

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

**The City of Cortland Planning, Zoning & Building Commission met on Monday, September 14, 2020 at 6:45 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:**

<b>Brad Rhodes</b>	<b>5757 E Cork St</b>	<b>Kalamazoo, MI</b>
<b>Misty &amp; Ken Wilson</b>	<b>104 Brent Place</b>	<b>Cortland</b>
<b>Allen &amp; Joy Daffron</b>	<b>436 Fowler</b>	<b>Cortland</b>

**Curt Moll:** It's 6:45 on September 14, I'd like to call to order the public hearing of **10-20 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. So we would like one of you to come up, state your name and address and tell us what you'd like to do and why. Then we will ask if anyone wants to speak for or against it at that point. Speak into the microphone otherwise she can't hear you and she doesn't get it into the minutes.

**Misty Wilson:** I'm Misty Wilson and I live at 104 Brent Place here in Cortland. This is my husband Ken. Our deck is rotting out and we'd like to take it off and add a 3 seasons room to give us a little more space at our house. We live in a small house, we had our son and were looking into possibly moving into a bigger house but; we like our neighborhood and we put so much work into our house that we don't just want to give it up. We thought that we could add onto the back and add a little more elbow room.

**Curt Moll:** What size is your deck now?

**Ken Wilson:** It's 12 x 14.

**Curt Moll:** And this is 12 x 16 so you're adding a couple of feet. You understand that you would have to go to the county for a builder's permit?

**Ken Wilson:** Yes.

**Curt Moll:** The other thing that I want to say about this hearing is that we don't vote on anything until later in the meeting. We are just here to hear people's opinions about it. Are there any questions from the Board? Okay, no questions. At this time, I'd like to ask anyone that would like to speak in favor of the variance to come to the podium. I don't see anyone. Is there anyone that would like to speak against the variance? No one like that. Anymore discussion or comments?

**John Picuri:** Mr. Chairman, just for the record, I assume that letters were sent out to the adjoining property owners?

**Curt Moll:** I believe so, there is a copy in there (packets).

**Christine Dorma:** Yes.

**John Picuri:** Thank you.

**Curt Moll:** Thank you, appreciate that. If nothing else, I ask for a motion to adjourn the public hearing.

**Donald Fatobene** made a motion to adjourn **10-20 Public Hearing**, seconded by **Sally Lane**.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

**Curt Moll:** We will vote on that later in the agenda. It is 6:50 on September 14, I'd like to call to order the public hearing of **11-20 Public Hearing-** The purpose of this hearing is to consider a variance request at 569 S. High St. to allow a sign area of 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. Who do we have to speak to that?

**Brad Rhodes:** Brad Rhodes with Signart, 5757 E Cork St. Kalamazoo, MI. Rite Aid has decided that they want to rebrand all their stores throughout the nation. They want to remove the awnings from the stores that have awnings and put up new branding using channel letters and their shield. It has been updated to reflect their wellness program and what they are doing inside of their store. We just want to reface the existing pylon signs there and make them look nicer, paint it. We will remove the florescent lighting and put in LED, a 5,000 kelvin light which is a step above the warm light. It's not a really bright, white surgical light. We would like to be able to remove the awnings, remove the signs on the drive-thru and install two wall signs with the shield and Rite Aid Pharmacy to replace the awnings. On the corners of the building, we want to utilize the drive-thru pharmacy with a directional arrow to tell everyone how to get around that building to the drive-thru.

**Curt Moll:** We really don't control directional signs.

**Brad Rhodes:** It's on the building and it's the number of signs we are looking at.

**Curt Moll:** All of the signs that you are proposing to put up are on already existing poles and fixtures. There is no change in fixtures.

**Brad Rhodes:** Correct.

**Donald Fatobene:** Really no change in size at all.

**Curt Moll:** This situation is very similar to Speedway because they are on two different highways that have entrances. We have been fairly lenient with the way we have handled that. We would like to keep the number of signs to a minimum but there is a reasonable minimum and an unreasonable minimum.

**Brad Rhodes:** We are losing quite a few signs because we are taking off the drive-thru signs.

**John Picuri:** For the record, letters were sent to all the adjoining property owners.

**Curt Moll:** Yes, the list is in the packet. Is there anyone here to speak for or against the sign variances? Seeing none, we will call for a motion to adjourn the public hearing.

**Donald Fatobene** made a motion to adjourn **11-20 Public Hearing**, seconded by **John Picuri**.

**Curt Moll:** We will reconvene at 7:00 and consider these in our agenda.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

The City of Cortland Planning, Zoning & Building Commission met on Monday, September 14, 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, and Service Director Kimberly Blasco and the following individuals:

Brad Rhodes	5757 E Cork St	Kalamazoo, MI
Misty & Ken Wilson	104 Brent Place	Cortland
Allen & Joy Daffron	436 Fowler	Cortland

**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 August 10, 2020** regular meeting was made by **Sally Lane** and seconded by **Don Bell**.

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

A motion to approve **Commission Minutes from the August 31, 2020** special meeting was made by **Donald Fatobene** and seconded by **John Picuri**.

**Curt Moll:** Any corrections to those minutes? No, roll call please.

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

**Curt Moll:** The next item is **13-20 Variance Request** - The request is to consider a variance at 104 Brent Place to allow the encroachment of up to 12 feet from the 30 foot rear set back requirement.

**Sally Lane made a motion for approval of 13-20, seconded by Don Bell.**

**Curt Moll:** Could you come up and talk a little about this again for the benefit of our minutes for the regular meeting please. Tell us what you are going to do and why.

**Misty Wilson:** I'm Misty Wilson and I live at 104 Brent Place.

**Ken Wilson:** The deck needs removed so we wanted to upgrade. We are going to have to go further in than what the variance allows, 17 feet from the property line. It's going to be a 3 seasons room. Basically enclosing, putting block under the deck and making it a 3 seasons room to have more square footage in the home for most of the year. It will give us more elbow room, our family is growing. We'd like to stay in the house. We've put some work into it and we like the neighborhood.

**Curt Moll:** For the record, we had a public hearing and there was no one to speak either for nor against this variance and we had sent out letters to all of the adjacent property owners. Any more questions for the owners? Patrick?

**Patrick Wilson:** I have none.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

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

**Misty Wilson:** I am so excited! Thank you guys! Oh my goodness, I'm going to be skipping home. Thank you, thank you!

**Ken Wilson:** How would we get that to a contractor?

**Curt Moll:** Talk to Kim the Service Director and she can help you with that; whenever you need it.

**Ken Wilson:** Fantastic, thank you for your time everybody.

**Curt Moll:** The next item on the agenda is **14-20 Variance Request** – The request is to consider a variance at 569 S. High St. to allow a sign area of 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.

**Don Bell made a motion for approval of 14-20, seconded by Don Fatobene.**

**Brad Rhodes:** Brad Rhodes, 5757 E Cork St. Kalamazoo, MI. Rite Aid is rebranding, we plan to remove all of the signage off the building and the sign face from the pylon sign. We will reface the pylon, paint it and install two new signs on the building saying Rite Aid Pharmacy and two new directional signs stating drive-thru.

**Curt Moll:** We have pictures in the handouts. Any questions for Signart? We had a public hearing for this as well. Again, we had no one speak either for or against it; other than the representative for the company, we've sent out letters to all of the neighboring property owners. We had no comments either positive or negative during the public hearing. We have no questions so we can have a roll call.

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

**Curt Moll:** **15-20 Variance Request** – The request is to consider a variance at 569 S. High St. to allow a 20' sign height which exceeds the 12' maximum.

**Sally Lane made a motion for approval of 15-20, seconded by Don Fatobene.**

**Curt Moll:** Any discussion on this? Roll call please.

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

**Curt Moll:** **17-20 Variance Request** - The request is to consider a variance at 569 S. High St. to exceed the number of allowable wall mounted signs and pole mounted signs. We need a motion.

**Don Bell made a motion for approval of 17-20, seconded by Sally Lane.**

**Curt Moll:** Any discussion on that? Roll call please.

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

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

**Curt Moll:** The next item on the agenda is **18-20 Replat** – Lots 108 through 112 – Walnut Run Estates Phase 3 plat volume 48, pages 15-16 Cortland City, Trumbull County, Ohio. Can I have a motion please?

**Don Bell** made a motion for approval of **18-20**, seconded by **Sally Lane**.

**Curt Moll:** Do we have someone to speak to that? Tell us what you are doing. No? Well, according to the drawing, the owner is Brian Herron of lot 108 to 111, Lot 112's owner is Walter J Jarusiewicz III and Anette Peterson.

**Kim Blasco:** They are taking the 5 lots at the end and dividing them up so they will end up as 2 lots.

**Curt Moll:** So, the complete court will wind up being 2 lots.

**Kim Blasco:** Correct.

**Curt Moll:** The new property line is the one that is darkened in the middle of what was Lot 110. (looking at drawing from packet)

**John Picuri:** There is currently a house on 108 and 112. So, 109 goes to 108 and roughly half of 110 goes to 108. Then 111 goes to 112 and roughly half of 110 goes to 112. Those are the lots that are up against Rte 11.

**Kim Blasco:** Correct.

**Curt Moll:** I don't see a problem with this, they aren't going to build on them obviously since they are combining with their current lot and they both have houses on them. There is nothing that they can do but maintain them which would be better than not.

**Patrick Wilson:** But whoever submits these should be... It shouldn't be left to the Board to read through these and figure it out.

**Curt Moll:** I agree but we could. If we had a question, we could table it.

**Patrick Wilson:** Which would be fine. I understand that.

**Curt Moll:** I hate to hold people up if we don't have to but, you are right.

**Kim Blasco:** They were reminded, I did send a reminder.

**Patrick Wilson:** Good.

**Curt Moll:** We can have a roll call.

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

**Curt Moll:** **19-20 Replat** – Lot no. 14 – Gemwood Knolls Plat 2. Plat Volume 41, Page 77 Part of Sections 30 & 31 – former Bazetta Township part of Village Lot no. 343 – former Cortland Village, Cortland City, Trumbull County, Ohio. Is there someone here to explain that one? Thank you, we appreciate you attending.

**Allen Daffron:** Allen Daffron, 436 Fowler St. I had them come out and resurvey everything. We are going to combine 2 of the lots as shown. We were originally going to build a house on the far lot; in the back of 14B. We decided not to do that because we are

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

going to keep our original house on Fowler street. I don't think that I could build a house and watch someone else run my other house down. So, we are going to stay there and combine those two lots side by side. Removing the property line as indicated on the drawing. The lot in the back will be 14B about 1 acre and I will probably sell that eventually.

**Curt Moll:** That is accessible from Leckrone?

**Allen Daffron:** Yes, that's accessible from Leckrone Way, yes.

**Curt Moll:** I didn't want to create a landlocked piece of property there.

**Allen Daffron:** No, there is 112 foot frontage there. I've been here my whole life, it's a great community.

**Curt Moll:** You have one house on that property, if you combine the lots, you can still only have one house.

**Allen Daffron:** I wanted to combine the front lots and be able to save on taxes.

**Curt Moll:** Yes. Kim, is everything okay there?

**Kim Blasco:** Absolutely, it looks good.

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

**Patrick Wilson:** I just wanted to reiterate; thank you for coming to present your request; it's much appreciated.

**Allen Daffron:** It's good to be here. I haven't seen everybody here in a long time. I know Curt Moll and my son used to be here. Thanks.

**Curt Moll:** Next item is **20-20 Wall Sign** – Rite Aid – (R6) “Northeast Elevation” – 128.36 sq. ft. Can I have a motion please.

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

**Curt Moll:** Any discussion on this sign? It's a new corporate roll-out sign.

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

**Curt Moll:** I need a motion for **21-20 Wall Sign** – Rite Aid – (R7) “Northwest Elevation” – 128.36 sq. ft.

**Don Bell made a motion for approval of 21-20, seconded by Sally Lane.**

**Curt Moll:** Questions? Roll call please.

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

**Curt Moll:** Next item is **22-20 – Pole Sign** – Rite Aid – (R1) 50.76 sq. ft. and 20 ft. high.

**Sally Lane made a motion for approval of 22-20, seconded by Don Bell.**

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 14, 20

**Curt Moll**: Any questions, anything? Roll call please.

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

**Curt Moll**: Last item before we adjourn. **23-20 - Pole Sign** – Rite Aid – (R3) 48.41 sq. ft. and 20 ft high. Motion please.

**Don Bell** made a motion for approval of **23-20**, seconded by **Sally Lane**.

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

**Curt Moll**: Is there any other discussion before we ask for adjournment?

**John Picuri** made a motion for adjournment, seconded by **Don Fatobene**.

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

**Meeting Adjourned: 7:20 p.m.**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary