

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

October 14,

19

The City of Cortland Planning, Zoning & Building Commission met on Monday, October 14, 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, and Jim Bradley. Also present were Mayor Jim Woofter, Law Director Patrick Wilson, Service Director Donald Wittman and the following individuals:

Mark Brown	3260 Niles Cortland Rd.	Cortland
Christina Benton	211 W. Main St.	Cortland

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

A motion to approve **Commission Minutes from the September 9, 2019** regular meeting was made by **Donald Bell** and seconded by **Jim Bradley**.

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

Curt Moll: We have no old business so let's go to new business. **25-19 New Business** – 211 W. Main St. – Just Pizzelles.

A motion was made for 25-19 by **Don Bell** and seconded by **Sally Lane**.

Curt Moll: Who is here to tell us a little about your business?

Christina Benton: Christina Benton with Just Pizzelles, owner. We recently moved locations from 204 W. Main St. to 211 W. Main St. What else would you like to know?

Curt Moll: What are your hours?

Christina Benton: We are open to the public Thursday, Friday, and Saturdays 10 to 3. We are there working everyday and shipping. We are just open those few days a week.

Curt Moll: Okay, three days. I don't suppose that parking is a problem, is it Don?

Don Wittman: No, this is the Central Business District. This is where the tanning salon used to be.

Christina Benton: Correct, Beach Bum Tanning was the previous owner.

Don Wittman: If you want to know more, it was featured on Daybreak this morning.

Christina Benton: We were on 33 this morning. We were on both of them (local news) last week. We'll be on New Day Cleveland in a couple of weeks.

Curt Moll: I'm glad to hear that you are getting all that notoriety.

Christina Benton: We have Pittsburgh and everyone coming for the drive just to pick up their cookies.

Don Wittman: When are we getting our Cortland logo pizzelles?

Christina Benton: We actually can do that. We have a custom die and tool machine that we can get. We are the only ones licensed in the world to do Rotary pizzelles.

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Don Wittman: I read that.

Curt Moll: I saw that before. You are using the whole building?

Christina Benton: Yes.

Don Wittman: Just Pizzelles has been operating in Cortland for 8 years. At that time, it was just a name plate. This is the first that they have come to the Planning and Zoning Board for official business. It's the same business, new location. We'd have to review parking but, as we said, it's not a highly intensive retail operation where you need parking. The on-street parking is going to be adequate. It would be 5, 10 minutes shopping.

Curt Moll: The only thing that concerns me is that if there is a lot of employee parking in the downtown area, on the street; I think that would become a problem.

Christina Benton: There is a parking lot behind us that we utilize. I live around the corner. They park at our house and we carpool over. Especially around the holidays because we will have a lot of people there. There is a small parking lot behind the building.

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

Curt Moll: Okay, you have been approved and we wish you the best. **26-19 New Sign** – 211 W. Main St. – Marquee sign, 2 sided 48" wide by 30 ¼" high, no lighting. Talk about the new sign and explain what you are doing.

A motion was made for 26-19 by **Sally Lane** and seconded by **Don Bell**.

Mark Brown: The size that you said, no lights and it is aluminum.

Curt Moll: Internal fluorescents are not going to be used.

Mark Brown: No, the streetlight lights up the sign really nice.

Don Wittman: It's the existing cabinet from Beach Bum and you just replaced the faces. There was nothing required as far as changing the way it was mounted?

Mark Brown: No, well, just the ends. These are aluminum panels. They were plastic before so, they were heavier.

Curt Moll: Any comments? It certainly looks like it meets our specs as long as it doesn't swing.

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

Curt Moll: Next item on the agenda is **27-19 New Sign** – 211 W. Main St. – Wall Mounted Sign, 10' x 4', no lighting. Could I have a motion please?

A motion was made for 27-19 by **Don Bell** and seconded by **Jim Bradley**.

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Christina Benton: That's the one I did. I art and crafted that one. It is just wood and I put it on the outside existing wood siding. It's painted black. Now we can have customers that come from out of town find us.

Curt Moll: It seems that you are going to have a retail presence now.

Mayor Woofter: It does exceed our size restrictions.

Curt Moll: I'm not even sure that you would call it a sign.

Don Wittman: The size requirement for a wall sign is 1.5 square feet per foot of frontage. So, if it's 50 foot of frontage, it would be 75 square feet of sign area. Is this even really a wall sign or is this more of a decoration?

Curt Moll: Right, how would you measure it, there is no outline. They are letters and they are attached to the wall. And you will guarantee us that if they start to fall off, you'll put them back?

Christina Benton: Oh yes! If you've seen the front of the building, you know that we like to have it nice up there with the streetscape.

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

Curt Moll: It speaks highly of a business if they keep their signs in good repair. Thank you very much, your signs have been approved. You'll have to get your permits from Don. **28-19 New Sign** – 125 N. High St. – Coopers Cycle & Fitness – Marquee sign, 4' x 6' LED lighting. We need a motion.

A motion was made for 27-19 by **Don Bell** and seconded by **Sally Lane**.

Mark Brown: The sign is 4'x6', double sided. We are taking it out of the parking lot and putting it on the front building at their entrance door. New faces, new lighting, new brackets and new wires.

Curt Moll: When you say LED lighting, how is that done?

Mark Brown: Internally, their faces will be plastic and they will light up.

Don Wittman: I did verify that the 6 feet won't extend over the sidewalk and it does have the adequate clearance as required of the sign ordinance.

Curt Moll: The drawing did not lead me to a conclusion as to how it was mounted.

Mark Brown: It has brackets that mount to the roof and then guide wires coming from the end by the street to the building, top and bottom. It will be about 10 feet off the ground. Then they will take the one in the parking lot down.

Curt Moll: Good, any questions about that? Could I have a roll call please?

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

Curt Moll: Anything else to come before the Board? Can I have a motion to adjourn?

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

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

Meeting Adjourned: 7:13 pm

Chairman

Date

Secretary