

Bristol Twp. Zoning Commission
Meeting Minutes June 12, 2019

- 1) The meeting was called to order by Chairman Weeks
- 2) Pledge of Allegiance was led by Chairman Weeks
- 3) Roll Call: Present – Mr. Weeks, Mrs. Mastromatteo, Miss Ash, Mrs. Marino
Mr. McMonagle was appointed to act as a member of the commission in the absence of Mrs. Martorana.
- 4) Mr. Weeks read the Public Notice of meeting, that was in the Warren Tribune on June 11th, into the record.
- 5) BTZC-19-18: Motion to approve the minutes from the Second Quarterly Meeting held on April 10, 2019 was made by Mrs. Mastromatteo.
Second was made by Mr. McMonagle.
Discussion: None
Roll Call: Mr. Weeks – yes, Mrs. Mastromatteo – yes, Miss Ash – yes, Mr. McMonagle – yes, Mrs. Marino – yes.
The Secretary will forward the approved minutes to the twp. fiscal officer for posting on the twp. web site.
- 6) General: Open to the public for questions comments (5 min. maximum time per individual).
Attendance: Mr. Bill Beachler, Mrs. Misty Berry, Mrs. Ellen Gordon, Mr. George Gordon, Mrs. Sandy Ash, Mr. Doug Seemann, Mr. Ray French, & Mr. Curt Holko.
Mrs. Berry was there to get some information for her Variance Hearing for Sec. 10 – Page 23 of the Zoning Ordinance.
- 7) Zoning Inspector Reports. Discussion follow up from our work session on May 8th. How can we better utilize them?
Mr. Weeks thanked Mrs. Gordon for all the information that she supplied us at our last work session. It was very informative and gave us some insight into what her job entailed.
- 8) Discussion of Section 519.212 and 4501.01 of the ORC. Tabled from the April 10 meeting and discussion from our work session on May 8th. Upon a closer look at these sections, It appears that we do have the right to regulate the use of campers and mobile homes but we are electing not to. Miss Ash will draft a letter as an addendum to the letter previously sent to the Trustees on this matter to be discussed at the next meeting.

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9) Discussion on Section 35: Sign Regulations

Past discussions have identified at least six (6) options:

Option 1: Remove all reference to electric/electronic signs in Section 35, therefore they would not be permitted in any district.

A vote was taken for this option: Mr. Weeks - No, Mrs. Masromatteo – No, Miss Ash – No, Mr. McMonagle – No, Mrs. Marino – No.

Option 2: Allow via zoning certificate any and all electric /electronic signs in the “B” Business and “I” Industrial districts only.

A vote was taken for this option: Mr. Weeks – No, Mrs. Mastromatteo – No, Miss Ash – No, Mr. McMonagle – No, Mrs. Marino – No.

Option 3: Allow via Conditional Use Certificate any and all electric/electronic signs in the “B” Business and “I” Industrial districts only.

A vote was taken for this option: Mr. Weeks – Yes, Mrs. Mastromatteo – Yes, Miss Ash – Yes, Mr. McMonagle – Yes, Mrs. Marino – Yes.

The vote did not go on to the next three options.

Mr. Holko gave us each a print-out that he thought would help in clarifying this section better. We will look at these and discuss the changes at a future meeting.

10) Discussion on this topic was tabled from the April 10th meeting and was discussed at our work session on May 8.

Revise Section 19 Zoning: add alphabet letters to the paragraphs and add text, paragraph F.

Adds are green deletes are in red

SECTION 19: ZONING CERTIFICATE

A. Before constructing, locating or changing the use of any premises, application shall be made to the Township Zoning Inspector for a Zoning Certificate. The application shall indicate the exact location of the proposed construction, alteration or change of use, and shall include a plot plan. Plans, and specifications showing the proposed locations and dimensions of the building and the proposed use, all of which shall be included in the permanent record of the applications within ten (10) days after receipt of the application. The Zoning Inspector shall issue a Zoning Certificate if the proposed construction, alteration, or change of use by the application complies with the requirements of this resolution and the application is accompanied by the proper fee, or shall refuse the same, if it does not comply.

B In the event of an emergency, including fire, windstorm, flood, or other act destroying all or part of the dwelling house, building, or structure, making the same uninhabitable, the zoning regulations herein may be temporarily suspended in-so-far as they may apply, at the discretion of the Zoning

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Inspector, by permitting a temporary structure to be used in the place of such destroyed building while it is being repaired or replaced. Under said conditions, the Zoning Inspector may permit the use of trailers under 1000 square feet or other building for a six (6) month period.

C. A Zoning Certificate when obtained by an applicant shall not be transferred to another person or to another property and the fee paid therefore shall be non-refundable.

D. The Zoning Inspector shall notify the applicant of any manner in which such application violates any of the terms and conditions of this resolution and the applicant may thereupon amend his application accordingly. If an application is denied by the Zoning Inspector, he shall notify the applicant in writing, setting forth the reasons for such denial. The applicant may present as appeal in accordance with the provisions of this resolution. In the event that the terms and conditions contained in said zoning certificates are not performed or in the event that the terms and conditions contained in said Zoning Certificates are not performed or in the event that the statements made in the application are untrue, said Zoning Certificate may be revoked on the order of the Zoning Inspector and thereupon all work under such revoked permit shall cease. In the event of such revocation, any construction, reconstruction, enlargements, or alterations of any building or structure not in conformity with such revoked permit or this resolution shall be deemed to be in violation of this resolution and shall be removed or restored at the expense of the violator and the cost.

F. A Zoning Certificate shall expire at the end of ninety (90) days from the date of issuance and unless construction, location change of use of or alteration of any building or premises is not commenced within said ninety (90) day period, a new application for another Zoning Certificate must be made with the Zoning Inspector. For any renewal, reconstruction, enlargement or other change of any nonconforming use, the owner of the premises must make an application to the Zoning Inspector for a Zoning Certificate.

F. An "Occupancy Letter" shall be submitted to the Zoning Inspector before occupancy of a new dwelling or one that is being reconstructed after a disaster. There will be no charge for this "Occupancy Letter". A copy of the Occupancy Letter will be forwarded to the Bristol Twp. fire dept for their records.

G. It shall be the sole responsibility of other Record Owner of the real estate to secure any permit zoning certificate required in the Zoning Resolution, regardless of any private contract, lease, or agreement to the contrary enforcement of this Zoning Resolution shall be against the Record Owner of the real estate, and any other interested party.

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There was some discussion about whether paragraph F needed to be in this section or not. It was stated that when a new address number is issued, the Fire Department is notified. This was tabled again for further discussion.

- 11) BTZC-19-19: Motion to revise the calendar by changing the June 12th work session to a regular meeting. Change the August 14th work session to a meeting Tentatively schedule a public hearing for August 28th was made by Mrs. Mastromatteo.

Second was made by Miss Ash

Discussion: None

Roll Call: Mr. Weeks – Yes, Mrs. Mastromatteo – Yes, Miss Ash – Yes, Mr. McMonagle – Yes, Mrs. Marino - Yes

*Quarterly/Regular Meetings 2019	Work Sessions	Public Hearings
*January 9	February 13	
*April 10	March 13	
	May 8	
June 12		
*July 10		
August 14		
September 11	November 13	August 28
*October 9	December 11	

- 12) Continue discussion on the letter from Mark Finamore to Charles McMonagle Mrs. Gordon explained to us that the Nuisance process is a longer drawn out process and the basis for filing is the same. This was tabled for further discussion.

Mr. French called our attention to the County wanting permits for about 14 items that was brought up for a vote. A few being: Hot Water Heater replacements, Siding replacement, Small patio/porches, Roof replacement, etc. They were also talking about drones to check for violators. This was voted down.

- 13) BTZC-19-20: Motion to Adjourn was made by Miss Ash.

Second was made by Mr. McMonagle

Roll Call: Mr. Weeks – Yes, Mrs. Mastromatteo – Yes, Miss Ash – Yes, Mr. McMonagle – Yes, Mrs. Marino – Yes.

Meeting was Adjourned at 8:11 PM

Recorded by Carolyn Marino - Secretary