

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

May 13,

19

The City of Cortland Planning, Zoning & Building Commission met on Monday, May 13, 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:

Shawn Ruddy	421 Centennial Dr.	Vienna
James B Westbay	1440 Millers Landing	Cortland
James M Westbay	1438 Millers Landing	Cortland

Curt Moll: I'd like to, at this time call in session, the City of Cortland Planning, Zoning & Building Commission. It's 7:00 on May 13, 2019. Roll call please.

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 April 8, 2019** regular meeting was made by **Donald Fatobene** and seconded by **Jim Bradley**. **Roll Call: Donald Fatobene, yes; Sally Lane, yes; Jim Bradley, yes; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.**

Curt Moll: Seeing there is no old business, we'll go right to new business. **11-19 Replat** – A replat of Lot No. 39 & 40, Petrocco Plat No. 8, Vol. 55, Pg. 23 City of Cortland, County of Trumbull, State of Ohio, to form Lot 39-A. Can I have a motion please.

Moved for by **Don Bell** and seconded by **Donald Fatobene**.

Curt Moll: Come up to the podium, state your name and address and tell us what you want to do.

Shawn Ruddy: My name is Shawn Ruddy, 421 Centennial Drive in Vienna. We are looking at building a house and the one lot, after the setbacks; from the front, the side and the back; seemed a little too small to build a house. So we want to get both lots combined and we hope to break ground either late summer or early fall. We did both lots just so we wouldn't have to smash it into that one little lot. If you look at that lot, one over from the corner, it's pretty narrow and small once you have the setbacks.

Curt Moll: With a corner and setbacks, you don't get a lot of room to work with.

Shawn Ruddy: Right, so we opted to get both of them.

Curt Moll: Big corner lot, it's on the left as you come up Portal.

Shawn Ruddy: Correct, what is that, Cricket over there? I grew up on Russell.

Don Wittman: Cedar.

Shawn Ruddy: Cedar, that's it, sorry. My aunt lives there, you'd think I should know the street.

Curt Moll: Okay, it looks pretty straight forward, any comments on this? Don?

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Don Wittman: It is showing that there is the drainage easement. You are aware of the receiving stream in there?

Shawn Ruddy: Correct.

Don Wittman: There is also that water quality retention basin, it's off to the side.

Shawn Ruddy: Right. Right by the street.

Don Wittman: Right, that's to collect the first flush of all the storm water run-off from the upper portion of Stonewood Drive. If you would want to do anything in there...

Shawn Ruddy: I plan on leaving that alone.

Don Wittman: You own the property, the city owns the storm sewer easement. It's nothing that can be filled in, changed or altered without coming to the city for approval.

Shawn Ruddy: Sure.

Don Wittman: There hasn't been anyone living there, so we haven't done any maintenance of that. We can look at coming to some kind of agreement.

Shawn Ruddy: Once we get the final plans, and where you want to put it; I can stop in and go over what we need to do.

Curt Moll: There's an easement there and also a retention area?

Don Wittman: Yes.

Curt Moll: So, he would have to do nothing to change... (inaudible)...the setbacks.

Shawn Ruddy: It's within that setback; the back area.

Don Wittman: Yes.

Curt Moll: Any comments, any questions? Can we have a roll call please.

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

Curt Moll: Thank you.

Shawn Ruddy: Thank you.

Don Wittman: This will go to council next week.

Shawn Ruddy: Yes, I was told that they will sign off on it and I will take it to the county.

Don Wittman: I'll call you and let you know and then you can get it recorded with the county.

Shawn Ruddy: Sounds good, thank you.

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Curt Moll: You won't need to come to the council meeting. Next item is **12-19 Zoning Permit Approval** – Triplex, Lot #54 on Bayview Dr., Vol. 46, Pg. 39, Plat #7 – James Westbay, Cortland Industrial Developers, Inc. Can I have a motion please.

Moved for by **Don Bell** and seconded by **Sally Lane**.

Curt Moll: Thank you. Do you want to talk about this Mr. Westbay? Come up to the podium please.

James Westbay: This is something that I started a long time ago, 2008... (inaudible)... So now we built two of them back, so things are moving a little bit.

Curt Moll: This is one unit, right?

James Westbay: 3 unit.

Curt Moll: But it's one single building.

James Westbay: Yes, one single building, three units.

Curt Moll: It's on a fairly large lot as I recall.

Don Wittman: Yes. Mr. Chairman, this is an approximately a 5 acre parcel, adjacent to Eagle Point condominiums.

James Westbay: Yes, pretty close to that.

Don Wittman: This was approved back in September of 2000 by the Planning & Zoning Commission; the entire condominium development. That approval has since expired. Mr. Westbay came in with the plans for this single building on that parcel. We are just looking at that one triplex on that parcel at this point in time. He is aware that he needs to come back for the re-approval of the plans from 2000. Preliminary discussing with him, the two year time frame for approval would probably encompass the first four units adjacent to Bayview Drive. We will be coming back with the final development plan for those first four, probably at the next meeting. Then the remaining seven would be after that. At this point, he wants to get this one going so that he has the ability to go out and market this and have a model.

Curt Moll: If he exceeds the two years, will he have to come back again to get additional approval?

Don Wittman: Yes. This is a unique situation in which, the water line and the sewer line for the entire site is already in play. It would be a private street and it would be the condominium's home owners association's responsibility for the storm sewer and what not in the roadway. At this point, looking at just having the one adjacent to Bayview; they are part of the dedicated street. That's looking down the road, the worst case; if the Integrated Residential Development; which I provided you the regulations on that, if that were not approved, then that 5 acres would have to be split up.

Mayor Woofter: Don, did you talk to Mr. Westbay about the concerns of the neighbors across the street?

Don Wittman: Yes, well, in the back.

James Westbay: Yes, I went back and met with them and talked to them.

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Mayor Woofter: When?

James Westbay: Oh, last week.

Mayor Woofter: After we had talked to them?

James Westbay: Maybe before. There's one spot there that she needs to fill, I told them that. It's too wet. They need to bring in some fill dirt. That's the one they built, probably in the late 90's.

Don Wittman: That would be something that the phased approached of looking at the other 7 units. If those four go forward, then we'll be able to look at addressing that in the back. In the short term, I met with those residents as well and I agree with Mr. Westbay. There needs to be dirt brought in there.

Mayor Woofter: On their part or Westbay's?

Don Wittman: On their part. There is natural water going through there, it's just that we've had a very wet spring.

Curt Moll: We aren't dealing with that. The only issue is, if you want to build anything else on that lot, you are going to have to split it one way or another or approve something new.

James Westbay: The water and sewer is already in to do this. So, it can't be done any differently. I'm stuck with either do or don't.

Curt Moll: Right. You are inspecting the water and sewer lines to make sure...

Don Wittman: Yes, this will be connecting into the active lines right now. Water and sewer for the other parcels are already in.

Curt Moll: Okay, great. Any other questions, concerns? Roll call.

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

Curt Moll: Don, you handed out this piece of paper, do you want to talk about that?

Don Wittman: Yes, this is the Integrated Residential Development section of the zoning code. This allows multiple buildings to be built on one parcel. This is how the condominium developments should be handled. Because this is a rehash, we'll be bringing a final development plan for the lots along Bayview Drive. Then that would be forwarded to council. Then roadway gets put in for the balance of the units, that is where a lot more of the review process will come in; as far as the buffers and what not.

Curt Moll: This is so that we can become familiar with this.

Don Wittman: Yes and educating the new members.

Curt Moll: That's not a bad idea. I don't want to say never, but there has probably been very few.

Don Wittman: The last one probably would have been Blake, Sunshine and Arcaro.

Curt Moll: That's been awhile. Anything else to bring before the board?

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Curt Moll asked for a motion to adjourn. It was motioned for by **Don Fatobene**, seconded by **Don Bell**.

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

Meeting Adjourned: 7:13 pm

Chairman

Date

Secretary