

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

August 10,

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The City of Cortland Planning, Zoning & Building Commission met on Monday, August 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 Kimberly Blasco and the following individuals:

Ron Griswold	14401 N Palmyra Rd	Diamond, OH
Jeff & Heidi Jardine	3844 Smith Stewart Rd	Vienna, OH
David Christner	Parks Board	Cortland

Curt Moll: I'd like to call to order the regular meeting of the Planning, Zoning & Building Commission for the City of Cortland. It is Monday, August 10, 2020 at 7 o'clock. Can I have a roll call please?

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

A motion to approve **Commission Minutes from the July 13, 2020** regular meeting was made by **Donald Fatobene** and seconded by **John Picuri**.

Curt Moll: Any discussion about the minutes; corrections or concerns? Can we have a roll call please?

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

Curt Moll: We have no old business tonight. Going to new business we have **10-20 – Set Public Hearing-** The purpose of this hearing is to consider a variance request at 104 Brent Place to allow the encroachment of up to 12 feet from the 30 foot rear set back requirement. **Hearing to be set for September 14th, 2020 at 6:45 p.m.**

Don Bell made a motion for approval of 10-20, seconded by **Donald Fatobene**.

Curt Moll: Any concern about this?

John Picuri: We do send a letter to the adjacent property owners correct?

Christine Dorma: Correct.

Donald Fatobene: Is this the same size as what they are replacing? I thought that it looked close.

Kim Blasco: Yes, pretty close.

Curt Moll: They had a deck that was deteriorating and replacing that with an addition.

Kim Blasco: It's like a three seasons room.

Curt Moll: You could say that they are enclosing their deck. Whatever it is, it's a similar footprint. Can we get a roll call on this?

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

Curt Moll: The next item on the agenda is **11-20 Set Public Hearing** – The purpose of this hearing is to consider a variance request at 569 S. High St. to allow a sign area of

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50.76 sq. ft. which exceeds the 32 sq. ft. maximum and 20' height which exceeds the 12' maximum, and variance request to exceed the number of allowable wall mounted signs and pole mounted signs. **Hearing to be set for September 14th, 2020 at 6:50 p.m.**

Donald Fatobene made a motion for approval of 11-20, seconded by Don Bell.

Curt Moll: Any discussion on this?

Donald Fatobene: It looks like they are just replacing the existing signs.

Curt Moll: Have you talked to them about not being so high or is that a visibility problem there?

Kim Blasco: I didn't ask them, I can.

Curt Moll: I'm just concerned because if you think about it, it's awfully hard to get out of that entrance anyway. If you put a sign that's down lower it's certainly not going to be helpful. I don't want to make things worse than they are.

Patrick Wilson: Kim, is that sign company going to have someone here?

Kim Blasco: Yes, they'll be here next time.

Patrick Wilson: Ok because I just saw that they were from Michigan.

Kim Blasco: They said that they'd be here.

Patrick Wilson: They probably have a contract with Rite Aid so it's worth their while to be here.

Curt Moll: They will have a representative.

Donald Fatobene: I assume they've already been given a variance at one point.

Curt Moll: I don't know when the building was built whether that was in place. Probably not.

Don Bell: Or if it would have been grandfathered in.

Curt Moll: We did give a variance for two other businesses for multiple signs at an intersection because there is a situation with two main roads. We had done that for Speedway and I think Walgreen's.

Kim Blasco: Burger King. I think Dunkin Donuts at 305 and 46.

Curt Moll: So it has been common practice. Roll call please.

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

Curt Moll: At the next meeting, we need to be here at 6:45 and ready to go. The next item is **12-20 Zoning Permit Approval - Hawk's Landing** – Mecca street condos, Jardine Builders & Septic Services, Inc. Can I have a motion please.

John Picuri made a motion for approval of 12-20, seconded by Sally Lane.

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Curt Moll: We have someone here to talk about this.

Ron Griswold: I'm here to see if anyone has any questions. My name is Ron Griswold, I was the designer. Jeff and Heidi Jardine are also here, the property owners. Basically, we want to build 8 duplexes, 16 units in all. They are ranch units, two car garage, a front porch with a vinyl railing on them. There is a sun porch in the back, full basements, built as condo with the intent to rent them out. Quality wise, they will be built as condos basically.

Donald Fatobene: They are going to be rentals, not selling the individual units?

Ron Griswold: Yes.

Curt Moll: They are all two bedroom and full basements?

Ron Griswold: Two bedrooms, cathedral ceilings inside and full basements.

Don Bell: Is there going to be any signage out front?

Ron Griswold: Yeah, we have a landscape architect working on that design.

Curt Moll: Any more questions at this point? We are good with all of the permits?

Kim Blasco: Yes, I'm okay with everything.

Curt Moll: Okay. I know that they waited for a long time for the EPA permits. I see that they have those. Is this going to be built out entirely and then rented or is it going in stages?

Ron Griswold: No, it's going to be built pretty much entirely before...(interrupted)

Heidi Jardine: With the newspaper article, I had a lot of calls. A lot of people already wanting to fill applications out. I think as we go down the road we are going to finish them and try to move the people in.

Jeff Jardine: We'll take the construction this way and the residences this way.

Curt Moll: I just wanted to make sure that you got it all done because we have had it happen before.

Ron Griswold: Right, right. Nobody wants to rent in a development where there is a lot of construction going on.

Curt Moll: Right, so as quick as possible would be good. I know that there is a huge demand for rental property in town. Any other questions from the Board? Do you have any questions Patrick?

Patrick Wilson: I do not. As long as Kim is happy, I am happy.

Curt Moll: We are good then, let's go ahead with a vote.

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

Curt Moll: Very good.

Don Bell: Welcome to Cortland.

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Curt Moll: I have a question for Kim. The TCF bank put up a new sign. Did they get a permit for that or do they not need one because they are just refacing?

Donald Fatobene: It's the old Chemical Bank. They just changed names. They didn't change the dimensions or anything else.

Curt Moll: I think that in the past we have allowed people to do that without a permit as long as there is no ownership change. If you had a store and you wanted to change your sign a little to make it more appealing, you shouldn't have to get hit with another...

Donald Fatobene: There was a change of ownership.

Patrick Wilson: I think it was more along the lines that if there was a change in the type of business that would be run at the location; then we'd care.

Curt Moll: Yes. If someone sells their business, it's different than this corporate take-over thing.

Donald Fatobene: We have allowed it in the past. This was just a name change, a merger.

Curt Moll: Okay, that answers my question. Next is the community sign discussion. Who is going to lead that?

Dave Christner: Dave Christner, I'm chairman of the Parks Board for the City. I wanted to talk to you tonight about upgrades and improvements to the community sign in front of Speedway. That sign was put in place back in the late 90's, so it's been there 20 plus years. It's due for some upgrades, improvements and renovation. Service Director Blasco and I went there and did an assessment of it a couple of weeks ago. From a masonry and foundation standpoint, the sign is in good shape. The upper three or four layers of brick has seen degradation because of the water getting into the top. There is a plan to work on that but from a structure standpoint, it's in good shape. The sign itself consists of a box insert that goes into the sign. Because of the water intrusion, it has some rusting. It has electrical fixtures inside that has suffered some degradation from the water. I don't think that the sign lights up anymore so it needs improved. I'll quickly talk about how we change the message on the sign. If someone wants something up on the sign, they'll call Christine, she'll write the message down and give it to the Service Department and they will go down and change the lettering. In the process of doing this, they lift the sign up, prop it up and change the lettering. This has caused some damage to the front face of the sign. When the wind catches it, it twists, bends and gets distorted. The new process would solve that. Bottom line, it's been there 20 years and it's time for repairs and upgrades. That is why we are here tonight. I'm going to let Mayor Petrosky talk about what we'd like to propose and where we would like to go with it.

Mayor Petrosky: We talked about this briefly at the last meeting. (showing a picture of the proposed sign) The proposal would be to remove the bricks from where it is degrading up and put a flat stone to top it off and finish off the pillars with a cap stone.

Curt Moll: Basically repair.

Mayor Petrosky: Right.

Dave Christner: Putting the cap stone on solves our biggest problem. We have individual bricks across there and the mortar is gone so the water is going straight down into the sign.

Curt Moll: Good.

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Mayor Petrosky: Although we are not applying for a variance per say, this would be similar to the church on High St. and the K-8 signs. It will be a conditional use based on compliance with operations to the City's satisfaction. Some guidelines that we came up with; although this is a fully functioning LED sign that can do videos, photos, etc., we do not intend to use it to that degree. We are not going to have any distracting appearance of motion, flashing, blinking, scrolling or any type of distraction. Each copy will be totally extinguished for a minimum of 1 second before a new copy displays. We are looking at doing 1, possibly 2 messages at a time. We could change them daily if we wanted. In an emergency, would be the only time that we would change it throughout the day. This is slick, it's done wirelessly. Christine can change the message from her computer or her phone. This sign will run 24/7 because it is located in an area where a lot of ambient light already exists.

Curt Moll: There wouldn't be any residential in sight of that so that's not an issue. The flashing, flopping, whatever; we are going to apply that to this sign as well. I think that it would be good to abide by the things that were said in meetings about past signs and it sounds like you are going to do that.

Dave Christner: Yes, absolutely we want to do that, it will be 1 or 2 messages, very simple. Because of the capability of this sign, should the city be under an emergency, like under a tornado warning, take shelter or a COVID message that we need to get out. We have the capability to do something different that would grab attention. No plan to use that but the capability is there.

Curt Moll: I think that is okay but keep in mind that the people there are in automobiles and will be there for a brief time. We don't want them stopping in the middle of the intersection reading a sign. Whatever message comes out on the sign should be able to be absorbed in 30 seconds or less. Your tornado warning should say all that it is going to say on one screen. You can make it red.

Dave Christner: Yes, that comes free.

Curt Moll: That would be picked up quickly because the sign is always not red. I think that's okay. So it was decided that you didn't need a variance? Is that alright with the Board and do you think that it's reasonable? (Replies of yes) This is the city that is doing it. If it is anyone else, they would need to get a variance.

John Picuri: I appreciate the City explaining to us why they are doing it so that if someone were to come and ask for something similar, we'd know what the thought process was behind it.

Curt Moll: We kind of turned down something similar to First Place Bank about 15 years ago. The reason we turned them down because it was like a circus. We'd really like to keep the signage in town consistent with the kind of community that we'd like to have.

Patrick Wilson: Yes, you have been consistent; this Board has.

Curt Moll: I hope so. We need to be consistent with the rules. The fact that the City will comply with those rules is another arrow in our quiver. By keeping everyone else in the same line. I think that you need to go ahead with that.

Mayor Petrosky: Okay. We can, in the future add this to legislation.

Curt Moll: I think that it's a good idea to revisit that. Things have changed in the last 15 years and it's probably time to look at it again. Do you think that we need a motion of support for this change?

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Patrick Wilson: Yes, you can do an oral motion, a roll call vote.

A motion was made by **John Picuri** and seconded by **Donald Fatobene** for the support of the community sign to be consistent with past practices of the Zoning Board guidelines.

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

Mayor Petrosky: Thank you.

Dave Christner: Thank you very much.

A motion to adjourn was made by **John Picuri** and seconded by **Sally Lane.**

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

Meeting Adjourned: 7:21 p.m.

Chairman

Date

Secretary