date.

E. New Section on Intermodal/Shipping Container(s)

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-17-20 Motion to approve new Section 39: Intermodal Container/Shipping Containers was made by Mrs. Marino
Second was made by Mrs. Mastromatteo

Discussion: Letter from the Trustees: Returned Section 6 non-conforming uses, paragraph 9. Recommendation of the TCPC was approved of the changes as submitted via letter on April 14, 2017.

Roll Call: Mr. Weeks – yes, Mrs. Mastromatteo – yes, Mrs. Marino - yes
A public hearing will be held on June 14@6:30pm in the meeting room here in the twp. admin bldg.

A Legal Notice will be published announcing said public hearing.

F. 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
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-17-21 Motion to approve the text additions to Section 5:
Classification of Uses "R" district Residential was made by Mrs.
Mastromatteo

Second was made by Mrs. Marino

Discussion: Recommendation of the TCPC was approval of the changes as submitted via letter on April 14, 2017. They thought adding Intermodal containers here was a good idea.

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

A public hearing will be held on June 14 @ 6:30pm in the meeting room here in the twp. admin bldg.

A Legal Notice will be published announcing said public hearing.

G. 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:

Meeting Bristol Twp. Zoning Commission
Regular meeting May 10, 2017

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.

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-17-22 Motion to approve the text additions to Section 5:
Classification of Uses "B" district (Business and Commercial) was made by Mrs. Mastromatteo

Second was made by Mrs. Marinjo

Discussion: Recommendation of the TCPC was approval of the changes as submitted via letter on April 14, 2017.

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

A public hearing will be held on June 14@6:30pm in the meeting room here in the twp. admin bldg.

A Legal Notice will be published announcing said public hearing.

Meeting Bristol Twp. Zoning Commission
Regular meeting May 10, 2017

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
Governmental				
Health & Welfare Agencies	C	C	P	P
Fire Station	C	C	P	P
Governmental Buildings	C		P	P
Township Hall	C		P	P
Industrial				
Shipping Containers				P
Fabrication				P
Manufacturing				P
Processing				P
Research & Testing				C
Warehousing				P
Miscellaneous				
Shipping Containers	C	C	C	
Wind Turbines	C	C	C	C
Signs	C	C	P	P

We won't take any action on revising Appendix E until the final approval of new section 39 is approved by the Zoning Commission.

H. Review Section 31 Driveways

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-17-23 Motion to approve the text additions and deletions was made by Mrs. Mastromatteo

Second was made by Mrs. Marino

Discussion: Recommendation of the TCPC was approval of the changes as submitted via letter on April 14, 2017.

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

A public hearing will be held on June 14@6:30pm in the meeting room here in the twp. admin bldg.

A Legal Notice will be published announcing said public hearing.

I. Issue of adopting rates for revised sections of the Zoning Resolution. See Letter from TC Asst. Prosecutor.

Mr. Weeks read a portion of the letter from the Asst. Prosecutor stating that “since the referenced sections of the zoning resolution, including Appendix A (Fees), are being amended in accordance with R.C. 519.12, the identified fees may be imposed at the time when the amendments take effect”.

J. Status of letter to the trustees requesting certain written information concerning Zoning Inspector reports. dated January 2017.

This was tabled for further discussion later.

K. Review Section 11 side yard Clearance See note in Zoning Book.

This was tabled for further discussion later.

SECTION 11: SIDE YARDS

Additions are green

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.

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.

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.

Meeting Bristol Twp. Zoning Commission
Regular meeting May 10, 2017

M. Definitions Use Webster’s Dictionary or Wikipedia for definitions.

This was tabled for further discussion later.

L. 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	
*October 11, 2017		
	November 8, 2017	
	December 13, 2017	

BTZC-17-24 Motion to adjourn was made by Mrs. Mastromatteo

Second was made by Mr. Marino

Discussion: none

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

Meeting adjourned at 7:25 PM.

Recorded by Carolyn Marino Secretary