

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

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The City of Cortland Planning, Zoning & Building Commission met on Monday, April 9, 2018 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, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

Josh Rouse	6745 St. Rt. 5	Kinsman
Nail Majid	3700 Warren Meadville Rd.	Cortland
Jordan Biel	2054 Timber Way	Cortland

Curt Moll: I would like to call to order the regular meeting of the City of Cortland Planning, Zoning & Building Commission on Monday, April 9, 2018 at 7:00 p.m. Could I have a roll call please?

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

Curt Moll: First item, I need a motion for approval of commission minutes for March 12, 2018 regular meeting.

Donald Fatobene made a motion to approve March 12, 2018 meeting minutes, seconded by Don Bell.

Curt Moll: Any discussion or corrections to the minutes? Can I have a roll call please?

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

Curt Moll: Seeing no old business, first item of new business is **11-18 New Business – 3700 Warren Meadville Rd – Maysan Auto Sales LLC.** Can I have a motion please? **Don Bell made a motion to approve 11-18, seconded by Sally Lane.**

Curt Moll: Is there anyone here to speak for this? Would you like to step up to the podium, give us your name and address and give us an idea of that you are going to do there?

Nail Majid: Good evening. My name is Nail Majid. I moved to 3700 Warren Meadville Rd. in January of last year. The idea of opening a small dealership, it is more like a hobby for me than just a business. I am putting my heart and soul into it. It is not going to be a big operation. What I applied for is ten cars or less.

Curt Moll: It is a state license?

Nail Majid: Yes. I started the process back in early February. I took the state exam and learned more about it. The more I learned about it, the more I love it. I think I should have done it a long time ago. I am here to express my sincere gratitude for you guys supporting me through this, Mayor and everybody else here. We came to this town in 2003. I had my three kids born here, planning on raising them here. Cortland is the 5th safest city in Ohio. It is a pleasure to be here and to become part of the community is one of – it is a great feeling. As you guys include me in the community and part of the community I would like to give back when the opportunity happens in any way I can. So it is a mutual kind of relationship. I am proud to be here.

Curt Moll: Any questions?

Don Wittman: It is a residential dwelling on a parcel zoned Service District, S-1. So, it is a permitted use.

Curt Moll: It is a pre-existing residential?

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Don Wittman: Yes.

Nail Majid: My plan is for us to succeed and that is in the Lord's hands. I will do everything I can, but the plan is to move my family from the house into a different house and use the house there entirely as an office.

Curt Moll: At the time it would become completely a business property.

Nail Majid: Yes, that is my plan. I am taking it step by step. I assure you I am not going to slack off, I am going to give it all I've got to succeed.

Mayor Woofter: Nail, you're not living in the house.

Nail Majid: I do live in the house.

Mayor Woofter: Who owns the house?

Nail Majid: The deed is in my dad's name. He is going to be part of the business. Any other questions?

Curt Moll: I don't think so. Can we have a roll call please?

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

Curt Moll: Stay there (laughter). I need a motion for **12-18 Accessory Use Permit: Job Trailer** – 3700 Warren Meadville Rd. **Don Bell** made a motion to approve 12-18, seconded by **Donald Fatobene**.

Curt Moll: What is the plan for that?

Nail Majid: For the trailer? I am working on a limited budget. That was a viable option instead of building a structure that was permanent.

Curt Moll: The state requires a separate office area.

Nail Majid: Yes, so this is the route that was suggested to me as an option by the state inspector. And once I move my family out, it will be easier to get rid of it. That was the only reason I got that, temporarily.

Curt Moll: Do we have a time limit on a temporary situation like that, Don?

Don Wittman: No. Essentially it is just an accessory building, part of the business.

Curt Moll: There are no problems with setbacks?

Don Wittman: No, we had worked through that and it is ten feet off of the property line and the pins were still there when the survey was done for Valley View so he didn't have to have a separate boundary survey done and could work off of that line.

Curt Moll: Very good. Any questions from the board? Can we have a roll call please?

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

Curt Moll: Now I need a motion for **13-18 Wall sign** – 3700 Warren Meadville Rd. – 16 sq. ft. – no lighting. Can I have a motion? Donald Fatobene made a motion to approve 13-18, seconded by Don Bell.

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Curt Moll: Tell us about your sign.

Nail Majid: The sign is 2' x 6'. It is Maysan Auto Sales LLC. I will add on the structure itself with black marking my phone number. Most of my sales will be not from the sign but internet. I will have a website running soon and believe it or not most of my customers tend to be from out of state. I want to focus on selling my cars here. It is going to take a business strategy to put this together. I know it is not a big operation but everything starts small. That is my goal.

Curt Moll: Do you have any plans to do any kind of work though doesn't have anything to do with the sign.

Nail Majid: Construction or anything, no, not at the moment.

Curt Moll: It meets all of our requirements?

Don Wittman: Yes, It is a wall sign that is going to be mounted on the building.

Curt Moll: A banner? Can we have a roll call?

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

Curt Moll: Thank you and we wish you well. Next item of business is **14-18 Set Public Hearing** – The purpose of the hearing is to consider a variance request to allow a new business and commercial addition at 322 S High St. that would have 22 parking spaces, six fewer than the 28 required. **Hearing to be set for May 14, 2018 at 6:20 p.m.**
Don Bell made a motion to approve 14-18, seconded by Donald Fatobene.

Curt Moll: Do we have any discussion about this?

Don Wittman: We were presented the plan for the addition. I am not sure if the addition is going to meet the setbacks and I have discussed that with the owner of the property. It is kind of a weird lot over there and the land drops off to the creek and whatnot.

Curt Moll: I just recall that the biggest problem we had there was the parking.

Don Wittman: They provided the layout of what the retail space was going to be and what the wholesale space is going to be. So the addition is going to be used primarily for storage. I think there is going to be a loading dock there. You can see by expanding the sales area, the sales area drives the number of parking spaces required.

Curt Moll: Okay. Can we have a roll call, please?

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

Curt Moll: Next item on the agenda is **15-18 Set Public Hearing** - The purpose of the hearing is to consider a variance request to allow a pole mounted sign at 322 S High St. with an area of 75 sq. ft. that exceeds the 32 sq. ft. maximum and a height of 24' which exceeds the 12' maximum. **Hearing to be set for May 14, 2018 at 6:30 p.m.** Motion please.

Don Bell made a motion to approve 15-18, seconded by Donald Fatobene.

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

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Curt Moll: Next is **16-18 Set Public Hearing** – The purpose of the hearing is to consider a variance request for 3310 Niles Cortland Rd. to allow a pole mounted sign with a sign area of 98.7 sq. ft. which exceeds the 32 sq. ft. maximum and a height of 21’ 4” which exceeds the 12’ maximum. **Hearing to be set for May 14, 2018 at 6:40 p.m.**
Don Bell made a motion to approve 16-18, seconded by Donald Fatobene.

Don Wittman: This is the Seven Seventeen sign. They are doing their re-branding like every bank does every so often They are utilizing their existing sign, and as you can see they are going away from their rectangular sign to make that circle sign and talking with the professional sign company they have some issues with the design trying to make that work. Had it been just a re-brand within the existing cabinet they wouldn’t have even needed to come to the commission.

CurtMoll: Can we have a roll call?

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

Curt Moll: Final item on the agenda is **17-18 Set Public Hearing for Use Permitted Upon Review** – 290 S High St. - The purpose of the hearing is to consider a Use Permitted Upon Review within the S-1 Service District to use the property as a church. **Hearing to be set for May 14, 2018 at 6:50 p.m.**
Don Bell made a motion to approve 17-18, seconded by Sally Lane.

Curt Moll: Any comments about this? I guess he is planning on selling the building.

Mayor Woofter: There are representatives here.

Curt Moll: Do you want to stand up and talk about it? You don’t have to.

Mayor Woofter: If you wouldn’t mind to have some history. Do you want to introduce yourself and give your name and address?

Josh Rouse: My name is Josh Rouse and I am the Executive Pastor at Rock of Grace Family Ministries in Kinsman. The address there is 6745 State Route 5. So it is actually about 15 minutes in that direction. We are looking to plant a campus so that we can be a multi-site church. We run about 400-450 already and we are pretty much maxed out in Kinsman. So we believe the next route is to start having campuses. We just kind of stumbled upon this building and Jordan, our Senior Pastor, talked to Jimmy the owner and he is very open to selling at this point. We want to make sure that it can be zoned correctly before we make an offer.

Curt Moll: Are you going to continue having skating on Fridays? (laughter)
I think we need a roll call.

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

Curt Moll: Thank you for coming in. We don’t usually have people show up when we are setting public hearings but it is helpful to know a little bit more about it. Anything else for the good of the order? Mr. Mayor?

Mayor Woofter: Think wisely on these sign issues, please. That is all if have.

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Curt Moll: Can I have a motion to adjourn?

Donald Fatobene 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; Jim Bradley, yes. **MOTION APPROVED.**

Meeting Adjourned: 7:14 pm.

Chairman

Date

Secretary