

Bristol Twp. Zoning Commission  
First Quarter/Reorganization Meeting Minutes  
January 11, 2017

- 1) Meeting was called to order by Chairman Weeks at 7:00 PM.
- 2) Chairman Weeks led the Pledge of Allegiance.
- 3) Recognized Ken Weeks, recently appointed, term ending Dec. 31, 2017.  
Recognized Elaine Mastromatteo recently appointed to a five-year term ending Dec. 31, 2021.
- 4) Roll Call: present – Mr. Weeks, Mr. Pleso, Mr. McMonagle,  
Mrs. Mastromatteo, Mrs. Marino
- 5) Guests: Ray French, Ellen Gordon
- 6) Chairman Weeks read Public Notice of meeting that was in the Warren Tribune Chronicle’s Agenda section on January 10, 2017.
- 7) BTZC-17-001: Motion for chairman: Mr. Weeks – Nominated by Mr.  
McMonagle  
Second by Mr. Pleso  
Discussion - none  
Roll Call: Mr. Pleso – yes, Mr. McMonagle – yes, Mrs. Mastromatteo – yes, Mrs.  
Marino - yes  
  
BTZC-17-002: Motion for Vice Chairman: Mr. Pleso – Nominated by Mr.  
McMonagle  
Second by Mrs. Mastromatteo  
Discussion - none  
Roll Call: Mr. Weeks – yes, Mr. McMonagle – yes, Mrs. Mastromatteo – yes,  
Mrs. Marino - yes  
  
BTZC-17-003: Motion For Secretary: Mrs. Marino – Nominated by Mr.  
McMonagle  
Second by Mr. Pleso  
Discussion - none  
Roll Call: Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes,  
Mrs. Mastromatteo - yes
- 8) BTZC-17-004: Motion to confirm the following meeting dates for 2017, works  
session dates for 2017 and to reserve the right to revise these dates as necessary,  
to conduct the business of the Bristol Twp. Zoning Commission.

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

Motion by Mr. Weeks

Second by Mr. Pleso

Discussion - none

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

Mrs. Mastromatteo – yes, Mrs. Marino – yes

Motion Carried

- 9) BTZC-17-005: Motion to accept and confirm protocol as noted in the Ohio Revised Code, for following the Ohio “Sunshine Law”. The public is invited to all meetings. The public will be notified of meeting date, time and location through the Agenda published in the Warren Tribune Chronicle or via a legal notice published in the Free Enterprise when text or map changes to the Bristol Twp. Zoning Ordinance are being considered.

Motion by Mr. McMonagle

Second by Mr. Pleso

Discussion - none

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

Mrs. Mastromatteo – yes, Mrs. Marino – yes

Motion Carried

- 10) BTZC-17-006: Motion to establish protocol for approval of minutes for 2017.
- A) Distribute a copy of meeting minutes to members prior to the start of the meeting.
  - B) Each member will review the meeting minutes prior to the start of the meeting.
  - C) A motion to accept the minutes as written and received as long as no changes are required. If a change is required a motion must be approved, then the minutes may be accepted.

Motion by Mrs. Marino

Second by Mr. McMonagle

Discussion - none

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

Mrs. Mastromatteo – yes, Mrs. Marino – yes

Motion Carried

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10) BTZC-17-007: Motion to approve the minutes from the Public Hearing and Regular Meeting held on December 9, 2016 (Note those not present at this meeting should abstain.)

Motion by Mr. Pleso

Second by Mr. McMonagle

Discussion - none

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

Mrs. Mastromatteo – abstain, Mrs. Marino - yes

The secretary will forward the minutes to the fiscal officer of Bristol Twp.

12) General: Open to the public questions comments (5 min. maximum time per individual) - none

13) Discussion Topics:

A. Zoning Inspector report(s)

Mrs. Gordon said there was nothing to report for December.

B. Review Appendix A.

Appendix A

In accordance with Sections 19 and 20 of the Bristol Township Zoning Ordinance, the Bristol Township Zoning Commission has adopted the following rates to be charged for issuing a Zoning Certificate and certain other fees:

Residence or addition to a residence:

Per \$ 1,000 valuation                      \$ 2.00

Value Figured at \$ 50.00 per square foot

Garage, and/or accessory building (includes sheds/carports):

Per \$ 1,000 valuation                      \$ 2.00

Value Figured at \$ 20.00 per square foot

Business, Commercial & Industrial:

Per \$ 1,000 valuation                      \$ 2.00

Value figured at \$ 60.00 per square foot

Porches, Decks, Breezeways, Pavilions and Gazebos:

Per \$ 1,000 valuation                      \$ 2.00

Value figured at \$ 20.00 per square foot

**Formula to calculate fee:**

Multiply square feet fee by square feet of structure

Divide by 1000, multiply by 2

Example: 1500 sq ft home x \$ 50.00 = \$ 75,000

\$ 75,000 divided by 1000 = \$ 75.00

\$ 75.00 x 2 = \$ 150.00

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\$ 150.00 would be the fee for a 1500 sq ft home

Swimming Pools: \$10.00 flat fee (see section 28 paragraph 7) [not to include temporary pools]

**Pavilions and Gazebos: Certificate only required, no fee**

Fences: **No** Certificate required and no fee (see Section 32, paragraph 9).

Bridges on driveways: Certificate required, no fee (See Section 31 paragraph 4).

Signs: \$50.00 (see section 35 zoning certificate required)

Conventional Brine Injection Wells Class 2 and 3: \$10,000.00 (see section 29 first paragraph)

Zoning Variance Request: \$350.00 filing fee

Conditional Zoning Certificate Application fee: \$100.00 (see section 33.2 second paragraph)

Substantially Similar Use fee: (See 34.1 second paragraph, follow zoning variance request)

Application for a Zoning Amendment or supplement: \$300.00 (see section 22 first paragraph)

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Discussion: Mrs. Gordon thought that there should be a fee for Pavilions and Gazebos, Fences, and Bridges on driveways. Mr. Weeks noted that if we were to add fees to Fences and Bridges on driveways, we would have to change these in the Zoning Ordinance Book. Discussion on fees for Fences and Bridges was tabled and will be discussed at our next work session.

BTZC-17-008: Motion to add Pavilions and Gazebos to Porches, Decks and Breezeways.

Motion by Mr. Pleso

Second by Mrs. Mastromatteo

Discussion – These were not mentioned in the Zoning Ordinance Book so this can be changed now.

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

Motion Carried

If the motion is approved, the secretary will forward the document to the Bristol Twp Trustees for posting on the web site.

C. Request by Carolyn to reconsider our position on Intermodal containers used for housing.

Mrs. Marino stated that since there were ordinances for Intermodal containers to be covered and out of sight if used for storage, there should be some ordinances for the visual appearance of the outside of the containers if used as living areas. Decided to research and discuss later. Mrs. Mastromatteo will contact the Trumbull County Auditor's office to learn how these structures would be taxed.

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- D. Request by Chuck to review the zoning book.  
Mr. McMonagle requested that we go through the Zoning Ordinance Book and bring some outdated wording up to date. It was decided to Review and discuss as we find these.
- E. Request by Tim to review Section 36: Wind Turbines  
Mr. Pleso stated that he and others thought that the fee for small wind turbines was too high. He will research this for future discussion
- F. Request by Trustees to review Section 32: Fences and Walls  
Letter was read by Mr. Weeks.  
Discussion: Mr. French and Mrs. Gordon stated that there is property on route 45 that has an 8 foot fence in front of the house. See letter for their concerns.  
Research and discussion in Feb. meeting.
- Brake property was also discussed. Is it still commercial or has it reverted back to private property?
- G. Motion to send a letter to the trustees requesting monthly updates on any and all legal actions being pursued by the zoning inspector.  
Discussion with Mr. French and he said that he would see that we received this information. **No further actions were taken.** Chairman will write the letter.

Discussion: It was discussed that bridges in driveways should be strong enough and wide enough for the fire trucks to use if needed. Zoning Ordinance says that the bridge should have a load limit of 25,000 lbs.

Discussion: Mrs. Mastromatteo stated that the fees for Salt Water Injection Wells should be much higher (in the millions). Mr. French, Mrs. Gordon and Mr. Weeks all thought that there would be a law suit that we could not win.

- 11) BTZC-17-009: Motion to adjourn was made by Mrs. Marino at 8:20 PM.  
Second by Mr. McMonagle  
Roll Call: Mr. Weeks – yes, Mr. Pleso – yes, Mr. McMonagle – yes  
Mrs. Mastromatteo – yes, Mrs. Marino – yes.  
Motion Carried

Recorded by Carolyn Marino, Secretary