

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 9, 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, and John Picuri. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Donald Wittman and the following individuals:

Kelly Smith	136 Southdale	Cortland, OH
Matt Smith	136 Southdale	Cortland, OH
Matt Bellin	3403 Orchard Ct. SE	Warren, OH
Brent Hartman	177 Diamond Way	Cortland, OH
Scott Rowley	142 Turquoise	Cortland, OH

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

A motion to approve **Commission Minutes from the February 10, 2020** regular meeting was made by **John Picuri** and seconded by **Sally Lane**.

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

**Curt Moll:** We have no old business, so we'll move into new business. **04-20 – Final Development Plan approval- Integrated Planned Residential Development-** Jardine Enterprises, Inc 16 units Hawk's Landing at 419 S. Mecca St. Can I have a motion please.

A motion was made for 04-20 by **Don Bell** and seconded by **Sally Lane**.

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

**Don Wittman:** I thought that I told them at the last meeting providing that the preliminary plan was approved and the final plan on this next meeting. Then it would go on to Council for the ultimate approval.

**Curt Moll:** Has anything changed? Were there recommendations on the preliminary plans?

**Don Wittman:** I don't think so, no.

**Patrick Wilson:** For the education of the board, Don said (reading from February minutes) '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'. So, they were told on the floor.

**Curt Moll:** That they needed to be here.

**Patrick Wilson:** Yes.

**Curt Moll:** They might come in a little later and we can un-table it. I need a motion to table 04-20.

A motion was made to table 04-20 by **Sally Lane** and seconded by **Don Bell**.

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

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

**Curt Moll**: Next item on the agenda **05-20 Commercial Building – Trumbull Self Storage** – SR 305 site plan, discussion. We are going to talk about this. Do we have a representative from the engineering company or someone to talk about this?

**Matt Bellin**: I'm Matt Bellin with Trumbull Self-storage, my address is 3403 Orchard Ct. SE, Warren. I purchased the property at the corner of 305 and Southdale last year. It's a 1.6 acre parcel. It's currently zoned Service which allows for self-storage. We have done the engineering for the site, we have approval from the Ohio EPA, as well as the Trumbull County Soil and Water District for the storm water plan that we put together. Basically, what it's going to be is 2 buildings constructed parallel to 305. There will be an entrance from Southdale. We looked at possibly doing an entrance from 305 but, due to the bend in the road, it would create a hazardous situation, so we have the entrance coming off of Southdale. I don't anticipate a whole lot of traffic to and from the sites. It's typical self-storage; it's going to have people coming and going. For the most part it is not going to be a heavily trafficked area. There is not going to be an office there, we are not going to do any U-Haul rentals so there is not going to be daily office hours for that location. So, we put the plan together with approval from the state, as well as from the county with the storm water plan.

**Curt Moll**: The storm water plan was approved with the pervious pavement?

**Don Wittman**: The storm water volume calculation was based off of the impervious surface.

**Curt Moll**: What they are proposing to do is improve the storm water situation there.

**Don Wittman**: Yes.

**Curt Moll**: I had a little concern because it has been overrun before.

**Matt Bellin**: The detention ditch to the north of the property, has helped immensely, in my opinion anyway. We are going to have a similar detention ditch on the 305 side as well. My thought with the request for the dustless surface waiver, we want to use recycled concrete or recycled asphalt to make it drain even better. To make something impervious, it's going to take longer for it to drain off and might overrun the detention ditches.

**Curt Moll**: Right. Can you describe what you are doing for the buffer?

**Matt Bellin**: Where we buffer residential on Southdale as well as Evon Circle, there are going to be Arbs planted along there to provide a screen/buffer. It will help cut down on any light trespass or view of the property itself.

**Curt Moll**: You're lighting it with?

**Matt Bellin**: Building mounted LED lights, just for basically the pathways.

**Curt Moll**: It will be down light.

**Matt Bellin**: Exactly, we are not going to have pole lighting. Just enough for security as well as lighting the pathways.

**Curt Moll**: I'm just concerned because the neighbors don't want lights shining through their windows.

**Matt Bellin**: Yes, exactly, they will be roughly 8 foot high lights, shining downward. The Arb buffer will help cut down on any of that.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9, 20

**Curt Moll:** What was your choice of plan for that purpose? The evergreens that you are putting in...

**Matt Bellin:** Well, verses a solid fencing, I think aesthetically it's more pleasing for the neighbors than having a barrack looking solid fence.

**Curt Moll:** Do you have any thoughts to varying that plan?

**Matt Bellin:** I'm open to suggestions. I think that it's the best approach but again, I'm open to suggestions.

**Curt Moll:** Aesthetically, at least along the road side, maybe not the back. Along the road side, it would add some interest to have something.

**Matt Bellin:** That's the plan, to parallel Southdale, we'll have a row of Arbs along that whole lot.

**Curt Moll:** I saw that in the drawings, I just wondered if you could put in something other than that. Just a suggestion.

**Matt Bellin:** We do have a little bit of space restriction as well. If we are going to do large pines, it's going to cut down on the drainage.

**Curt Moll:** You are going to have to be careful picking them but the interest would be there; better received at least.

**Don Bell:** Is there going to be any signage?

**Matt Bellin:** If there is, it's just going to be mounted to the building, not pole signage or anything like that. We'll do our best; I know that it's residential, to blend into the surrounding area.

**Curt Moll:** What about access control? Do you normally have that on your storage units?

**Matt Bellin:** Yes, it will be on Southdale. There will be a gate with restricted access, you will need a code. It will be a keypad.

**John Picuri:** The request of the waiver is because you don't actually want to pave it.

**Matt Bellin:** I'd like to at least keep that option open right now. One, for drainage and for frankly, cost as well.

**Curt Moll:** I certainly support the idea of having pervious materials, concrete or asphalt. We have that in one of our park parking lots and it's worked out pretty well. I have it in my driveway.

**Don Bell:** And it works well.

**Curt Moll:** It works well. I think that it helps water drainage problems.

**Don Bell:** It flows through the ground faster.

**John Picuri:** I wonder about coming through a residential area, it may look unfinished.

**Curt Moll:** If you look at the drawing, he has pavement in through the entrance up to the building, right?

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

**Matt Bellin**: Yes. Basically the ingress and egress areas; that is basically paved.

**Curt Moll**: It's between the buildings where people will be loading.

**John Picuri**: All around the buildings would be millings or rubblized concrete; something like that.

**Curt Moll**: The apron, on the 2<sup>nd</sup> page of the drawings, on the entranceway...

**Matt Bellin**: Where the building ends, we may still decide to use concrete or solid asphalt.

**Curt Moll**: It will look better.

**Matt Bellin**: I may still decide to redesign the storm water (inaudible). We may still decide to go that route. Those are some options right now.

**Curt Moll**: I guess that I'm a little troubled if you do. I'm more in favor of the waiver than of you paving a lot of extra property down there. We've seen in the past that the creek that carries the water away from that area is pretty much at its capacity. If we add more to it, it's not going to be good. Even if you have retention; it doesn't guarantee that if you have a situation where you get a 100 – year rain, and it could cause additional problems.

**John Picuri**: A waiver request; do we notify neighbors and get feedback from them?

**Don Wittman**: Based on the information in the ordinance, there is nothing in there. It's not a variance per se, it's more of a relaxation of the dustless surface requirement for the parking areas.

**John Picuri**: Curt, I hear what you are saying but, entering that residential area, would it look as if it were incomplete, undone or unfinished? I can appreciate what you are saying too. From my recollection, that area does have drainage issues.

**Don Wittman**: There have been waivers applied for; Girt's comes to mind. A lot of them were not necessarily new construction. Years ago, the old pizza place; they had a waiver for their parking area. New To You might have been using grindings. When Council passed the dustless surface requirement, it was prior to a lot of the focus on storm water management on the site. Now going more toward a pervious surface. Most recently was Storm Service Solutions with their temporary building. So, that is why I asked Mr. Bellin to provide a written request that we have in the record, so we have a basis to go on instead of assumptions.

**Curt Moll**: On your site plan, is that an impervious entryway? That's paved that goes up to the building?

**Matt Bellin**: Yes, from Southdale to past the gate.

**Curt Moll**: So the rest of that will be behind their buffer area, where they will have the Arborvitae planted so you really won't be able to see it that well. It will get better over time.

**John Picuri**: Explain to me again, where exactly the buffer is.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

**Matt Bellin**: There will be Arbs planted by everything that borders Southdale as well as the north side of the property, that 340 feet that buffer the existing detention pond, Evon Circle.

**Don Wittman**: If you are looking at sheet 2 of 7, for simplicity, we'll assume that the north arrow is up. Along the north property line, all of those circles, just south of the ditch, those are all Arborvitae shown 8 feet apart. And then also along Southdale.

**John Picuri**: So, there isn't anything on 305?

**Matt Bellin**: No, nor will there be to the west.

**Don Wittman**: The City ordinance requires a buffer when adjacent to a residential district. That plan complies with city ordinances.

**John Picuri**: My thought was that if you are coming along 305, you get the appearance that if it is not paved, it may look undone. The part able to be seen from State Rte 305 pulling into Southdale.

**Don Wittman**: Originally some of the storm water was shown going to the drainage swale that runs east to west but, provided feedback to the engineer that it needs to be contained on site. They did make some modifications based on recommendations to put an under drain in the entire bottom of the retention area so that it's not holding water or promoting growth, so that it will be easier to maintain.

**Mayor Petrosky**: Is this going to go to Council?

**Curt Moll**: No.

**Don Wittman**: No. This was just to have the discussion because at the time, we did not have the written waiver request. We received that today.

**Curt Moll**: You don't want us to act on the waiver at this point?

**Don Wittman**: It's at the pleasure of the commission at this point.

**Curt Moll**: Okay. I just wondered if it needed to be on the agenda. We have nothing to say about the commercial building plan.

**Don Wittman**: I wanted it to be presented to the commission and I didn't want to be rushed to a vote. I wanted to have the opportunity to ask the questions such as the screening and any other issues that we may have with the site plan.

**Curt Moll**: The only one that we really raised was that we'd like to have something that looks nice on the streets that we have to drive down.

**Don Wittman**: By way of review, at one point in time, this parcel with a previous owner, had applied for a zone change from Service District to Residential Multi-Family. At that time it was met with great opposition from people surrounding in the community.

**Curt Moll**: So, it was not changed. I remember the action.

**Don Wittman**: It remained Commercial Service District.

**Curt Moll**: I thought that it had changed, but it hasn't, it's still Service District. It limits the amount of things that we can control. If I could get a motion out of you for the approval of the waiver. I would ask for that.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

Dustless surface waiver request moved for by **Don Bell** and seconded by **Sally Lane**.

**Curt Moll**: Can I have a roll call please?

**Roll Call**: **Curt Moll, yes; Don Bell, yes; Sally Lane, yes; John Picuri, no. MOTION APPROVED.**

**Curt Moll**: It passes, the waiver has been approved.

**Don Wittman**: From a procedural standpoint, the site plan and the construction will then be brought forward at the next meeting for consideration and approval. If in the meantime, anyone on the commission has any concerns, get them to me quickly.

**Mayor Petrosky**: If residents in the neighborhood want to come to voice their opinion, then they should come to the next Planning and Zoning meeting?

**Don Wittman**: Typically, absent of a public hearing, there is not a lot of opportunity for residents to address the commission.

**Curt Moll**: It doesn't require a public hearing and it's in compliance with our zoning regulations so we'd have a difficult time doing anything other than that.

**Mayor Petrosky**: It is, but with the waiver.

**Curt Moll**: I don't know what you'd do about the waiver now. It's been approved.

**Patrick Wilson**: If the public had questions and submitted them to the board members ahead of time, then the board members, when the motion is pending and there is discussion before a vote. That is how the issue would get before this board. As opposed to just showing up to voice their pleasure or displeasure.

**Mayor Petrosky**: I am afraid that residents will come into a Council meeting and yell at Council when they have nothing to do with this.

**Patrick Wilson**: Well, it will be on the agenda for this board at their next meeting. That is how notice works, so they should be prepared ahead of time.

**Curt Moll**: In reality, Council is the one that pass the ordinances which provides for how this is to be done. They did have something to do with this.

**Patrick Wilson**: True, good point.

**Curt Moll**: We have little choice but to follow the regulations. We have to have some basis. Can a waiver be rescinded at any time?

**Patrick Wilson**: Someone would have to request it be rescinded. If that was raised at the next meeting by someone on the board then, yes. They would need a 2<sup>nd</sup> to their motion to consider it. Then this board would have to consider it.

**Don Wittman**: I suppose if there are public comments and concerns, such as the lighting and the creation of dust or additional protections; then this board can take those under advisement. It could be further discussed at the next meeting. I have a feeling, given the opportunity, we may have some people here to voice their opinions on the proposed commercial building.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 9,

20

**Patrick Wilson**: You wouldn't have to vote on it at the next meeting. You could entertain whatever discussion you wanted and then move the vote to the following meeting.

**Don Wittman**: That is not what I was getting at.

**Patrick Wilson**: Well, you could.

**Curt Moll**: We have little choice. The gentleman owns the property and zoning is as we established for that parcel. He has the opportunity to use that for his financial benefit. We can't deny him that.

**Mayor Petrosky**: Understood, I'm happy that there is an ability to rescind the waiver.

**Curt Moll**: Anything else that we need to bring before the board? I want to thank Don for his contributions over the many years that I have served with him. I appreciate his efforts to keep this place on the right track for zoning. I'd like to get it in the minutes that he has made a valuable contribution. Sixteen years, thank you, good luck in your new assignment.

**Don Wittman**: Thank you Curt. It's been a pleasure. There has been some contentious meetings in the past. I grew up here and learned how to not take things personally. Listening to the residents and trying to do the right thing and in adversity, you learn how to gain perspectives on issues that you might not otherwise have.

**Curt Moll**: True, thank you. Can I have a motion to adjourn please?

Adjournment moved for by **John Picuri** and seconded by **Sally Lane**.

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

**Meeting Adjourned: 7:27 pm**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary