

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 13

17

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 13, 2017 at 6:50 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, Vice Chairman Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Jim Woofter, Law Director Patrick Wilson and the following individuals:

Joe and Gloria Palombi 140 St. Andrews Cortland

Curt Moll: Good evening. It is Monday, March 13, 2017. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 01-17. The purpose of the public hearing is to consider a variance request. The request is for a home addition at 140 St. Andrews Dr. to encroach on the 30' rear setback requirement by up to 10'. Who do we have here to speak for this, this evening?

Joseph Palombi: Joseph Palombi, 140 St. Andrews Drive, Cortland. I have a letter here from my neighbor because this is a public hearing – this is the only comments you will get from the outside. I don't know what you would like me to say – we applied for the variance because we would like to put a sun room on the back of our house and it will go 6' into the 30' setback.

Don Bell: Do you want him to read that letter?

Curt Moll: Yes, if you wouldn't mind.

Mayor Woofter: You can just stand there at the podium and read it.

Joseph Palombi: To Whom It May Concern – In regards to the request referenced in the attached letter; as the owners of the property at 136 St. Andrews, a property which is directly adjacent to 140 St. Andrews, would want the Commission to take into consideration that we have no objections to the granting of the requested encroachment variance. And it is signed by both neighbors.

Curt Moll: Thank you.

Terri Barnovsky: May I have that for the record?

Joseph Palombi: Yes.

Mayor Woofter: You say both neighbors? Oh one neighbor.

Joseph Palombi: That is the husband and wife.

Curt Moll: They are at 136.

Mayor Woofter: And it is Palladino, yes Robert Palladino and Jeanne Palladino.

Curt Moll: Any questions concerning this variance?

Joseph Palombi: I have a lot of information if you want to have - why we are putting it the way we are doing it and everything else. It has to do with the present roof line and everything – the reason why we are asking for it to be like it is. I am prepared to answer a lot of questions.

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Curt Moll: It is obvious from the drawings we got that it would be against an area that is really unoccupied by anyone – it is golf course property – and not even golf course property that they maintain.

Joseph Palombi: The other side is drainage for the golf course so the chances of me getting neighbors are...

(several comments about golf)

Curt Moll: Any other questions? Hearing no questions, I would like to ask for a motion to close the public hearing.

Donald Fatobene 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, March 13, 2017 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, Vice Chairman Sally Lane, Don Bell, Donald Fatobene and Jim Bradley. Also present were Mayor Jim Woofter, Law Director Patrick Wilson and the following individuals:

Joe and Gloria Palombi 140 St. Andrews Cortland

Curt Moll: Good evening. It is 7:00 p.m., Monday, March 13, 2017. I'd like to call to order the regular meeting of the Planning, Zoning & Building Commission of the City of Cortland. Can we have roll call please?

Roll Call: Jim Bradley, here; Sally Lane, here; Curt Moll, here; Don Bell, here; Donald Fatobene, here.

Curt Moll: The first item on the agenda is approval of commission minutes from February 13, 2017, a regular meeting.

Don Bell made a motion to approve February 13, 2017 meeting minutes, seconded by Sally Lane.

Curt Moll: Any discussion or corrections to the minutes? Roll call, please.

Roll Call: Donald Fatobene, abstain; Sally Lane, yes; Jim Bradley, yes; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.

Curt Moll: Seeing no old business, under new business we have **02-17 Variance Request.** The request is for a home addition at 140 St. Andrews Dr. to encroach on the 30' rear setback requirement by up to 10'. **Don Bell made a motion for approval of 02-17, seconded by Sally Lane.**

Curt Moll: If we could get you to come up again and just very briefly explain what this is all about.

Joseph Palombi: My wife and I would like to put a sunroom on the back of our house. The last three houses that we have lived in, we have had a sunroom and we feel kind of lost without it. Not only that, but the back patio on my house right now is 5 steps down and sometimes I am lucky if I can make two of those. The room will be up on the level with the house and the reason for the configuration of the room is and some of you have seen the pictures of the back of my house – any other way would be major construction on my roof. The way roof comes out right now – the room will go right underneath the eave and come out 17 feet and it will be 12 feet wide. That is room enough for us to put a dining room table in there, a sofa and maybe a lounge chair or something like that. Basically of the houses we have lived in, this will be the smallest sunroom that we have had – When we lived on Lake Erie we had one that was 20x40. But we can make it with this - most of our family is gone and it is just the two of us. It will be much more comfortable and we are hoping this is the last move that we ever make in our life and we would like to enjoy this one for a few years.

Curt Moll: Thank you, sir. Any questions?

Patrick Wilson: Just make a note that the public hearing was held and no opposition appeared and one letter of support was read.

Curt Moll: Can we have a vote on 02-17?

Roll Call: Sally Lane, yes; Jim Bradley, yes; Donald Fatobene, yes; Curt Moll, yes; Don Bell, yes. MOTION PASSED.

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Joseph Palombi: Just a little bit of history, I sat for a few years at Roaming Shores on the Zoning Board of Appeals. I was a little nervous, I understand this is what you guys are for. Do you need us anymore?

Mayor Woofter: No, you may leave.

Joseph Palombi: Do I have to come in now and apply for a permit?

Terri Barnovsky: I have the application. Don will issue the permit when he is back in the office. I will call you when it is ready.

Severall: And then you or your contractor will need to get a building permit from the county.

Curt Moll: The next item on new business is **03-17 Replat** – Replat of Lot 14 Gemwood Knolls Plat No. 2 Vol. 41 Pg. 77 and Part of City Lot 343 Part of Sections 30 and 31. Can I have a motion please?

Don Bell made a motion for approval of 03-17, seconded by Donald Fatobene.

Curt Moll: Any discussion on this? It is really straight forward – there was an aerial that was provided tonight explaining why they are doing this – to bring that property into compliance with our zoning regulations as far as setbacks go so they reconfigured the back lines of this lot – all 3 of those. It is a fairly minor change but he needs our approval to do that.

Mayor Woofter: Curt, there has been some discussion here whether this should be tabled because there is nobody here to speak on behalf of it.

Curt Moll: Do we need somebody?

Patrick Wilson: It is up to the discretion of you and the board. There is no opposition here either. You have already described it to the board as a relatively minor change.

Curt Moll: I would have no objection to doing it without Allen being here.

Patrick Wilson: That is up to your discretion. You have a motion and second.

Curt Moll: Anyone object to that?

Multiple: No.

Curt Moll: If you have questions, we can table it and bring this back. If there is no further discussion, can we have a vote on 03-17?

Roll Call: **Curt Moll, yes; Don Bell, yes; Sally Lane, yes; Donald Fatobene, yes; Jim Bradley, yes. MOTION PASSED.**

Curt Moll: Anything else to bring before the board this evening? Hearing nothing, can I have a motion to adjourn, please?

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

Roll Call: **Curt Moll, yes; Donald Fatobene, yes; Sally Lane, yes; Don Bell, yes; Jim Bradley, yes. MOTION APPROVED.**

Meeting Adjourned: 7:06 pm.

Chairman

Date

Secretary