

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

August 10

15

**The City of Cortland Planning, Zoning & Building Commission met on Monday, August 10, 2015 at 6:50 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, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:**

<b>Larry Loverme</b>	<b>26 Patton St.</b>	<b>Fitchburg, MA</b>
<b>Laura Loverme</b>	<b>26 Patton St.</b>	<b>Fitchburg, MA</b>

**Bill Sasse:** Good evening. It is 6:50, Monday, August 10, 2015. I would like to call to order the Cortland Planning, Zoning and Building Commission for Public Hearing 25-15. The purpose of this public hearing is to consider a zone change request to change the zoning of 193 W Main St. from S-1, Service District to C-1, Central Business District. Do we have anyone here to speak for this zoning change?

**Larry Loverme:** My name is Larry Loverme and I am from Fitchburg, Massachusetts. We are in the process of the purchase, in a purchase agreement to purchase that particular house. We plan on living there and that is the reason for the change in the zoning. We want to live there and also have an antiquarian book store – new and used books. I am also a musician, I would probably do lessons out of the house, also. My wife is a trauma nurse. We have had a business in Massachusetts where we teach CPR to physicians, and healthcare professionals. Once Laura gets settled in the nursing profession, we may actually continue that business also. A large amount of that would be going to the people rather than have them come to us. In the past – in the last 15 years we have been doing that a lot of the nurses come to us and we would go to the physicians in their offices or if there were larger groups. We would also do daycare providers.

**Mayor Moll:** It is pretty much in line with what the building has been used for in the last 50 years. I think those kinds of mixed use.

**Larry Loverme:** Very good. The key issue is that we want to live there and the main reason for us coming here is that we have 5 grandchildren and 2 of them live in Cortland. The other 3 live in Bethel Park, Pennsylvania so we drew a line between Cortland and there and started looking for a place that would meet the needs so that we could be closer to our grandchildren. Laura’s mom lives in Fowler so she is right down the road. Our daughter lives in Cortland on Heritage Lane and less than a mile from the proposed location. It seems to be a very good fit.

**Bill Sasse:** First of all, welcome to Cortland. Does anyone have any questions? Hearing none, I would like to ask for a motion that the public hearing be closed.

**Donald Fatobene** made a motion to close the public hearing, seconded by **Sally Lane.**

PLANNING, ZONING & BUILDING COMMISSION

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The City of Cortland Planning, Zoning & Building Commission met on Monday, August 10, 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, Sally Lane, Don Bell, and Donald Fatobene. Also present were Mayor Curt Moll, Service Director Don Wittman, Law Director Patrick Wilson and the following individuals:

Larry Loverme	26 Patton St.	Fitchburg, MA
Laura Loverme	26 Patton St.	Fitchburg, MA

**Bill Sasse:** It is Monday, August 10, 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; Donald Fatobene, here.

**Bill Sasse:** Can I have a motion for approval of commission minutes for July 13, 2015 meeting?

**Don Bell** made a motion to approve July 13, 2015 meeting minutes, seconded by Donald Fatobene.

**Roll Call:** Donald Fatobene, yes; Sally Lane, yes; Bill Sasse, abstain; John Picuri, abstain; Don Bell, yes. **MOTION APPROVED.**

**Bill Sasse:** Is there any old business to come before this Commission? Hearing none, can I have a motion for approval of 27-15: **Zone Change Request** – The request is to change the zoning of 193 W Main St. from S-1, Service District to C-1, Central Business District.

**Sally Lane** made a motion for approval of 27-15, seconded by **John Picuri**.

**Bill Sasse:** Do we have any discussion or further explanation for this request?

**Mayor Moll:** What other zoning districts were considered?

**Don Wittman:** The city has 5 commercial districts. S-1, Service is the only zoning district that does not allow residential. In 1995, all commercial property went to S-1. Commercial Business District is a better fit for existing buildings and setbacks. This is an area the commission needs to look at as we continue updating the map. This district is in line with the proposed use.

**Patrick Wilson:** For the record, notices were sent out and there is no one here opposing this request.

**Bill Sasse:** Does anyone have any further questions. Hearing none, can I have a vote on 27-15 please?

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

**Bill Sasse:** Don, what would be the time frame for the next phase of the zoning update?

**Don Wittman:** That will depend on Terri's workload. We could start discussion in November. Recommendation would be to let property owners know before we start the process. We can work towards a work session in November after the meeting.

**Bill Sasse:** Is there any other business to come before the board? Can I have a motion to adjourn?

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

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

**Meeting Adjourned: 7:07 pm.**

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William Sasse, Chairman

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Date

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Teresa Barnovsky, Secretary