

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9

15

**The City of Cortland Planning, Zoning & Building Commission met on Monday, March 9, 2015 at 7:00 P. M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Bill Sasse, Vice Chairman John Picuri, Jim Chubb, Sally Lane and Don Bell. Also present were Mayor Curt Moll, Law Director Patrick Wilson, Service Director Don Wittman and the following individuals:**

Mark Carrabine	5000 Rockside	Independence
Robert Miller	20898 Woodstock	Fairview Park
Jerry Carleton	415Cherry Hill	Cortland

**Bill Sasse:** It is Monday, March 9, 2015. 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, here; Sally Lane, here; John Picuri, here; Don Bell, here; Jim Chubb, here.

**Bill Sasse:** Can I have a motion for approval of commission minutes for February 9, 2015 regular meeting?

**John Picuri** made a motion to approve February 9, 2015 meeting minutes, seconded by **Sally Lane.**

**Roll Call:** Jim Chubb, yes; Sally Lane, yes; Bill Sasse, yes; John Picuri, yes; Don Bell, yes. **MOTION APPROVED.**

**Bill Sasse:** Is there any old business to come before this board? Seeing none – moving on to new business, can I have a motion for approval of **02-15 Consolidation of Parcels 34-034100, 34-102226 and 34-102225 into one parcel – Cortland SNF Holdings, LLC?**

**Sally Lane** made a motion for approval of 02-15, seconded by **John Picuri.**

**Bill Sasse:** Who do we have to speak for SNF Holdings?

**Mark Carrabine:** Mark Carrabine for Cortland SNF Holdings. For the Cortland Nursing Home addition and renovation project, we have purchased Tracy Spitler's home and her acre of property. This will allow us to put the addition of the nursing home on. Does everyone have a copy of the consolidation?

**Multiple:** Yes.

**Mark Carrabine:** And the legal description. And so we are asking for your approval on this. The Cortland Nursing Home currently is on two lots that were never consolidated. So, we are asking for those two lots and this 3<sup>rd</sup> parcel that we have purchased all be consolidated into one single parcel for this project. So we are asking for your approval for that. Any questions?

**Bill Sasse:** Does anyone have any questions?

**John Picuri:** We converted this to C-2, Highway Commercial back in August correct?

**Mark Carrabine:** Correct. The two parcels had two different zonings, I believe and we asked for C-2, which was granted. Now this is the lot consolidation. We couldn't make the consolidation until we made the purchase of the home.

**Don Wittman:** Yes and as far as a procedural matter. This is a consolidation of three parcels which are acreage. That is why it just needs this board to approve. This parcel is being created as opposed to a replat. This falls outside of the platting requirement as outlined in the city ordinance because they are not creating any smaller parcels and no

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easements are being generated. In past practice if parcel is acreage we allow them to continue with (inaudible).

**Bill Sasse:** Thank you, Don. Does anyone have any further questions? Is there anyone here to speak against this consolidation? Hearing none, can I have a vote on 02-15 please?

**Roll Call:** Sally Lane, yes; Bill Sasse, yes; Jim Chubb, yes; John Picuri, yes; Don Bell, yes. **MOTION PASSED.**

**Bill Sasse:** Next is **03-15 Commercial Addition – 369 N High St. – Cortland Healthcare – 14,432 sq. ft..** Can I have a motion for approval of that please?

**Jim Chubb** made a motion for approval of 03-15, seconded by **John Picuri**.

**Bill Sasse:** Is there anyone here to speak for the commercial addition?

**Robert Miller:** Good evening. I believe everyone has a rendering in front of them. That is probably the easiest thing to look at. The existing facility is just over 15,000 square feet, we are adding just over 14,000 square feet. We are almost doubling the size of the facility. There are currently 50 beds in the facility and we are going to 68. Even though we are doubling the size, it is not just beds. There are a lot more rooms in there for the residents. We are also adding 20 employees as part of this and converting some of the semi-private rooms to private rooms. Existing parking is 59 spaces. We are removing 38 of them but adding 43 for net parking spaces of 64. Required is 44. One for each 5 beds would be 14 spaces plus one per employee on the largest shift which is 30. So we are twenty spaces more than we need. That is for the extra flow of the holidays and so on. There is some parking on the back for overflow and employees. The rendering itself shows cultured stone as a base and some featured items around the entry and some vinyl siding. I have some samples of some over here. The existing facility will be updated as well to kind of match these new finishes so it is one uniform building.

**Bill Sasse:** Can you state your name please?

**Robert Miller:** Rob Miller, with Davison Smith Certo Architects.

**Bill Sasse:** Does the Fire Department have any issues?

**Chief Rea:** No, after they go through you they will submit to the county and then we will get the plans for our plan review. We just have to make sure they meet the fire code and that there is a knox box put in there since they are putting in an addition.

**Jim Chubb:** Is there a knox box there now?

**Chief Rea:** No. This is their first addition since we have put in the knox box.

**Mayor Moll:** Fifteen free years.

**Don Wittman:** That facility is also 24 hour? Why would you need a rapid entry system?

**Chief Rea:** For any locked rooms, electrical closets. Those are not manned 24 hours. Storage rooms, stuff like that.

**Bill Sasse:** Does anyone have any questions?

**John Picuri:** I have a question. There is an easement shown on the drawing. A 10' wide easement that actually runs underneath the addition and along the north side of the property. I guess I was wondering what the purpose of the easement was, who enjoys it and if this needs to be addressed whether you can build the addition on it.

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**Don Wittman**: I can give you a short answer of what I know. The discovery by the engineering company was that the electric, telephone and possibly cable and gas (inaudible). So they are coming up with a relocation plan for those utilities.

**John Picuri**: So they are occupying that right now and it will be addressed by relocation?

**Don Wittman**: I believe so. Actually that would be outside the city's or mine as well as the board's review. That would need to be addressed privately much in the same fashion as the waterline coming into the building now. That would be a private service line and they will have to decide to relocate that or bring a new line into the building. Those are things that will need to be worked out. Looking at the site plan and what falls within the ordinance, the landscape screening and buffer adjacent to a residential area is in place. I requested them to show that the existing buffer will remain adjacent to the new parking lot behind the building. The number of parking spaces meets or exceeds the city ordinance.

**Bill Sasse**: Any further questions?

**Jerry Carleton**: Jerry Carleton. Give me some further clarification on what you are talking about with Knox boxes. With this building being open 24 hours a day how many boxes would you need to put on?

**Chief Rea**: Just one.

**Jerry Carleton**: Where or for what purpose? To get into the locked areas?

**Chief Rea**: To get into any area that would be locked.

**Jerry Carleton**: If the keys are different, what are you going to do?

**Mark Carrabine**: Typically we supply a master key so that it opens any other lock. Or we will be label them if there are 3 or 4. We have run into times where something is not on the master and is a separate key such as a high security lock which is not compatible with the rest of the locking system.

**Bill Sasse**: Any further questions? Seeing none, can I have a vote on 03-15 please?

**Roll Call**: **John Picuri, yes; Don Bell, yes; Sally Lane, yes; Jim Chubb, yes; Bill Sasse, yes. MOTION PASSED.**

**Bill Sasse**: Thank you very much. This will be a great addition to Cortland. Is there any other business to come before this board this evening?

**Jerry Carleton**: Jerry Carleton. There was a transfer of property from Henkel, which is the white building. As I take it Dollar General will be submitting plans for that facility. I am in hopes that the building is going to look better as far as appearance is concerned than the building they are moving out of as far as the front of the building is concerned. You are going to end up with a building now that is the metal building with not enough parking and a tough building to fill.

**Bill Sasse**: It is my understanding the building they are putting in is quite a bit different than the one that is there now.

**Jerry Carleton**: Will the front of the building be brick?

**Bill Sasse**: I don't remember off the top of my head.

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**Don Wittman**: The plan has been submitted and approved by this commission. The parking is similar to Family Dollar. The building will be similar to Family Dollar.

**Jerry Carleton**: As it is now?

**Several**: Family Dollar.

**Bill Sasse**: There is a lot more parking, a lot more access, trucks won't be parking in the middle of the street anymore.

**Don Wittman**: But as far as the materials and the façade and in saying you hope it is better, that is really all this board can do as well. There are no regulations to control the building materials of facilities.

**Bill Sasse**: They do have the green space that is necessary though. It is a much bigger design than what they have there. We did the best we could in what it is going to look like. But it is, what it is now. We work real hard, Jerry. You have been around long enough to know we work real hard to keep this town looking like a decent town.

**Jerry Carleton**: It becomes a problem when we are now faced with a building that is going to look like a problem.

**Bill Sasse**: I agree with you.

**Jerry Carleton**: It is going to be hard to fill. It is not an attractive situation and when you see what you guys (inaudible)

**Bill Sasse**: You are not going to buy that building?

**Jerry Carleton**: Yeah right – I have two for sale (laughter).

**Bill Sasse**: We are doing what we can but we are limited to as what we can have them do. They have certain business things they have to follow.

**Jerry Carleton**: That was my concern.

**Mayor Moll**: The board was emphatic about wanting a better appearing building. Just like we told these guys – we want a nice building and they came in with a nice building.

**Bill Sasse**: We are the number one retirement community in the state.

**Mark Carrabine**: That's why we are building it. (Laughter)

**Bill Sasse**: Is there any other business to come before this board this evening? Hearing none, can I have a motion to adjourn please?

**John Picuri** made a motion to adjourn, seconded by **Sally Lane**.

**Roll Call**: **John Picuri**, yes; **Jim Chubb**, yes; **Sally Lane**, yes; **Don Bell**, yes; **Bill Sasse**, yes. **MOTION APPROVED.**

**Meeting Adjourned: 7:16 pm.**

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William Sasse, Chairman

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Date

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Teresa Barnovsky, Secretary