

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

July 13

15

The City of Cortland Planning, Zoning & Building Commission met on Monday, July 13, 2015 at 6:50 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: 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:

Lou DeSimone	4833 Darrow Rd.	Stow
Vicki Stimens - Kutt Loose	166 S High St.	Cortland
Laura Loverme	26 Patton St.	Fitchburg, MA
Larry Loverme	26 Patton St.	Fitchburg, MA

Sally Lane: Good evening. It is 6:50, Monday, July 13, 2015. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 21-15. The purpose of the public hearing is to consider a zone change request to change the zoning of portion of Parcel No. 30-000063 located on SR 5 from RM – Residential Multi-family to I-1 Industrial. May we have a roll call?

Roll Call: Bill Sasse, absent; Sally Lane, here; John Picuri, absent; Don Bell, here; Donald Fatobene, here.

Sally Lane: Is there someone to speak for this request?

Lou DeSimone: Lou Desimone. My corporate office address is 4833 Darrow Rd., Stow, OH. My game plan is the fact that I have had that property for 20 years. I have tried everything to market the property. For the last two years, I gave it to the best real estate marketing firm in the United States. They came up empty-handed. Nobody wants to come to Cortland, nobody wants to invest in Cortland. I invested \$3 million dollars of my own financial money to put in the road, the water, the sewer and the streets in there. The property is zoned, which is unusual, multi-family, manufactured homes, single homes. Even with that zoning I can't do a thing. The front is zoned commercial – Well no one is going to put in anything commercial unless there is something to come for commercial. So I thought possibly to take 18 acres way in the back and turn it into industrial and let's see what happens. Then we will go market it and see what happens. I can't guarantee anything. That is basically my game plan.

Mayor Moll: We don't have any property in the city that is suitable for the kinds of things you are describing.

Lou DeSimone: True. In fact, the property that I own down on Mecca St., 480 and 470, which is approximately 3.5 acres is zoned industrial. That is right across from Burger King where the drive in window is.

Mayor Moll: But there is a house on it.

Lou DeSimone: Right, there are two homes. I sold one piece of property to Ainsley Oil.

Mayor Moll: There is no vacant land available for Industrial.

Lou DeSimone: Right, this is why I am here. To take some property to fill the gap. Cortland has nothing industrial at all, so I am thinking if we put it way in the back something could happen. That is all I can tell you.

Don Bell: Has that always been Residential Multi-family?

Mayor Moll: It was an agricultural area at one point in time. There was going to be a golf course back there at one time. It is vacant land. The property north of that is being farmed now. The adjacent property owners didn't come.

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Mayor Moll: Does anyone have any questions? Is there anyone to speak against the zone change?

Sally Lane: Seeing none, can we close the meeting?

Patrick Wilson: Yes, unless there is any other discussion or questions?

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

Donald Fatobene made a motion to close the public hearing, seconded by **Don Bell**.
Roll Call: **Donald Fatobene**, yes; **Sally Lane**, yes; **Bill Sasse**, absent; **John Picuri**, absent; **Don Bell**, yes. **MOTION APPROVED.**

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The City of Cortland Planning, Zoning & Building Commission met on Monday, July 13, 2015 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: 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:

Lou DeSimone	4833 Darrow Rd.	Stow
Vicki Stimens - Kutt Loose	166 S High St.	Cortland
Laura Loverme	26 Patton St.	Fitchburg, MA
Larry Loverme	26 Patton St.	Fitchburg, MA

Sally Lane: It is Monday, July 13, 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, absent; Sally Lane, here; John Picuri, absent; Don Bell, here; Donald Fatobene, here.

Sally Lane: Can I have a motion for approval of commission minutes for June 8, 2015 meeting?

Don Bell made a motion to approve June 8, 2015 meeting minutes, seconded by John Picuri.

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

Sally Lane: Is there any old business to come before this Commission? Hearing none, can I have a motion for approval of **24-15: 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

Don Bell made a motion for approval of **24-15**, seconded by **Donald Fatobene**.

Sally Lane: Do we have any discussion or further explanation for this request?

Lou DeSimone: I gave you my explanation during the public hearing.

Patrick Wilson: This would be the board's opportunity to ask any follow-up questions from the hearing.

Sally Lane: Hearing none, can I have a vote on 24-15 please?

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

Sally Lane: Can I have a motion for approval of **25-15: Set Public Hearing** - The request is to change the zoning of 193 W Main St. from S-1, Service District to C-1, Central Business District. Public Hearing to be set for August 10, 2015 at 6:50 p.m.

Don Bell made a motion for approval of **25-15**, seconded by **Donald Fatobene**.

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

Sally Lane: Can I have a motion for approval of **26-15: Roof Mounted Sign** - Kutt Loose Beauty Salon, 166 S High St. – 4' x 8'.

Don Bell made a motion for approval of **11-15**, seconded by **Donald Fatobene**.

Patrick Wilson: We should have some discussion since we will have a vote on this.

Sally Lane: Is there anyone here to represent the sign?

Vicki Stimens: Vicki Stimens, 166 S High St.

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Patrick Wilson: You are representing the owner of the business?

Vicki Stimens: Yes.

Patrick Wilson: You want to put a sign on the roof, similar to the sign of the other tenants of the building?

Vicki Stimens: Yes it is similar to Action Physical Therapy.

Sally Lane: Is there any discussion or are there any further questions? Hearing none, can I have a vote on 26-15 please?

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

Sally Lane: Is there any other business to come before the board this evening?

Larry Loverme: We are the ones looking to buy 193 W Main St. I know we don't need to be here, but when we set this up, my wife will be unable to attend in August so if there are any questions of us, we are here to answer them.

Patrick Wilson: And Larry, you will be here on August 10th.

Larry Loverme: Yes.

Mayor Moll: Good.

Patrick Wilson: Good. And Laura, you won't be here but submitted on his behalf?

Sally Lane: Thanks for showing up.

Mayor Moll: Maybe we have some questions, but we will do it after the meeting.

Sally Lane: Can I have a motion to adjourn?

Don Bell made a motion to adjourn the meeting, seconded by **Donald Fatobene**.

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

Meeting Adjourned: 7:06 pm.

William Sasse, Chairman

Date

Teresa Barnovsky, Secretary