

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 13

16

The City of Cortland Planning, Zoning & Building Commission met on Monday, June 13, 2016 at 6:45 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Sally Lane, Vice Chairman Curt Moll, Don Bell, and Donald Fatobene. Also present were Mayor Jim Woofter, Service Director Don Wittman, and the following individuals:

Jerri Ricketts	704 Lakeview Dr.	Cortland
Joe Steines	380 Oak Knoll	Warren
Robert Wilson	300 Hillman	Cortland
Sean Miller	300 Hillman	Cortland
Rodwell King	GPD Group	
Mary Williams		Cortland
Don Moore		Cortland
Scott Rowley		Cortland

Sally Lane: Good evening. It is Monday, June 13, 2016. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 15-16. The purpose of the public hearing is to consider a Use Permitted Upon Review to construct a school in a single family residential district at 640 Wakefield Dr. Do we have anyone to speak for this?

Joe Steines: I am Joseph Steines with GPD Group. (Presents Large Drawing of Proposed Site Plan) –We have the existing school is right in this parking lot here – this is Wakefield Dr. The proposed new K-8 Building is behind what is the existing school now. Here are the property lines to the south, east and west. The proposal has a width of pavement in front with staff parking and guest parking. Between the parking and street, there is a green field – I don’t know that it will be necessarily striped for soccer but will be grass. There is a bus loop to the west – the buses will come in separately from the cars and come around here and stage. Rodwell King is my boss, he might want to take over here. (laughter) So we have the proposed school in back and a loop for safety/fire requested by the fire department around the back. These areas here are playgrounds and basically what you see in gray is pavement and what you see in brown is the proposed building. And here is the artist rendition of the building from the front: curved glass, brick, we have colonnade in front, cable roof, shingles and I do have some more drawings here – plans and grading if anyone is interested in seeing it. Yes, those are engineering drawings.

Curt Moll: Have you reviewed them, Don?

Don Wittman: Not at this point. I have a temporary grading plan for the soil and water and storm water detention. It is a pretty thick document so as things are moving forward I was kind of holding off on this so if there were any necessary changes or requests from this board then it wouldn’t be redundant.

Curt Moll: Looking at it, I have a couple of questions. Why the triangular space back there on the pavement?

Rodwell King: It is a hard surface play area.

Curt Moll: So is that going to be permeable pavement?

Rodwell King: No, it is hard for hop scotch and four square.

Curt Moll: Is there any chance that could be permeable pavement in the back or is that not feasible?

Rodwell King: The state requires a certain amount of hard surface play area.

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Sally Lane: Okay, are there any other questions or comments?

Jerri Ricketts: Jerri Ricketts – I live at 704 Lakeview. Our property, the condo association, abuts that area where the bus loop would be. My question is that going to be curbed and if not how are we going to prevent the additional water run-off into the back of our property because it is up a little higher and that is going to be a mess.

Rodwell King: The green part between the drive and the bus loop is actually a detention area. The paving is graded toward that and actually not toward the property line.

Curt Moll: What about the back corner?

Rodwell King: Actually, we have cut this road down. It is actually six feet below the property line. Swale to catch storm water along there and across to the detention basin. So basically we are catching the water.

Mayor Woofter: Can you point to where the swale is on the west side for her because that is where our property abuts? It is all along there, all along the west side is that correct?

Curt Moll: So you are going to change the elevation from what the soccer field is now?

Rodwell King: Yes, absolutely.

Don Bell: What is the retention area going to look like? Is it going to be grass?

Rodwell King: Grass.

Don Wittman: Probably similar to what the Huntington Bank drive-thru is where there is a circle with grass in the center.

Sally Lane: Do we have any more questions or comments? Is there anyone to speak against this use? Hearing none, can I have a motion to close the public hearing?

Curt Moll 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 13, 2016 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Sally Lane, Bill Sasse, Don Bell, Donald Fatobene, and Curt Moll. Also present were Mayor Jim Woofter, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

Jerri Ricketts	704 Lakeview Dr.	Cortland
Joe Steines	380 Oak Knoll	Warren
Robert Wilson	300 Hillman	Cortland
Sean Miller	300 Hillman	Cortland
Rodwell King	GPD Group	
Mary Williams		Cortland
Don Moore		Cortland
Scott Rowley		Cortland

Sally Lane: Good evening. It is 7:00, Monday, June 13, 2016. 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; Curt Moll, here; Don Bell, here; Donald Fatobene, here.

Sally Lane: Can I have a motion for approval of commission minutes for May 9, 2016 regular meeting?

Don Bell made a motion to approve May 9, 2016 meeting minutes, seconded by **Donald Fatobene**.

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

Sally Lane: There is no old business, so we will move to new business. Can I have a motion to approve **16-16 Use Permitted Upon Review – 640 Wakefield Dr.** Consider a Use Permitted Upon Review to construct a school in a single family residential district.

Curt Moll made a motion for approval of **16-16**, seconded by **Don Bell**.

Sally Lane: Are there any questions?

Don Wittman: I think we need to have something on the record and some discussion going through the standard of review. Since Patrick is not here, I will serve as lawyer-lite. The standard of review for which this board should be looking at for a use permitted upon review is whether the school meets all required conditions, reasonably necessary for the public health and general welfare, is appropriately located with respect to transportation facilities, water, fire, police, waste disposal and similar services and the use will not violate neighborhood character or adversely affect surrounding land uses. So those are the four standards.

Curt Moll: I believe we investigated those in the public hearing. Because a school was located there before a lot of those questions really aren't relevant.

Don Wittman: Adequate water supply, transportation facilities there may be some concerns with additional traffic. However, I don't think it is so much to warrant reconsideration of another site. I don't think there are going to be that many more vehicles per day that cannot be accommodated by that road. As we heard, fire protection has been involved in this planning process even sooner than zoning or service department was.

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Sally Lane: There have also been public forums and I think people are well informed.

Don Wittman: Lastly with the new, new since this other building was constructed , new storm water standards, detention requirements, lessons that have been learned on how not to impact your neighbors GPD has come up with a good plan to address the drainage from the new school from adversely affecting any of the neighbors.

Mayor Woofter: Including your own building, right?

Robert Wilson: Exactly.

Sally Lane: Any further questions or comments? Seeing none, can we have a vote on 16-16?

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

Sally Lane: Can I have a motion to adjourn, please?

Curt Moll made a motion to adjourn the meeting, seconded by **Don Bell**.

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

Meeting Adjourned: **7:05 pm.**

Chairman

Date

Secretary