

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

April 13, 20

The City of Cortland Planning, Zoning & Building Commission met on Monday, April 13, 2020 at 7:00 P.M. electronically via Zoom Video Conferencing. 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, and the following individuals:

Matt Bellin	3403 Orchard Ct. SE	Warren, OH
Scott Rowley		
Jeff Jardine	3844 Smith Stewart Rd	Vienna, OH
Heidi Jardine	3844 Smith Stewart Rd	Vienna, OH
Kevin Piros		
Kathy Fleischer		

**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 March 9, 2020** regular meeting was made by **Don Bell** and seconded by **John Picuri**.

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

**Curt Moll:** On old business we have **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:** Do we have someone to represent Jardine?

**Christine Dorma:** They are not in the waiting room. I spoke with her on the phone and she said that they would come; that they would be attending this meeting.

**Patrick Wilson:** Who is She Christine?

**Christine Dorma:** Heidi Jardine.

**Patrick Wilson:** She came to the original meeting. That's odd; being oh for two.

**Curt Moll:** We'll give her a little more time.

**Patrick Wilson:** Sure, makes sense.

**Curt Moll:** Because of the technology involved here, we can just go on to new business and we'll come back to it. We will leave that motion open on the floor and if we get a representative, we'll address that in the meeting. Next item of business is **06-20 Commercial Building – Trumbull Self Storage – SR 305 site plan**. We need a motion for that please.

A motion was made for 06-20 by **Sally Lane** and seconded by **Don Bell**.

**Curt Moll:** Do we have someone to represent that project?

**Matt Bellin:** Yes Curt, I'm Matt Bellin from Trumbull Self Storage.

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**Curt Moll:** Okay great, tell us what you are going to do. We reviewed this building at the last meeting and there were some suggestions made but nothing critical came up. Don is not available; I don't know if he gave you any additional feedback after the meeting.

**Matt Bellin:** Don did not give any other feedback after the meeting. My Engineer and myself, we have worked with Don for the last year on this project. Getting the storm water plan right, he made some suggestions as we went along so, we made some changes to the plan as well. Essentially, if you recall from the last meeting, on the corner of 305 and Southdale, I intend to build two self-storage buildings on the property. We already received approval from the Ohio EPA on the storm water plan as well as Trumbull County Soil and Water. Both agencies have approved the plan. We worked with Don all the way through this project to make sure that it complied. We are not asking for any variances, it meets the current zoning requirements, we met all of the setbacks, all of the buffer requirements. I'll open it up to questions, but I think that at the last meeting the main area of contention was the hard surface requirement, the dustless surface. I requested a waiver on that, it was voted on in the last meeting.

**Curt Moll:** Anyone from the board have questions?

**Don Bell:** We talked a little last time about what kind of buffer there was going to be for appearances.

**Matt Bellin:** Yes, abutting both residential areas; Evon Circle to the North and to the east buffering Southdale, our design plan shows arborvitaes will be planted as the landscape buffer. That met with Don's approval to shield the buildings from the neighbors.

**Curt Moll:** Any further thoughts from the mayor's office?

**Mayor Petrosky:** I'm just concerned, like I stated last time, that people will be unhappy with the dustless surface when they see it being constructed.

**Curt Moll:** How are we going to monitor this project, are we going to have an engineer involved? Do we have any news on that front?

**Mayor Petrosky:** Council will be hiring a new Service Director at the meeting on Monday and that person will begin on Monday, May 4<sup>th</sup>.

**Curt Moll:** Fantastic. I was a little concerned about starting a project without any oversight from the city.

**Mayor Petrosky:** We have hired, in the interim, Chris Tolnar from the GPD Group. He could be involved until the new Service Director is on board.

**Curt Moll:** Okay, Great. Any other comments from anyone about the project?

**Patrick Wilson:** Why don't we get an idea from Matt about when he's going to get started.

**Matt Bellin:** The current pandemic has changed the plans a little bit, but not much. My plan is still to keep this on target. My original build plan was spring so that may be delayed a few months. We'll wait and see how things settle down but it will still be a 2020 build plan.

**Patrick Wilson:** That will work out Mayor. The new Service Director can get her feet on the ground and even use the engineering group if she thinks that she needs it.

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**Curt Moll**: I guess I got a hint there of who it might be. If there are no more questions for the board, I'll call for a roll call.

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

**Curt Moll**: We had a conversation with Mark about his sign 07-20. I'll ask Patrick; he is going to delay that project until the quarantine is over. He asked to be removed from the agenda. Do we need a motion to do that, do we table it?

**Patrick Wilson**: It shows up on the agenda and he asks for it not to be voted on. So you as Chair, authorize tabling it. It will reappear when they are ready to proceed.

**Curt Moll**: I do have a concern about the sign, it's 36 square feet and the limit is 32. I did mention that to Mark. He's going to have to reduce his sign by 4 square feet to make it compliant. With that, I will table it until next meeting. Christine, do we have anyone from the Jardines joining us yet?

**Christine Dorma**: I do not see anyone, but I was getting a phone call from my work phone number, on this phone as we are meeting but I cannot answer. I would hang up and end the meeting.

**Mayor Petrosky**: Let me hang up and call her.

**Kevin Piros**: Can I ask a brief question? This is Kevin Piros, I'm looking at the building plans. All of the dots along the northern edge of the site, are those the arborvitae? They go out into the entrance way a little?

**Curt Moll**: Yes, it looks like it.

**Mayor Petrosky**: We have Heidi Jardine joining us by telephone.

**Heidi Jardine**: Hello everyone.

**Curt Moll**: We have a motion on the floor for your final development plan. I ask that you discuss that with us and if we have any questions, we can raise those.

**Heidi Jardine**: The status of it right now is that it is in the EPA. They said that it should only be a couple of days.

**Patrick Wilson**: Are you saying EPA, Heidi?

**Heidi Jardine**: Yes, it's in the EPA right now and they said that it would only be a few days. I believe that when it leaves there, it goes to the engineer's office that took over for Don.

**Mayor Petrosky**: Yes, he was supposed to get back with me by the end of the day and he hasn't. He also said that you would need approval from Trumbull County Soil and Water as well.

**Heidi Jardine**: Ok, I'm going to write that down.

**Jeff Jardine**: We have that. We needed their approval before we could move any dirt. We have their approval. Trumbull Water and Soil won't have anything to do with sewer and water, they just have to do with the protection of erosion control and silt beds and the way the drainage goes; the retention.

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**Curt Moll:** What you are waiting on from the EPA is what?

**Jeff Jardine:** From the very beginning, Don had told us that we wouldn't have to go to the EPA, that we could do it ourselves. That the city would arrange that for us. That threw us a curve ball because we've had crews up there ready to work for the last month and we haven't been able to do it. It has thrown us into a tailspin trying to get workers up there and to legally work.

**Curt Moll:** The approval is for the site plan?

**Jeff Jardine:** Our engineer has already done drawings for the sewer. It's a real easy deal. It's just a connection and then straight up and then it goes out to all the different lots.

**Curt Moll:** So you are waiting on the Ohio EPA's approval for the sewer.

**Jeff Jardine:** Yes, waiting on EPA approval. It was my understanding that we wouldn't have to do that because you guys were a city.

**Curt Moll:** I don't know anything about that regulation so, I can't answer that. Do we need that to go ahead with the final development plan approval?

**Jeff Jardine:** I wouldn't think that you'd need to. I'm just trying to get this deal ready and keep going so I can get that beautiful place done.

**Patrick Wilson:** There are three pieces of this puzzle. If we approve this tonight Curt, he'll have two out of the three. He still can't proceed until he has the Ohio EPA approval.

**Curt Moll:** That's what I thought. We shouldn't be an obstacle.

**Patrick Wilson:** Correct, you vote on it tonight and it's going to be contingent on the EPA approval anyway. Jeff or Heidi, once you get that, if you could bring in a copy to the city it would be most appreciated.

**Heidi Jardine:** Sure, most definitely.

**Curt Moll:** There really hasn't been any changes to the plans since you submitted the preliminary approval? The number of units, size everything the same?

**Heidi Jardine:** Yes, exactly the same.

**Curt Moll:** You haven't changed the grading at all?

**Jeff Jardine:** We are close, we are rough graded right now. I'm going to bring that hillside down maybe another 12 to 16 inches where the first house is going to go. If you drive up in there you'll see that we have the first one staked up on the north side of the property on the hill. Our calculations are saying maybe bring that down so it's not up as high.

**Curt Moll:** Alright, any questions from the board? Questions from the mayor or law director? (many replies of no) Okay, I'd like to have a roll call.

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

**Curt Moll:** With that, your final development plan is approved. Thank you very much for getting in touch with us under these rather unusual circumstances.

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**Heidi Jardine**: Thank you very much and I'll be sure to get that copy up there to you folks.

**Curt Moll**: Very good, thank you.

**Jeff Jardine**: If you guys have any other questions for us, call us anytime and we'll gladly do whatever to help you guys out. I thank you for letting us proceed up there. We'll make you proud.

**Curt Moll**: Just get that EPA approval and we'll hope to see more dirt moving. Can I have a motion for adjournment?

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

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

**Meeting Adjourned: 7:19 pm**

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Chairman

\_\_\_\_\_  
Date

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Secretary