

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

August 12,

19

The City of Cortland Planning, Zoning & Building Commission met on Monday, August 12, 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 Mayor Jim Woofter, Law Director Patrick Wilson, Service Director Donald Wittman and the following individuals:

Lori Bowser	Fast Signs	Girard
Linda Jordan	253 Robbies Run	Cortland
Kevin & Stacy Gavitt	244 Robbies Run	Cortland

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

A motion to approve **Commission Minutes from the July 8, 2019** regular meeting was made by **Donald Fatobene** and seconded by **Donald Bell**. **Roll Call:** Donald Fatobene, yes; Sally Lane, abstain; Jim Bradley, abstain; Curt Moll, yes; Don Bell, yes. **MOTION APPROVED.**

**Curt Moll:** Having no old business, we will jump right to new business. **20-19 New Business** – 421 S. High St. – QUICKmed Urgent Care.

A motion was made for 20-19 by **Don Bell** and seconded by **Sally Lane**.

**Curt Moll:** We do not have anyone here for the business.

**Lori Bowser:** I am with Fast Signs. I'm not with Quickmed, I am doing the signage for them. I didn't know if any of them were showing up tonight or not.

**Curt Moll:** Well, they should have. Don, do you have any comments about this?

**Don Wittman:** All I have is the information that is on the packets. It's basically going from Mercy Health to a Quickmed Urgent. We are looking at an existing plaza so parking is good and it meets the zoning requirements.

**Curt Moll:** Do you know what the hours are?

**Don Wittman:** 8 to 8 week days and 9 to 5 weekends.

**Mayor Woofter:** They are open 7 days a week.

**Curt Moll:** So, nothing out of the ordinary. That's not a problem then. They are only open until 8. Any other questions?

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

**Curt Moll:** Next item on the agenda is **21-19 Wall Sign** – 421 S. High St. – 3.3 ft. high x 30.8 ft. long – internal lighting. Could I have a motion please.

A motion was made for 21-19 by **Don Bell** and seconded by **Jim Bradley**.

**Curt Moll:** Could you come to the podium please, state your name and address for the minutes and tell us about your sign.

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**Lori Bowser**: My name is Lori Bowser, I'm with Fast Signs. We are located at 6981 Southern Blvd. in Boardman. We are looking at putting a lighted channel letter up on the building.

**Mayor Woofter**: What's a channel letter?

**Lori Bowser**: Those are the lighted letters that light from the front. It's the same that is up at the other end of the plaza so we kept it. I guess that's what the landlord had asked. There is a street sign that we want to do at the bottom; new faces for that. The only other thing that is not included here; they were asking if we could put a temporary banner up until the sign was ready. Just to let them know; a coming soon banner.

**Curt Moll**: Don can approve that kind of a signage for opening of a business.

**Don Wittman**: Just send me a PDF of it.

**Lori Bowser**: Okay, I will do that tomorrow.

**Don Wittman**: I think that it can be displayed for 30 days.

**Mayor Woofter**: Since you are the only one here, do you know when they are thinking of opening?

**Lori Bowser**: No, I know they are still under construction on the inside as far as putting their rooms up. I have no idea time-frame wise.

**Mayor Woofter**: One more question, are they a chain, are they local?

**Lori Bowser**: No, they are not a chain. They are local, Dr. Munda is from Youngstown, he is setting these up. There is one on Belmont right now that is not open yet; it's in the process, Cortland and then Medina.

**Mayor Woofter**: Okay, so they are local.

**Curt Moll**: So, multiple sites. Don, the size is okay?

**Don Wittman**: Yes.

**Curt Moll**: Any questions from the board. Can I have a roll call please.

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

**Lori Bowser**: Thank you very much for your time.

**Mayor Woofter**: Is he associated with St. E's or Mercy Health?

**Lori Bowser**: Dr. Munda, I think has the PsyCare location up on Belmont. At least that's where I am putting logos up for them.

**Curt Moll**: PsyCare? That's right next door here.

**Lori Bowser**: No, it's on Belmont. There is a PsyCare and believe that's who he is but I couldn't say for sure. I'm dealing with someone other than him through this process.

**Curt Moll**: It's not the same PsyCare.

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**Mayor Woofter:** Probably not. I know there are several. Okay, thank you so much.

**Lori Bowser:** Thank you very much.

**Curt Moll:** Evidently we have something else on the agenda that I wasn't aware of.

**Mayor Woofter:** Ordinarily you wouldn't be coming to the Planning Commission for this but... We're recording right? Whoever is your spokesperson, introduce yourself at the podium and tell us what you're here for.

**Kevin Gavitt:** My name is Kevin Gavitt. I'm here with my wife Stacy and a fellow neighbor, Linda Jordan. We live at 244 Robbies Run which is at the end of the cul-de-sac. I wasn't sure who to approach first, tonight I was free, found out that you had a meeting, thought; what the heck, I'll come. So, I have spoken with Mr. Wittman in the past. We've been at that residence now for sixteen years. I wish that I would have been keeping a tally as to how many times my back yard has been under water. That tally would be pretty long by now. It seems to be happening more and more frequently. I brought pictures and a copy of the survey from when we had purchased our home to show you, if you would like to see. It's getting to the point where we are having property damage. Not to our home, but I built a shed about 8 years ago, it's already rotting because of the amount of times it has been submerged. It has happened 3 times since June 5<sup>th</sup> I think. I'd have to look at my notes. It obviously happened just last week and it seems to be getting worse. We have a ditch; we're the last house on the right, right behind O'Reilly's Auto Parts. There is a drainage ditch, 10 foot easements, our property is 137 feet wide. The water is going all the way across our property, on into next door, across his entire property.

**Mayor Woofter:** Are you the last house on the right when you go in, turn right and down on the end?

**Linda Jordan:** Last house on the right.

**Kevin Gavitt:** We could walk to the back of O'Reilly's right from our back yard. So, that ditch takes in a lot of water when we get a lot of rain. It can't handle it. The water comes out of a 24 inch pipe from under the road, drains through the ditch into a 12 inch pipe at the end and it backs up. It literally comes pouring into our back yard. I brought photos I'd love to show you.

**Curt Moll:** This really isn't the group that could do anything for you I'm afraid. Zoning is not involved with drainage and sewer systems.

**Kevin Gavitt:** What are your suggestions then?

**Curt Moll:** Take it to Council maybe or take it to the Service Director.

**Kevin Gavitt:** I have, with all due respect, with no luck.

**Curt Moll:** What is your objective?

**Kevin Gavitt:** I want my yard to stop flooding; that's my objective.

**Curt Moll:** And how do you suppose the city do that?

**Kevin Gavitt:** The 12 inch pipe clearly is not sufficient in handling the load of water that is coming into that ditch. We are not just talking hundred year storms here, this is happening over and over and over again, multiple times every year.

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**Curt Moll**: Give the pictures to the Mayor.

**Kevin Gavitt**: I'm no City Planner, I'm not going to pretend to have all of the answers but, clearly we either need some sort of retention pond or a larger pipe for that water to go into.

**Don Bell**: When did the flooding start? Has it always been that way?

**Kevin Gavitt**: I moved in, in October of '03 and it started pretty shortly after that.

**Curt Moll**: There was a time in '04 when we had 7 inches of rain and there was flooding everywhere in town.

**Kevin Gavitt**: I'd understand that if it was the only time that it happened.

**Curt Moll**: So, you are never going to get an answer that it is Never going to happen.

**Kevin Gavitt**: I can appreciate that, I understand that and I'm not unreasonable. I'm in the insurance business, I understand that these kind of things can happen but it shouldn't be happening at this frequency, not in my opinion. There is an empty lot on the other side of that too which is not being maintained at all. Before the previous owner of the empty lot sold it, she had her side basically cleaned out. They had paid an excavator to come in and they widened the ditch. That has since become all overgrown. I can't get access to it because of the way the property is situated. I try to keep my side of the ditch as clean as possible. I have paid an excavator to come in, I've spent thousands of dollars myself trying to dig it out; clean it out. I can't afford to keep doing that and we can't go deeper because of the pipe, we would just have standing water at that point. All we can do is make it wider. As I said, there is a 10 foot easement but, that easement gets blown out all of the time.

**Curt Moll**: I don't think that we can do anything as the zoning board but you have gotten some people's attention.

**Mayor Woofter**: I'm going to invite you stay a few minutes. We'll let them adjourn and then Don and I will speak with you further about this.

**Kevin Gavitt**: There is a total of 4 properties being affected by this on a routine basis. The other 2 just couldn't come.

**Curt Moll**: Any other topics to come before the board? Can I have a motion to adjourn please?

Adjournment moved for by **Don Bell** and seconded by **Sally Lane**.

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

**Meeting Adjourned: 7:15 pm**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary