

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

May 12

14

The City of Cortland Planning, Zoning & Building Commission met on Monday, May 12, 2014 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Vice Chairman, Charles Peck, Sally Lane, James Chubb, and John Picuri. Also present were Mayor Curt Moll, Service Director Don Wittman, and Law Director Patrick Wilson.

Charles Peck: It is 7:00, Monday, May 12, 2014. I'd like to call to order the regular meeting of Cortland Planning, Zoning & Building Commission. Can we have roll call please?

Roll Call: Bill Sasse, absent; Sally Lane, here; John Picuri, here; Charles Peck, here; Jim Chubb, here.

Charles Peck: Can I have a motion for approval of commission minutes for April 14, 2014 meeting?

Jim Chubb made a motion to approve April 14, 2014 meeting minutes, seconded by John Picuri.

Roll Call: Jim Chubb, yes; Sally Lane, yes; Bill Sasse, absent; John Picuri, yes; Charles Peck, abstain. **MOTION APPROVED.**

Charles Peck: Old Business: Don, can you review the zone change request and recommendation for Highlands Ridge, please?

Don Wittman: The area platted as Custer Estates, which is also known as Highlands Ridge, is still zoned Industrial based on the fact that that was the zoning in 1995 when the plat was approved by this board and ultimately City Council. At that time, you could build single family in an industrial district. Since then, the board and subsequently council passed legislation requiring the use to meet the classification which banned residential within Industrial. So what I am looking at doing is cleaning up this area of the map where there is a non-conforming use with the underlying zoning classification. In addition to the Highlands Ridge Subdivision, there are 5 parcels along High Street that essentially the first 200 feet are RM, the last back portion is Industrial. We are looking at removing the zoning or reclassifying the zoning of Industrial within those parcels to meet the surrounding Residential Multi-family. That would be my recommendation.

Mayor Moll: Is #50 Multi-family now? Why is it showing pink?

Terri Barnovsky: Yes, it is shown as pink on the map, it was mixed but because of the way it was coded in the spreadsheet as mix of RM/I so the cartographer gave it a Null.

Patrick Wilson: Don, the other 4 that are mixed are 46, 47, 48, 49.

Don Wittman: Yes. So the whole parcels would go to RM.

Mayor Moll: The other back part of that is the nursing home?

Don Wittman: Correct.

Mayor Moll: And it is Industrial now, so it would go to RM also?

Don Wittman: No, that is not included, nor is the vacant tract of land north of Highlands Ridge. That was too much of a stretch to rezone the vacant land.

Mayor Moll: Didn't they abandon that little street stub?

Don Wittman: That has not been abandoned.

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CITY HALL

May 12

14

Mayor Moll: So you could develop that but if someone wanted to come in and develop that they would have to do a zone change.

Don Wittman: Correct.

John Picuri: So the one to the north is staying Industrial?

Don Wittman: Correct. Right now it is vacant and there is no issue with the use not meeting the zoning classification. That being said, there are vacant lots in Highlands Ridge. It was developed as a subdivision, the only use you could have for those based on size would be residential.

Mayor Moll: The back on 49, the 10 feet that is also affected.

Don Wittman: Yes.

Charles Peck: Those lots are zoned two different classifications?

Don Wittman: Yes, to the best of our information.

Mayor Moll: So this was a metes and bounds description of the zoned area?

Don Wittman: Yes.

Mayor Moll: Okay.

John Picuri: So to clean this up, the industrial vacant piece to the north – will that need to eventually be addressed as well since a portion of that is mixed?

Don Wittman: We will leave that as is based on that line. It is vacant land. The front half is being used as residential but the back half is vacant woodland.

Charles Peck: What is the status of the unnumbered lots between 46 and back south towards Elizabeth?

Don Wittman: Those are all RM.

Charles Peck: And they aren't affected by this at all?

Don Wittman: Correct. It will be all of the lots enumerated in Highlands Ridge (1-45) and then 46, 47, 48, 49, and 50. That is the recommendation.

John Picuri: The parcel south of 50, does that have 3 different classifications?

Terri Barnovsky: Where it shows pink on #50 and on #1 it should actually be brown – those areas are RM. It showed as RM/I and so the consultant gave those pink, needing clarification.

John Picuri: What is south of the subdivision, Don?

Don Wittman: That is Cortland Healthcare.

John Picuri: And that goes all the way to the railroad right-of-way?

Don Wittman: I believe so.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

May 12

14

Mayor Moll: That includes both of those parcels plus that little strip of land that goes to High Street which is their driveway.

Patrick Wilson: We had them in here on that, didn't we?

Don Wittman: They were looking at some development and we told them they would have to do a zone change.

Mayor Moll: So we are doing it for them?

Don Wittman: Not at this time. This is more of a priority because technically, I shouldn't even be issuing any zoning permits until that industrial is changed.

Charles Peck: Any other question of the director on this information?

Charles Peck: Can I have a motion for approval of **09-14 Set Public Hearing**. The purpose of the public hearing is to consider a zone change request for various parcels with an Industrial, I-1 or mix Residential, RM / Industrial, I-1 designation in Custer Estates (aka the Highlands Ridge Subdivision) and 5 adjacent parcels with a RM / I-1 designation. Request to change to RM, Residential Multi Family. **Public hearing to be set for June 9th at 6:45 p.m.**

John Picuri made a motion for approval of **09-14**, seconded by **Sally Lane**.

Charles Peck: Any other discussion? Can we have roll call please?

Roll Call: **Sally Lane, yes; Bill Sasse, absent; Jim Chubb, yes; John Picuri, yes; Charles Peck, yes. MOTION PASSED.**

Charles Peck: Is there any more business to come before the commission? Seeing none, can we have a motion for adjournment?

Jim Chubb made a motion to adjourn the meeting, seconded by **Sally Lane**.

Roll Call: **John Picuri, yes; Charles Peck, yes; Sally Lane, yes; Jim Chubb, yes; Bill Sasse, absent. MOTION APPROVED.**

Meeting Adjourned: 7:11pm.

William Sasse, Chairman

Date

Teresa Barnovsky, Secretary