

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 8

15

Mayor Moll swore in Donald Fatobene to fill the term expiring December 31, 2017.

The City of Cortland Planning, Zoning & Building Commission met on Monday, June 8, 2015 at 6:30 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Bill Sasse, Vice Chairman John Picuri, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

| | | |
|------------------------|-----------------------------|-----------------|
| Todd Metzendorf | Fire Dept. | Cortland |
| Jim Woofter | 261 Fox Run | Cortland |
| Amanda Moriarty | 2122 State Route 305 | Cortland |
| James Moriarty | 2122 State Route 305 | Cortland |
| Craig Anton | 885 West State St. | Salem |
| Debra Ulrich | 144 Diamond Way | Cortland |
| Scott Rowley | 259 Whitetail | Cortland |

Bill Sasse: Good evening. It is 6:30, Monday, June 8, 2015. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 05-15. The purpose of the public hearing is to consider variance requests to exceed the number of permitted ground mounted and wall mounted signs, two each; to exceed the size allowed for each ground mounted sign by twenty square feet; and to exceed the maximum height for directional signs – located on parcel 34-107949 (SW corner of SR 46 and SR 305). Is there someone here to speak on behalf of this request?

Amanda Moriarty: I am curious about it because we live right next to this lot.

Bill Sasse: I am going to have someone speak for the request first, okay?

Craig Anton: My name is Craig Anton. I represent Dunkin Donuts. My architect is not here at the moment so I will be able to answer any questions.

Bill Sasse: Why are you requesting the variance?

Craig Anton: Starting with the building signs – we are just trying to hold to our Dunkin corporate image. So what we are asking for links very closely to what we have done with our Belmont Avenue location that opened up recently and what we are doing in Lisbon that will open up in a couple of months.

Bill Sasse: Are these about normal for Dunkin Donut signs?

Craig Anton: Yes. They have changed over the years but these are the latest and greatest.

Bill Sasse: Have they shrunken a little bit from what they originally were? Are they smaller than they originally were?

Craig Anton: I think the front one is shrunk a little bit, yes.

Mayor Moll: The initial request came in and they were pole mounted signs I think. We discussed and agreed that ground mounted would be a better alternative.

Bill Sasse: Does anyone have any questions? Is there anyone here to speak against the variance requests?

Amanda Moriarty: My name is Amanda Moriarty, 2422 State Route 305. I am just curious where this is going to be located. We also have other issues that need attended to

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– I am not sure if we can speak to you about that, if you are the representative or not. That lot floods our land pretty bad. Also, I had called the end of May about the grass needing to be cut there. I would say it now about 4 feet high and it still hasn't been cut. The lady I had spoken to had said that she would send out a letter. A gentleman came over and told us – “don't worry about it, we'll get it cut” – that was over a week ago and it is still not cut.

Bill Sasse: Don, can you address this?

Don Wittman: I don't think it is pertinent to the public hearing regarding the variance requests. I will be more than happy to address the issue of grass after the meeting.

Amanda Moriarty: And the issue of the grading and the flooding?

Curt Moll: I believe the plans they have put forward address many of those.

Bill Sasse: What we are addressing right now is the sign variance.

Amanda Moriarty: They are not going to be super tall and blocking the view?

Bill Sasse: No we have regulations and these are a little bit over what our regulations state but our regulations are pretty tight.

Curt Moll: Our main issue with these signs – they are very similar to what we have in most of the other businesses in town. It is just that this business like Burger King or some of those others address two different roads so they are asking for two signs instead of one. That is basically what we are doing here instead of asking them which street they want to operate on.

Don Wittman: I just wanted to revisit the request here for the record so that we are clear as far as all that is being asked when it comes up for a vote. Right now we are having one public hearing for four separate variance requests. The first matter that will come before the board will be to exceed the number of ground mounted signs. The sign ordinance only allows one ground mounted sign – they are seeking to place an additional ground mounted sign on State Route 305. The second variance request is exceeding the area restriction for ground mounted signs which is 48 sq. ft., essentially that is to allow for changeable message board underneath the Dunkin Donuts logo. The original request had come in with an electronic readerboard on a pole mounted sign. The third request is for the additional wall mounted sign – here again due to the nature of having frontage on two highways. The fourth variance request is for exceeding the height of directional signs. The maximum height per ordinance is 3', their standard entrance / exit signage are 4' 10".

Bill Sasse: Anything else, Don? Thank you for the input. That makes it a lot clearer as to what we are doing. Does anyone have any questions?

John Picuri: What is the reason for the 4' 10" vs. the standard?

Craig Anton: The directional signage?

John Picuri: Correct.

Craig Anton: Most of what we put forth is the Dunkin Donuts standard and what they target as a brand and what they hold us to.

Mayor Moll: The bottom of the sign is 3' 5" high and the top is 4' 10" based on the drawing here.

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Jim Woofter: I have taken pictures of these particular signs they are requesting from another location.

John Picuri: And they are far enough off of the right-of-way that there is not an issue?

Mayor Moll: Yes, line of sight.

Bill Sasse: The only question I had, is why not a corner sign instead of a sign on 46 and on 305?

Craig Anton: We did not think we would get the same visibility with one on the corner. Depending on how you angle it you are going to miss some of that traffic either way. Plus it helps us delineate where our entrances are, helping traffic flow. Those were the two considerations.

Bill Sasse: Does anyone else have any questions? Seeing no further comments, I would like to ask for a motion that the public hearing be closed.

John Picuri made a motion to close the public hearing, seconded by **Sally Lane**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, June 8, 2015 at 6:50 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Bill Sasse, Vice Chairman John Picuri, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

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| Todd Metzendorf | Fire Dept. | Cortland |
| Jim Woofter | 261 Fox Run | Cortland |
| Craig Anton | 885 West State St. | Salem |
| Debra Ulrich | 144 Diamond Way | Cortland |
| Scott Rowley | 259 Whitetail | Cortland |
| Lisa Hartman | 106 Troy Pl. | Cortland |
| Bob Hartman | 106 Troy Pl. | Cortland |
| Suzie Gorse | 165 N Colonial | Cortland |
| Don Gorse | 165 N Colonial | Cortland |

Bill Sasse: Good evening. It is 6:50, Monday, June 8, 2015. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 06-15. The purpose of the public hearing is to consider a variance request to encroach on the 10' side lot line setback requirement and construct an addition on an existing accessory building within five (5) feet of the side lot line – located at 165 N. Colonial Dr. Who do we have to speak for this variance request?

Don Gorse: My name is Don Gorse, 165 N. Colonial Dr.

Bill Sasse: And you would like the variance, why?

Don Gorse: We would like to add on to the existing building.

Bill Sasse: Is the old aluminum shed coming down?

Don Gorse: Yes, that one will be gone.

Bill Sasse: I went over and took a look at it and the building he is adding on to, is just a work of art. I understand this gentleman does everything in an immaculate way and I commend you for that. Does anyone have any questions?

Curt Moll: The existing building is already 5 feet from the lot line?

Don Gorse: Correct.

John Picuri: And the existing shed – this is going to replace that and it is going to be completely removed?

Don Gorse: Yes.

Bill Sasse: Does anyone else have any questions? Is there anyone here to speak against the variance request? Hearing none, I would like to ask for a motion that the public hearing be closed.

John Picuri made a motion to close the public hearing, seconded by **Don Bell**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, June 8, 2015 at 6:55 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Bill Sasse, Vice Chairman John Picuri, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

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| Debra Ulrich | 144 Diamond Way | Cortland |
| Scott Rowley | 259 Whitetail | Cortland |
| Lisa Hartman | 106 Troy Pl. | Cortland |
| Bob Hartman | 106 Troy Pl. | Cortland |
| Suzie Gorse | 165 N Colonial | Cortland |
| Don Gorse | 165 N Colonial | Cortland |

Bill Sasse: Good evening. It is 6:55, Monday, June 8, 2015. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 07-15. The purpose of the public hearing is to consider a variance request to encroach on the 10’ rear lot line setback requirement and the 38’ side lot line set back for a corner lot and place a shed within two (2) feet and eighteen (18) feet respectively – located at 106 Troy Place. Who do we have to speak for this request?

Bob Hartman: Bob Hartman, 106 Troy Place.

Bill Sasse: Why are you requesting the variance?

Bob Hartman: We have a narrow back yard and we would like to have the ten foot from the rear changed to two foot and the 38 feet from the road changed to eighteen foot?

Bill Sasse: And the reason it has to be that close to the property line?

Bob Hartman: Because it is a narrow back yard.

Bill Sasse: Does anyone have any questions?

John Picuri: Don, does the city have any issue with the eighteen foot off the curb line from a maintenance standpoint?

Don Wittman: From a maintenance, no. The actual side setback for a corner lot is 20 feet so the eighteen feet from the curb includes approximately 12-13 feet of the right of way so it will actually be fifteen feet into that but will still be outside of anywhere our utilities are located.

John Picuri: And it is a 8’ x 12’ shed?

Bob Hartman: Yes.

Mayor Moll: How far is it from the patio to the shed?

Bob Hartman: (inaudible)

Mayor Moll: So about the same from there to the street?

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Bob Hartman: Yes.

Bill Sasse: Is there anyone here to speak against this variance?

Debra Ulrich: My name is Debra Ulrich. I live at 144 Diamond Way and I have this property next to 106. I just want to make sure because I have a lot number for this property on Troy so I assume we are speaking of the same.

Bob Hartman: We are putting it closer to the street on the other side of the house.

Debra Ulrich: That is why I am questioning. I have Lot 38 on Troy – the people that live to the left side of it have already put a large shed there so is this already there?

Bob Hartman: No.

Debra Ulrich: So, I just want to make sure we are all speaking of the same thing and the same property. I guess that is my first question.

Bill Sasse: I don't understand the question – is it going to be abutting your property?

Debra Ulrich: I want to make sure that we are speaking of the same property.

Terri Barnovsky: If you want to look, I have the map.

Patrick Wilson: Do you know your parcel number?

Debra Ulrich: It is Lot 38.

Terri Barnovsky: Your lot is across the street from this property.

Patrick Wilson: So you are across the street not abutting this property.

(Discussion of the map)

Debra Ulrich: Okay, I just wanted to make sure.

Bill Sasse: Thank you very much. Does that answer your questions?

Debra Ulrich: Yes. The reason I think it is mine because there is a shed placed and I would question how close to my property and there should be a variance there also.

Patrick Wilson: That is an issue you could raise directly with Terri. That is not the issue tonight.

Debra Ulrich: Thank you.

Bill Sasse: Is there anyone else who would to speak against this variance? Hearing none, could I have a motion to close the public hearing?

John Picuri made a motion to close the public hearing, seconded by **Don Bell**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, June 8, 2015 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman, Bill Sasse, Vice Chairman John Picuri, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

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| Todd Metzendorf | Fire Dept. | Cortland |
| Jim Woofter | 261 Fox Run | Cortland |
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| Scott Rowley | 259 Whitetail | Cortland |
| Lisa Hartman | 106 Troy Pl. | Cortland |
| Bob Hartman | 106 Troy Pl. | Cortland |
| Suzie Gorse | 165 N Colonial | Cortland |
| Don Gorse | 165 N Colonial | Cortland |
| Jeff Meyers | 136 N Water St. | Kent |
| Sarah M? | 136 N Water St. | Kent |
| Tony Petrocco | 413 Maplewood | Cortland |
| Mark Wilson | 230 Windsor Park | Cortland |

Bill Sasse: It is Monday, June 8, 2015. 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, here; Sally Lane, here; John Picuri, here; Don Bell, here; Donald Fatobene, here.

Bill Sasse: Before we go any further, I would like to introduce Don Fatobene, our new member of the Planning Commission – you are welcome here.

Donald Fatobene: Thank you.

Bill Sasse: Can I have a motion for approval of commission minutes for May 11, 2015 meeting?

Don Bell made a motion to approve May 11, 2015 meeting minutes, seconded by **John Picuri**.

Roll Call: Donald Fatobene, yes; Sally Lane, yes; Bill Sasse, abstain; John Picuri, yes; Don Bell, yes. **MOTION APPROVED.**

Bill Sasse: Is there any old business to come before this Commission? Hearing none, can I have a motion for approval of **09-15: Variance request for 165 N. Colonial Dr.** The request is to encroach on the 10' side lot line setback requirement and construct an addition on an existing accessory building within five (5) feet of the side lot line.

John Picuri made a motion for approval of **09-15**, seconded by **Sally Lane**.

Bill Sasse: Who do we have to speak here for this request?

Don Gorse: Don Gorse, 165 N. Colonial.

Bill Sasse: And you want the variance, why?

Don Gorse: We would like to put an addition on the existing building.

Bill Sasse: Does anyone have any further questions? Is there anyone to speak against this variance? Hearing none, can I have a vote on 09-15 please?

Roll Call: Sally Lane, yes; Bill Sasse, yes; Donald Fatobene, yes; John Picuri, yes; Don Bell, yes. **MOTION PASSED.**

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Bill Sasse: Can I have a motion for approval of **10-15: Variance request for 106 Troy Place?** The request is to encroach on the 10' rear lot line setback requirement and the 38' side lot line set back for a corner lot and place a shed within two (2) feet and eighteen (18) feet respectively.

Sally Lane made a motion for approval of 10-15, seconded by John Picuri.

Bill Sasse: Do we have someone here to speak for this variance?

Bob Hartman: Bob Hartman.

Bill Sasse: Does anyone have any further questions? Hearing none, can I have a vote on 10-15 please?

Roll Call: John Picuri, yes; Don Bell, yes; Sally Lane, yes; Donald Fatobene, yes; Bill Sasse, yes. MOTION PASSED.

Bill Sasse: Can I have a motion for approval of **11-15: Variance request for parcel 34-107949 (SW corner of SR 305 and SR 46).** The request is to exceed the number of permitted ground mounted signs and have an additional ground mounted sign located on north side of property on SR 305.

Don Bell made a motion for approval of 11-15, seconded by Sally Lane.

Bill Sasse: Is there anyone here to speak for this request?

Jeff Myers: Jeff Myers, 136 N. Water St. The reason is the practical difficulty of having a Dunkin facing two streets, and wanting to identify the building to the public, and having proper safety for the vehicles getting in and out of the site.

Bill Sasse: The question I have, are these internally lit?

Jeff Myers: Yes they will be internally lit.

Bill Sasse: So there will be no lights shining on them or anything along those lines?

Jeff Myers: No.

Bill Sasse: They will be surrounded by grass where no one can back into them or anything?

Jeff Myers: Yes.

Bill Sasse: Does anyone else have any questions? Hearing none, can I have a vote on 11-15 please?

Roll Call: John Picuri, yes; Donald Fatobene, yes; Sally Lane, yes; Don Bell, yes; Bill Sasse, yes. MOTION PASSED.

Bill Sasse: Can I have a motion for approval of **12-15: Variance request for parcel 34-107949 (SW corner of SR 305 and SR 46).** The request is to exceed the size allowed for each ground mounted sign by twenty square feet.

Don Bell made a motion for approval of 12-15, seconded by Sally Lane.

Bill Sasse: Can I ask why they need to be a little larger?

Jeff Myers: There are two general reasons. The first being that these are the standard signs that Dunkin uses and the second is if you make them any smaller they are not going to be legible driving by at current speeds. There is a ratio of letter height to the speed of the road.

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Bill Sasse: Does anyone else have any questions? These are also internally lit?

Jeff Myers: Yes.

Bill Sasse: Are there any questions? Hearing none, can I have a vote on 12-15 please?

Roll Call: **Bill Sasse, yes; Sally Lane, yes; Don Bell, yes; Donald Fatobene, yes; John Picuri, yes. MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of **13-15: Variance request for parcel 34-107949 (SW corner of SR 305 and SR 46)**. The request is to exceed the number of permitted wall mounted signs and place an additional sign on the north face of the building.

Don Bell made a motion for approval of **13-15, seconded by Sally Lane**.

Bill Sasse: The number of wall mounted signs, you are wanting to exceed that – again is that just for traffic reasons? I am not trying to put words in your mouth.

Jeff Myers: Yes, again we want to make sure that we are (inaudible).

Bill Sasse: Are these interior lit signs?

Jeff Myers: Yes they are.

Bill Sasse: Does anyone else have any questions? Hearing no further questions, can I have a vote on 13-15 please?

Roll Call: **Bill Sasse, yes; Sally Lane, yes; John Picuri, yes; Don Bell, yes; Donald Fatobene, yes. MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of **14-15: Variance request for parcel 34-107949 (SW corner of SR 305 and SR 46)**. The request is to exceed the maximum height for directional signs.

Don Bell made a motion for approval of **14-15, seconded by Sally Lane**.

Bill Sasse: I understand this is a little bit higher than our normal. Can I ask the reason?

Jeff Myers: These are the standard height for Dunkin brand directional signs.

Bill Sasse: They don't have smaller ones?

Jeff Myers: They don't have standard lower ones. We have done studies on height of sign and ability of cars to see – the 3 feet in your zoning code I would state might be a little too low for what would be a typical situation. The height we have is not abnormal to other directional signage.

Bill Sasse: Does anyone else have any other questions? Hearing none, can I have a vote on 14-15 please?

Roll Call: **Donald Fatobene, yes; Sally Lane, yes; Bill Sasse, yes; John Picuri, yes; Don Bell, yes. MOTION PASSED.**

Bill Sasse: Next on the agenda, can I have a motion for approval of **15-15: Commercial Building - Dunkin Donuts – SW Corner of SR 46 & SR 305 (Parcel 34-107949), 2486 Sq. Ft.**

Sally Lane made a motion for approval of **15-15, seconded by John Picuri**.

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Bill Sasse: Don, do you have any problem with this building at all?

Don Wittman: That is just a pretty vague question.

Bill Sasse: As far as I am concerned, it should be pretty cut and dry, they build a million of them.

Don Wittman: Well, they may build a million of them, but this is the first one in the City of Cortland. We have ordinances that need to be followed. As far as compliance with city ordinances, they exceed the parking requirement, they are providing the ten foot buffer. They are meeting the front setbacks, and side setbacks for a corner lot. We have worked with the owner to come up with a workable ingress/egress plan that met our ordinances and met the spirit of the Highway Access Management Guideline based on the traffic on that corner. So there is a lot of thought put into this by a lot of individuals looking at the best interest of the city as well as the owner of the property.

Bill Sasse: Do we also have a retention pond? I noticed on there are pine trees as a buffer between the property and the houses next to it.

Jeff Myers: Yes we will be in compliance with all of the zoning requirements.

Bill Sasse: And the green space, we will have plenty of green space?

Don Wittman: Yes, the green space is met and adhered to. The approval of this plan by this board will move it into the next step where they can do the final design on storm water calculations and submit a drainage plan that complies with county standards.

John Picuri: And that technically may or may not be an actual pond.

Don Wittman: Yes, the wet ponds or retention basins are falling out of favor and addressed more through best management practices such as vegetative swales, and provide an area that will only hold water when you get your fifty year storm which seems like every other year now.

Bill Sasse: You do understand about the Knox Box?

Jeff Myers: Yes.

Bill Sasse: Does anyone else have any other questions? Hearing none, can I have a vote on 15-15 please?

Roll Call: Sally Lane, yes; Bill Sasse, yes; Donald Fatobene, yes; John Picuri, yes; Don Bell, yes. **MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of **16-15: Ground Mounted Sign - Dunkin Donuts – Sign located on SR 46 (Parcel 34-107949) – 68 sq. ft.**

Don Bell made a motion for approval of 16-15, seconded by Sally Lane.

Mayor Moll: This is one of the two you gave variances for. This is the ground mounted sign for 46.

Don Wittman: This is for the actual approval of the sign. With the sheds, you just approve the variance and I will issue the zoning permit. With this, you approved the variance in the previous matter and now we are looking at the sign itself to give approval. There are more components that just the variance.

Bill Sasse: Does anyone else have any questions?

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Mayor Moll and Patrick Wilson: Have them present the sign.

Jeff Myers: The ground mounted sign is shown here. (Inaduable) It is surrounded by brick which fits your city. It is brick around the sign so it is mounted in there which is part of the conceptual design of the whole site. It is a typical Dunkin Donuts sign.

Bill Sasse: It is internally lit?

Jeff Myers: Yes.

Bill Sasse: The reason I keep asking that is when you have lights shooting up can cause glare. Does anyone else have any questions? Seeing none, can I have a vote on 16-15 please?

Roll Call: John Picuri, yes; Don Bell, yes; Sally Lane, yes; Donald Fatobene, yes; Bill Sasse, yes. **MOTION PASSED.**

Bill Sasse: Next, can I have a motion for approval of **17-15: Ground Mounted Sign** - Dunkin Donuts – Sign located on SR 305 (Parcel 34-107949) - 68 sq. ft.

Don Bell made a motion for approval of **17-15**, seconded by **Sally Lane.**

Bill Sasse: Same sign, different spot. Does anyone have any questions? Hearing none, can I have a vote on 17-15 please?

Roll Call: John Picuri, yes; Donald Fatobene, yes; Sally Lane, yes; Don Bell, yes; Bill Sasse, yes. **MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of **18-15: Wall Mounted Sign** - Dunkin Donuts – “East Elevation” (Parcel 34-107949) – 52.8 sq. ft.

Don Bell made a motion for approval of **18-15**, seconded by **Sally Lane.**

Jeff Myers: We selected the two signs for the wall based on the architecture of the building. The sign we are talking about now is more a vertical element to enhance the verticality of that entrance of the building. The sign we will talk about next is more horizontal to pick up on the horizontal length of the building to complement the building’s architecture.

Bill Sasse: That is not lit at all is it?

Jeff Myers: Internally lit.

Bill Sasse: Does anyone have any other questions? Hearing none, can I have a vote on 18-15 please?

Roll Call: Bill Sasse, yes; Sally Lane, yes; Don Bell, yes; Donald Fatobene, yes; John Picuri, yes. **MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of **19-15: Wall Mounted Sign** - Dunkin Donuts – “North Elevation” (Parcel 34-107949) – 87.5 sq. ft.

Sally Lane made a motion for approval of **19-15**, seconded by **Don Bell.**

Bill Sasse: Same sign, different spot?

Mayer Moll: No, this is the long sign.

Bill Sasse: It is the one above the door here? Again, that one is internally lit?

Jeff Myers: Yes, internally lit.

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Bill Sasse: Any questions? Hearing none, can I have a vote on 19-15 please?

Roll Call: **Bill Sasse, yes; Sally Lane, yes; John Picuri, yes; Don Bell, yes; Donald Fatobene, yes. MOTION PASSED.**

Bill Sasse: And that's it for Dunkin Donuts. Next on the agenda can I have a motion for approval of **20-15: Replat of Lots 366 & 367 of Shepherd's Hill Plat #22.**

Sally Lane made a motion for approval of 20-15, seconded by Don Bell.

Bill Sasse: Who is here to represent this?

Tony Petrocco: Tony Petrocco here to represent WAE Corporation. The replat makes lot 367 a little smaller to accommodate Lot 366, when we realized the property line is in the middle of the driveway to our pole barn. So we moved it over to make sure the entire driveway is on one lot. Nothing else has changed but that property line. We did have plans at one time to put two commercial buildings on the two separate lots that made up 367 but that fell through so we are keeping that as one lot instead of two separate lots.

Bill Sasse: Does anyone have any questions? The city has no problem with this, does it Don?

Don Wittman: No. Essentially you are – there were always two lots, but 367 was set up to be two separate lots?

Tony Petrocco: Correct.

Don Wittman: So 366 was like two triangles stacked on one another, so that is where we are seeing that existing dash lot line. Essentially you are lining it up better with the adjacent property lines.

Tony Petrocco: Correct.

Bill Sasse: Does anyone else have any questions? Hearing none, can I have a vote on 20-15 please?

Roll Call: **Donald Fatobene, yes; Sally Lane, yes; Bill Sasse, yes; John Picuri, yes; Don Bell, yes. MOTION PASSED.**

Don Wittman: Just for the record for our new members, this will go to Council as a recommendation for approval and they will have final say to authorize the Mayor to sign.

Mayor Moll: Can we have a before and after drawing when we go to Council?

Don Wittman: Yes.

Mayor Moll: Thank you.

Bill Sasse: Can I have a motion for approval of **21-15: Set Public Hearing for Zone Change Request** – The request is to change the zoning of portion of Parcel No. 30-000063 located on SR 5 from RM – Residential Multi-family to I-1 Industrial. The time is not listed here.

Terri Barnovsky: I apologize for that.

Patrick Wilson: Terri will say it for the record.

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Terri Barnovsky: Public hearing to be set for 6:50 p.m. on July 13, 2015.
Don Bell made a motion for approval of 21-15, seconded by **Sally Lane**.

Roll Call: **Sally Lane, yes; Bill Sasse, yes; Donald Fatobene, yes; John Picuri, yes; Don Bell, yes. MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of 22-15: **Wall Mounted Sign** – Peak Performance – 230 Windsor Dr. – 3’ x 2’.
Don Bell made a motion for approval of 22-15, seconded by **Sally Lane**.

Bill Sasse: Who is here to speak for that?

Mark Wilson: Mark Wilson.

Bill Sasse: I don’t have any question, except to say thank you for such a nice drawing of the signs.

Mark Wilson: My wife did that.

Bill Sasse: Does anyone have any questions? Hearing none, can I have a vote on 22-15 please?

Roll Call: **John Picuri, yes; Don Bell, yes; Sally Lane, yes; Donald Fatobene, yes; Bill Sasse, yes. MOTION PASSED.**

Bill Sasse: Can I have a motion for approval of 23-15: **Wall Mounted Sign** – Peak Performance – 230 Windsor Dr. – 10’ x 2’.
Sally Lane made a motion for approval of 23-15, seconded by **Don Bell**.

Don Wittman: The reason there is not a variance request even though there are two signs, there is physical therapy in the main unit and there is additional entry door to the left with the business name.

Patrick Wilson: You are leasing two units in that building?

Mark Wilson: Yes.

Bill Sasse: Does anyone have any questions?

John Picuri: These are not lit, correct?

Mark Wilson: No, but part of my issue is because it is in the back and need some exposure. What we wanted to do is have some lights come out, there is electric just to let people know the physical therapy is there.

Mayor Moll: Security lighting you can have, which is going to light up the sign. I think that is normal and appropriate.

Bill Sasse: Your wife should have put that in here.

Terri Barnovsky: It actually is in there – we had that discussion. If you will look at the sign permit application, it says that.

Patrick Wilson: Spotlight above, yes it is there.

Don Wittman: And you will notice that there is a revised sign permit application.

Mayor Moll: Good.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 8

15

Bill Sasse: Hearing no questions, can I have a vote on 23-15 please?

Roll Call: **John Picuri, yes; Donald Fatobene, yes; Sally Lane, yes; Don Bell, yes; Bill Sasse, yes. MOTION PASSED.**

Bill Sasse: Is there any further business to brought before the board this evening? Can I have a motion to adjourn?

Don Bell made a motion to adjourn the meeting, seconded by **John Picuri**.

Roll Call: **Bill Sasse, yes; Sally Lane, yes; Don Bell, yes; Donald Fatobene, yes; John Picuri, yes. MOTION APPROVED.**

Meeting Adjourned: 7:32 pm.

William Sasse, Chairman

Date

Teresa Barnovsky, Secretary