

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 13

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The City of Cortland Planning, Zoning & Building Commission met on Monday, February 13, 2017 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, and Jim Bradley. Also present were Mayor Jim Woofter and Service Director Don Wittman and the following individuals:

Joe & Gloria Palombi 140 St. Andrews Cortland

Curt Moll: It is 7:00, Monday, February 13, 2017. I'd like to call to order the regular meeting of Cortland Planning, Zoning & Building Commission. Can we have roll call please?

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

Curt Moll: With that, I would like to have a motion for approval of commission minutes for January 9, 2017 re-organization meeting.

Don Bell made a motion to approve January 9, 2017 meeting minutes, seconded by Sally Lane.

Curt Moll: Any discussion or corrections to those minutes? Seeing none, can we have a roll call please?

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

Curt Moll: I need a motion for approval of commission minutes for January 9, 2017 regular meeting.

Don Bell made a motion to approve January 9, 2017 meeting minutes, seconded by Sally Lane.

Curt Moll: Any discussion on those minutes or corrections?

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

Curt Moll: There is no old business. New business to come before the board: **01-17 Set Public Hearing** – The purpose of the public hearing is to consider a variance request. The request is for a home addition at 140 St. Andrews Dr. to encroach on the 30' rear setback requirement by up to 10'. **Public Hearing to be set for March 13, 2017 at 6:50 p.m.** Can I have a motion please?

Don Bell made a motion for approval of 01-17, seconded by Sally Lane.

Curt Moll: Any discussion?

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

Curt Moll: Anything else to come before the board?

Patrick Wilson: I have a question actually. This could seem random but a lot of the law directors are going over legislation to prohibit the setting up of medical marijuana producers in cities across Ohio. Some cities are passing moratoriums, others are just going into their zoning code and prohibiting the establishment of business related to marijuana to their zoning code. That is more definitive and more direct. Nobody has approached me from here. I am just throwing it out if you want to take a look at it, what your options are,

Curt Moll: One thing, obviously anything that is not in the list of businesses that are approved under review or approved would have to be established in some other way, right?

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Patrick Wilson: Right. My fear is just we don't have a lot, and you and I have talked about this Curt, we don't have a lot of teeth in that business ordinance approval. We have more zoning,

Mayor Woofter: Are you asking this because you think the city should prohibit it?

Patrick Wilson: Well, I just want the city to think about it.

Mayor Woofter: Okay. Because, the people in the state of Ohio voted for this and the purpose of this is for medicinal use. Personally, I wouldn't have a problem with a business opening up in town if they wanted to sell it for medical purposes. That is my opinion.

Curt Moll: I think we should have it added to our list of businesses that we review then. There are districts that would be permitted. I guess I am with Jim, I am not sure why I would be dead against it.

Patrick Wilson: That's why I bring it up. Some cities are, some cities aren't. It goes into effect in March.

Curt Moll: I am sure we would get a lot of public input.

(Multiple comments)

Patrick Wilson: But the way the law passed, it can only be produced by certain...

Mayor Woofter: I like the idea of you bringing that to the forefront. Thank you. And I think it should be something that is discussed.

Curt Moll: If we go into the list of businesses for review, there is probably a review needed for that list. There have been some situations of categories of business that are not included on the list. I think that is a good suggestion.

Don Wittman: Are you thinking that that would probably be best to be addressed say as a sexually oriented business where it would be a use permitted upon review?

Curt Moll: Yes.

Don Wittman: I think while we are at that we may want to look at a fee for Use Permitted Upon Review because now as it stands we have to have a public hearing but we do not collect any fees.

Curt Moll: For industrial, they are all under review, right?

Don Wittman: Correct.

Patrick Wilson: If they were looking for an area for cultivating or processing they are not going to be looking for retail in that situation. They would be looking for a site, probably industrial.

Curt Moll: Lou DeSimone's industrial park up north – you could grow some marijuana up there.

Mayor Woofter: He has lowered that to \$6,000 an acre.

Curt Moll: Thank you.

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Patrick Wilson: Just throwing it out for discussion.

Curt Moll: Anything else?

Don Wittman: You have the new updated zoning map to include the annexations and a few zone changes. There is another annexation coming through – just one parcel adjacent to Deer Creek which is Tom Repphun’s house. It fronts 305. The map doesn’t reflect that at this time.

Sally Lane made a motion to adjourn the meeting, seconded by **Don Bell**.

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

Meeting Adjourned: 7:07 pm.

Chairman

Date

Secretary