

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 14

19

The City of Cortland Planning, Zoning & Building Commission met on Monday, January 14, 2019 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 Acting Mayor - Council President Petrosky, Law Director Patrick Wilson, Service Director Donald Wittman and the following individuals:

Rick Bunyoff	339 N High St.	Cortland
Mike Fagan	114 E Front St.	Youngstown
Jessica Weiss	127 N Mecca St.	Cortland
Keith Chandler	127 N Mecca St	Cortland
Bob Woofter	3284 Niles-Cortland Rd.	Cortland

Due to a tape malfunction, the following are from the secretary's notes and are not all verbatim.

A motion to approve Commission Minutes from the December 10, 2018 Regular Meeting was made by **Donald Fatobene** and seconded by **Sally Lane**. **Roll Call:** **Donald Fatobene, yes; Sally Lane, yes; Jim Bradley, abstain; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.**

Old Business:

44-18 Discussion of Storm Service Solutions – 127 N. Mecca St. - plans for a permanent structure was read by Curt Moll.

Curt Moll: Come up and state your name. The purpose was whether or not you have any permanent plans there.

Keith Chandler: Keith Chandler, 127 N Mecca St, Cortland, owner of Storm Service Solutions.

Curt Moll: What are your plans?

Keith Chandler: I wasn't here last time because my mother had a heart attack so I was out of town to be with her. We moved there about a year ago? (turned to Jessica)

Jessica Weiss: Yes, about that.

Keith Chandler: I'm going to refer to Jessica a lot, she's like my right hand man. She's the office manager. I'm a new business owner. After moving it to the building on High St., we quickly outgrew it there, then we moved to where we are now.

Jessica Weiss: Yes.

Keith Chandler: I have a 2 year land contract. I gave them a big chunk in the beginning. August 2019 is pay off day. I bought the building, the trailer. So, the building is sitting on property that I don't own. Until I own the land... around October 2019, I'll get an architect and get plans. Hopefully break ground April of 2020.

Patrick Wilson: Do you own half of it yet?

Jessica Weiss: I'm sorry for interrupting; no. It's only like 45%, they kept it like that on purpose.

Patrick Wilson: So, the balloon is at the end.

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Jessica Weiss: Yes.

Don Wittman: This sets out a good time line. This was to get it on the record. Hopefully we will see something in April 2020.

Keith Chandler: I appreciate the flexibility the city has given us. A lot of construction businesses fail. We don't want to be a statistic. We make cash purchases, we have titles for our trucks. We did about 2 million last year. I have a question about the dustless surface; how much has to be covered?

Curt Moll: We can re-address that when you get the site plans made up.

Keith Chandler: It's really not customer parking, I park my trucks on it.

Curt Moll: We can discuss that next time. Good luck.

A motion was made for **01-19 Set Public Hearing** – The purpose of this hearing is to consider a variance request at 192 S High St. to allow the encroachment of up to 15 feet from the 25 foot side set back and to waive the rear buffer requirement for improvements adjacent to a residential district. **Hearing to be set for February 11th, 2019 at 6:45 p.m.** Motion made by **Donald Fatobene** and seconded by **Don Bell**.

Don Wittman: I have a couple of comments. On part one, on the books, it's a 25' set back. If it was Highway Commercial; it would be a 10' set back.

Curt Moll: What's the sidewalk back there?

Don Wittman: It is an entrance to both of those buildings. Then there is the 30' rear buffer from Residential District. It's a steep slope, an unbuildable lot. Are there any questions on the site plans?

Curt Moll: Have they said how many buildings there will be?

Don Wittman: There will be up to 7 units in the plaza with an initial plan to build 2 units.

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

A motion was read for **02-19 Ground Mounted Sign** – 3284 Niles-Cortland Rd. – Homestead Trophies – 4' x 8' (32 sq. ft.), external lighting, moved for by **Don Bell** and seconded by **Donald Fatobene**.

Bob Woofter: Bob Woofter, 3284 Niles-Cortland Rd., directly across, but not in Dunkin Donuts.
(Laughter)

Curt Moll: Do you want to tell us what you got going on there?

Bob Woofter: I have a couple of businesses inside there and nobody knows I'm there. This would be a sign in the ground, lit with solar lighting. It's by the south driveway.

Curt Moll: Is that allowed Don?

Don Wittman: They are allowed two signs because there are two buildings on this parcel.

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Curt Moll: I see that Mark's Signs is going to do the sign. It meets the standards. I don't see a problem.

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

03-19 Final plat approval – Bowers Plat No. 1 Cortland City, Trumbull Co., Ohio part of outlot no.7 & outlot no. 8 of the former Village Of Cortland was read and moved on by **Don Bell** and seconded by **Sally Lane.**

Curt Moll: Who is here for this?

Mike Fagan: Mike Fagan, 114 E Front St, Youngstown. They are selling the residence out front, so they need to do this. They are not changing the entrances.

Don Wittman: Lot 2 has an egress. I did not include the surveyors' drawings in your packets. The side set backs are close but they meet what they need to.

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

Curt Moll: Thank you, this goes to Council now. Does anyone have anything else?

Don Wittman: A few things that we may want to start working on.. zoning for High St. that I was alluding to, and to examine lot consolidations. We have to look at creating a procedure so not all lot consolidations or splits, are treated as final plats.

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

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

Meeting Adjourned: 7:24 pm.

Chairman

Date

Secretary