

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 10, 20

The City of Cortland Planning, Zoning & Building Commission met on Monday, February 10, 2020 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 John Picuri. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Donald Wittman and the following individuals:

Ron Griswold	14401 N Palmyra Rd	Diamond, OH
Jeff & Heidi Jardine	3844 Smith Stewart Rd	Vienna, OH
Frank Daugherty	132 Woodland Trace	Cortland, OH
Kathy Fleischer	147 Topaz Trail	Cortland, OH
Kevin Piros	244 Greenbriar	Cortland, OH
Scott Rowley	142 Turquoise	Cortland, OH
Richard McClain	309 Copperlake East	Cortland, OH
Jim Bradley	144 Beechwood	Cortland, OH
Patti Keller	328 Old Oak	Cortland, OH

**Roll Call:** John Picuri, here; Sally Lane, here; Curt Moll, here; Don Bell, here; Don Fatobene, here.

A motion to approve **Commission Minutes from the January 13, 2020** re-organization meeting was made by **Donald Fatobene** and seconded by **Don Bell**.

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

A motion to approve **Commission Minutes from the January 13, 2020** regular meeting was made by **Donald Fatobene** and seconded by **Sally Lane**.

**Roll Call:** Sally Lane, yes; John Picuri, yes; Donald Fatobene, yes; Curt Moll, yes; Don Bell, yes.

**Curt Moll:** We have no old business, so we'll jump right down to new business. **02-20 – Property Split – Parcel 34-036370** situated in the City of Cortland, County of Trumbull, and State of Ohio, and known as being part of Section 29 in said city. Can I have a motion please.

A motion was made for 02-20 by **Don Bell** and seconded by **Sally Lane**.

**Curt Moll:** Thank you. Who do we have to speak about this?

**Frank Daugherty:** I'm Frank Daugherty and what that is, is it sits right next to Cortland Mower. Cortland Mower is 118, the next property where they actually tore down the house is 127. The next property is 123, I own the rental property. A few years back we came in, rezoned that and we paved that back section. We use it for excess inventory mostly in the spring and summer time; it's blacktop. I'm going to be transitioning out of Cortland Mower. Once we have completed that transaction, I intend to give that back section to Cortland Mower as part of my exit. I have an easement on the north side in order to make it legal. Once that's done and the easement removed, Cortland Mower will attached that to 127 Walnut. Business will continue as it has been and the other part of the parcel will go with the house.

**Curt Moll:** He'll come in to combine those lots.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 10, 20

**Frank Daugherty**: Correct. It won't be landlocked as long as it's attached to 127.

**Curt Moll**: Any questions from the board? Don, any comments?

**Don Wittman**: Yes, since this is a metes and bounds description as far as a parcel, we are not going through the subdivision process so this will not be going on to council for approval. This is just a redrawing of the lot lines via a new property description.

**Curt Moll**: Okay, roll call please.

**Roll Call**: **Curt Moll, yes; Don Bell, yes; Sally Lane, yes; Don Fatobene, yes; John Picuri, yes. MOTION APPROVED.**

**Curt Moll**: Next item is **03-20 - Preliminary Plan Approval** – Integrated Planned Residential Development Project – Hawk's Landing, 419 S Mecca. Can I have a motion please.

A motion was made for 03-20 by **Don Bell** and seconded by **Donald Fatobene**.

**Curt Moll**: Who do we have to speak on this property? Give us your address and name.

**Ron Griswold**: My name is Ron Griswold, 14401 N Palmyra Rd in Diamond, Ohio. I am the engineer on the project. Jeff and Heidi Jardine are the owners of the property and the project; they're here also. We submitted plans for a 16-unit condo project on Route 46. You have the shunken version, but I have a color one just in case anyone would like to see it. Basically, they are duplexes with 2 car garages, main floor is about 1340 sq.ft. with about a 200 sq.ft. loft above, full basements, all of them on City water and sewer. We are going to extend the water and sewer up Route 46; you can see it here (pointing it out on the enlarged, color version), put another manhole here, all the buildings will have their own lateral. Send a water line up to here, put a fire hydrant here for fire protection, move the 2" ... (inaudible) so every unit will have its own private shutoff. There will be two retention ponds. Right now there is a temporary one in the front to catch all of the construction storm water and there will be two in the back that will ultimately empty into the tributary of Walnut Creek.

**Curt Moll**: This will be pretty level here?

**Ron Griswold**: Yes; in fact we have been leveling it off the past couple days.

**Jeff Jardine**: We are down about 5 feet on the top corner, making sure that it looks pleasing to the eye.

**Ron Griswold**: It's going to be very nicely landscaped, it'll be terraced off.

**Curt Moll**: So it won't be as steep as it is now.

**Jeff Jardine**: You've got to go by and take a look. We are getting close. We did pile some more granulate at the top of the road for semitrucks backing in. Before we did that; Ron what you call it; a 6 or 7 percent grade?

**Ron Griswold**: Yes, it's about 7 percent.

**Curt Moll**: We have 2 off street parking spaces in front of each garage. One of the issues we've had with the two other developments like this, is that their parking can sometimes be a problem. I just wondered if there was a plan to put some other parking area somewhere that doesn't block in someone's unit.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 10, 20

**Ron Griswold:** We have this center landscaped place here, for the gazebo. It's a 12-foot wide road so people would be able to park there for parties or whatever.

**Curt Moll:** I encourage you to do that because we've had some issues in other...

**Jeff Jardine:** We can take a look at it.

**Curt Moll:** If they have a garage sale or something, it could really become an issue. I like the design.

**Jeff Jardine:** We didn't want to crowd them. You can only fit so much up in there.

**Curt Moll:** Your plan is to sell them as individual condos?

**Jeff Jardine:** We have not come up with our plan yet. The plan is to get them built.

**Don Wittman:** As far as the parking requirements, off street parking for an Integrated Planned Residential Development is two spaces per unit. In this instance, these are going to have 2-car garages for each unit; two covered spaces, as well as 2 spaces in the driveway. They are exceeding the amount of parking places; they are doubling them.

**Curt Moll:** We've just had some issues with other places, just something to think about is all.

**Heidi Jardine:** Definitely, thank you.

**Don Wittman:** So, procedure wise, this is just a preliminary plan for the Commission to offer any comments or concerns. We did see this ten years ago or so, it's essentially the same plan. Once the preliminary plan is signed off, we'll work on the construction drawings, getting those finalized and then move forward. You will need to come back with the final development plan at our next meeting for them to review and forward on to council for a final approval. This is the first step in the process for the Integrated Planned Residential Development.

**Don Bell:** What's your time frame?

**Ron Griswold:** We plan on building right away.

**Jeff Jardine:** The project is 100% financed, 100% paid for. We are not going to stop construction or anything like that. We are going to finish it all at once.

**Curt Moll:** Does this back up to the cemetery?

**Jeff Jardine:** I don't think so. There is a creek in the back and then the back of the Chevy dealership.

**Don Bell:** Right, the back of the used car lot.

**Don Wittman:** This is part of that Brookview, I believe, that was vacated. The 30' setbacks are adhered to.

**Jeff Jardine:** Don, is it safe to say that if there is a problem, Heidi and I can find out pretty quick? We're spending money getting ready for it...

**Don Wittman:** Yeah, the only question that we had about it at this point, was the possible need for visitor parking. That was more of a suggestion.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 10, 20

**Curt Moll**: It's a suggestion not a requirement, certainly.

**Jeff Jardine**: Well if we had that center area; it's not a bad idea, it's a good idea. Even 4 or 5 spots there would be helpful if someone's having a birthday party.

**Curt Moll**: I don't think that you need to pave everything. Any questions from anyone?

**Don Wittman**: Since you did bring up the fact that they are leveling the site; that was done through the permitting process with the Trumbull Soil and Water Conservation District for preliminary grading. This is not a permitted activity through the city at this point.

**Curt Moll**: I understand that.

**Patrick Wilson**: You may understand that but it's good to have the public record confirming what Don's saying. We get questioned on that.

**Jeff Jardine**: Are you guys comfortable with that?

**Patrick Wilson**: Yes, we are comfortable with the procedure.

**Don Wittman**: As Patrick said; I am just making that point for the record. A lot of times we go back, look in the minutes and there is nothing in there that it was discussed.

**Curt Moll**: Right, no questions? We can have a roll call.

**Roll Call**: **Curt Moll, yes; Don Fatobene, yes; Sally Lane, yes; Don Bell, yes; John Picuri, yes. MOTION APPROVED.**

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

**Roll Call**: **John Picuri, yes; Sally Lane, yes; Don Bell, yes; Don Fatobene, yes; Curt Moll, yes; MOTION APPROVED.**

**Meeting Adjourned: 7:13 pm**

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Chairman

\_\_\_\_\_  
Date

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Secretary