

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14

15

The City of Cortland Planning, Zoning & Building Commission met on Monday, September 14, 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, and Law Director Patrick Wilson.

Bill Sasse: It is 7:00 p.m., Monday, September 14, 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: Can I have a motion for approval of commission minutes for August 10, 2015 meeting?

John Picuri made a motion to approve August 10, 2015 meeting minutes, seconded by Don Bell.

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

Bill Sasse: Is there any old business to come before this Commission? Seeing none, we will go directly to new business. Can I have a motion for approval of **28-15: Set Public Hearing** – The request is to change the zoning of 136 Bank St. from S-1, Service District to C-1, Central Business District. **Public Hearing to be set for October 12, 2015 at 6:50 p.m.**

John Picuri made a motion for approval of 28-15, seconded by Donald Fatobene.

Bill Sasse: Does anyone have any questions?

Don Wittman: Terri, just to be clear – Is this just the one parcel?

Terri Barnovsky: Yes, just the one parcel.

Don Wittman: And there is just the single building on it.

Severall: Just the single one – on the corner.

Don Wittman: And the shops...

Mayor Moll: The two shops are separate.

Don Wittman: And they would remain Service.

Bill Sasse: Can we have a vote on 28-15?

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

Bill Sasse: Is there any other new business to come before this board this evening?

Don Wittman: Just to give an update there are going to be additional zone requests coming – two on Walnut. We are getting these spot zoning requests for people that are looking to change residential structures to highway commercial and things that are in line with the way we want to head and clean up our zoning map. I wanted to update the board on that. We are compiling a list of every parcel that has an existing land use that is not 100% consistent with the zoning classification such as something zoned service that could be used for residential. So, we are looking at the commercial corridor on S. High St., N. Mecca, S. Mecca and downtown area. I am thinking we are going to bring those,

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so as to make them in manageable chunks to take to the public for input and then based on that we will see how many we will put together for a public hearing.

Mayor Moll: We need to have a really good story because the initial reaction seems to be if you want to change the zoning, then you are up to something. We need a really good explanation.

Don Wittman: Well, the explanation is we want the classification to make the most beneficial use of the existing structures that are in Cortland.

Bill Sasse: Well I guess we will just have the public hearing and hash it out at that point.

John Picuri: Weren't we talking about having a work session ahead of time and invite the property owners so we don't have some of the issues we had across the street?

Don Wittman: Correct.

Mayor Moll: If we can get them to come.

Patrick Wilson: And there is precedent, you have started this before Don.

Don Wittman: We are compiling this list so that we can go to the owners of parcels on W Main St. It goes in line with this hearing we have coming up. They are just trying to sell the property and they can't sell it without assurances that it can be used as a residence.

Bill Sasse: Don, I have a question. Are there any special rules regarding spot zoning?

Mayor Moll: It is discouraged.

Don Wittman: Not rules as much as a legal precedent.

Patrick Wilson: It is like the Mayor said, the courts don't like it.

Mayor Moll: I believe in our zoning code it says we don't want to do spot zoning unless it is required or necessary – some words like that.

Don Wittman: That is what we are trying to avoid.

Bill Sasse: Is there anything else to come before this board this evening? She gave us an update on those two signs. Hearing none, can I have a motion to adjourn?

Sally Lane made a motion to adjourn the meeting, seconded by Don Bell.

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

Meeting Adjourned: 7:06 pm.

William Sasse, Chairman

Date

Teresa Barnovsky, Secretary