

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

August 31,

20

The City of Cortland Planning, Zoning & Building Commission met on Monday, August 31, 2020 at 5:30 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:

**Alan Ricks
Sean Tisone**

**150 Garwood Dr.
646 Saddlebrook**

**Canfield, OH
Boardman, OH**

Curt Moll: I'd like to call to order the special meeting of the Planning, Zoning & Building Commission for the City of Cortland. It is Monday, August 31, 2020 at 5:30 p.m. Can I have a roll call please?

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

Curt Moll: We have one item of new business on the agenda tonight. **16-20 Replat** – Replat of part of lot no.s 267, 268, 300, 301 & part of vacated Park Dr. & part of vacated Brook Dr. Brookside allotment at Cortland, Ohio plat volume 10, page 149 & being part of out lot no. 95 City of Cortland, Trumbull County, Ohio. Could I have a motion for that?

Sally Lane made a motion for approval of 16-20, seconded by Donald Fatobene.

Curt Moll: Thank you, do we have anyone here to talk about this? State your name, address and then we will discuss this.

Alan Ricks: Good evening, my name is Alan Ricks. I'm with Platz Realty Group out of Boardman and my address is 150 Garwood Dr., Canfield. I am here representing Sean Tisone. Sean is the prospective buyer of the Cortland Roller rink. We are here to ask you to consider this for platting and first and foremost, thank you for this special meeting, we appreciate that. Thanks for taking the time to do that. Sean would like to begin as soon as possible. I'll let him explain in detail and answer any questions you have regarding what he plans to do. I'm here representing him as his real estate broker.

Curt Moll: The lead basis for this; to transfer we need a single plat for the building.

Alan Ricks: Correct, to meet the Trumbull County Compliant Standards, it has to have one lot; since it's been 4 lots for 50, 60, whatever years... They just want to clean it up in order to convey the title. From what I understand, the County has just started doing this five or six years ago. I had a project in Hubbard where the lot was just called lot #45 from the corner of...and that isn't a legal description. This is putting four parcels into one and I can see where they want to clean it up.

Patrick Wilson: I did this in the City of Niles for a client.

Curt Moll: We require this kind of activity for new construction, I didn't know that they did it for transfers. I want to get it in the record; why we are doing this.

Patrick Wilson: The County wants to see the locality...(interrupted)

Alan Ricks: Right, right, that's fine. We are just putting this in one parcel and that is the parcel to be conveyed from seller to buyer.

Curt Moll: Right, very good.

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Sean Tisone: Hi everyone, I'm Sean Tisone, prospective buyer of the rink. Geez I don't know what I'm doing with this project. (Laughter) I'm from the area, Boardman, Ohio. I met with Alan and we were looking at commercial real estate buildings for some different purposes and when I walked into the rink I said "Geez, this has to stay what it is". After meeting with the current owners, there is so much history behind it. I have never been in the entertainment business; my career has been in advertising. I sold my company about 18 months ago. I then went to work for the corporation that purchased me for the last year, Corona Virus happened, I came off to the side lines, I'm only 51 years old and I have to do something. It looks like a fun project. I'm going to try to keep as much of it, as it was, as I can. However, we need to modernize it. It's a learning curve for me as well. We are going to put a significant investment into it. I'm the only shareholder in the corporation so I'm going to be up there mopping floors and learning how to skate backwards. (Laughter) I hope this all goes well. This whole process is a little arduous right now but we are getting through it. We'd like to get in there and at least clean the property up before the hard weather hits. It seems to be more of a winter type business according to the history of it. The sooner we can get our people in there and making it a nice place again... I think that you guys would want it to be resurrected to what it was.

Curt Moll: Oh yes. We had a presentation by Jimmy (rink owner) at the Historical Society and we had standing room only.

Sean Tisone: They are great people. I hopefully will have half of his pizzazz and personality. I'd like to at least give it a shot. It seems that it shouldn't be used for some other reason right now, we are going to try to preserve it.

Curt Moll: Thank you. I appreciated that update. Any other questions?

Patrick Wilson: The footprint is going to stay the same, right? Nothing is changing, we are just replatting it and the building stays?

Curt Moll: Any building modifications would have to be taken up with the...

Sean Tisone: No, this facility is big enough.

Curt Moll: Yes, okay, great. If we don't have anymore questions, we can have a role call.

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

Curt Moll: Very good. Motion for adjournment now.

A motion to adjourn was made by **Don Bell** and seconded by **John Picuri.**

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

Meeting Adjourned: 5:36 p.m.

Chairman

Date

Secretary