

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 8, 21

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 8, 2021 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, Don Fatobene and Brian Hodor. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Jessica Herron Cortland

Curt Moll calls the meeting to order.

Roll Call: Brian Hodor, here; Sally Lane, here; Curt Moll, here; Don Bell, here; Don Fatobene, here.

A motion to approve **Commission Minutes from the January 11, 2021** regular meeting was made by **Don Bell** and seconded by **Don Fatobene**.

Roll Call: Sally Lane, yes; Brian Hodor, yes; Don Fatobene, yes; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.

A motion to approve **Commission Minutes from the January 11, 2021 reorganizational** meeting was made by **Don Fatobene** and seconded by **Sally Lane**.

Roll Call: Donald Fatobene, yes; Sally Lane, yes; Brian Hodor, yes; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.

Curt Moll: The first item is **05-21 – New Business – 160 S. High St., Mr. Hero**.

A motion was made for 05-21 by **Don Bell** and seconded by **Sally Lane**.

Curt Moll: Do we have someone here to talk about this?

Jessica Herron: We already own a Mr. Hero up in Orwell. We are looking to put one in Cortland because we live in Cortland so that's perfect for us. It's a restaurant, a sandwich shop. If you haven't had a Roman Burger before, that's what they are infamous for; and hot buttered cheesesteak. Our hours would be traditional fast-food hours, 10:30 a.m. to 9 p.m. We are looking to hire a team. We have about 10 people at our Orwell one. I am anticipating 20 or 25 for this Cortland one.

Curt Moll: You are going into the old Dairy Queen property. Is the kitchen set up for you?

Jessica Herron: It is pretty much set up. Obviously, there is a lot of interior work that needs to be done. Once we get approval the contractor will come in. It already has a kitchen, we need to add a hood system and an additional HVAC system. The one that is there can not sustain and keep it cold enough for the customers.

Curt Moll: Any questions from the Board? Can we have a roll call please.

Roll Call: Curt Moll, yes; Don Bell, yes; Sally Lane, yes; Don Fatobene, yes; Brian Hodor, yes. MOTION APPROVED.

Curt Moll: Next we have **06-21 – New Sign – Mr. Hero – Pole mounted sign (existing) – 32 sq. ft.** Can I have a motion please?

Don Fatobene made a motion for 06-21, seconded by **Don Bell**.

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Curt Moll: I believe that there are illustrations here for what is planned. You are just going to take the panel and have someone redo it right?

Jessica Herron: Yes, they use a company from up in Ashtabula County and they just replace the two panels that are already on the pole. There is already the light box on the marquee that Dairy Queen was using. They will just put a Mr. Hero right on top of that.

Curt Moll: Are you going to maintain the outdoor dining?

Jessica Herron: Yes, we are going to put up a new awning and replace the tables that Dairy Queen took down to their new spot.

Curt Moll: If there are no questions, I'll ask for a roll call.

Roll Call: Curt Moll, yes; Don Fatobene, yes; Sally Lane, yes; Don Bell, yes; Brian Hodor, yes. **MOTION APPROVED.**

Curt Moll: The next item that I need a motion for is **07-21 – New Sign – Mr. Hero – Marquee sign (existing) – 22.5 sq. ft.**

Don Bell made a motion for 07-21, seconded by **Don Fatobene.**

Curt Moll: You have already explained what you are doing here. You are just going to replace the front of this as well.

Jessica Herron: Yes.

Curt Moll: Any questions from the Board? I'm sure that it's within our regulations right Kim?

Kim Blasco: Yes.

Roll Call: Brian Hodor, yes; Sally Lane, yes; Don Bell, yes; Don Fatobene, yes; Curt Moll, yes. **MOTION APPROVED.**

Don Fatobene: Has the city gotten any feedback from the new storage units on 305? It seems to be a hot topic on Facebook. Of course there is nothing wrong with what they are doing.

Curt Moll: I haven't been out there to look at them. There seems like there is a lot of reaction to the blue color. I wasn't aware of that. Kim is that a primer so we can hope that they do something different with it?

Kim Blasco: This was all approved before I even started with the city so I didn't know.

Brian Hodor: The building itself is grey and the doors are all blue, Lakeview blue. That's where my street is so I have to see it every time that I pull in.

Curt Moll: They are supposed to put in some evergreens, shielding and mounds. Hopefully that will improve it some. A long time ago, we tried to get that rezoned. I think that it was Mr. Petrocco, thought that it would be easier to sell if it was zoned Highway Commercial. The neighborhood came with a lot of objection to it so we did not go ahead with rezoning. If it had been rezoned, they wouldn't have been able to put a storage unit in. The neighborhood did it to themselves.

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Patrick Wilson: I recall when this came through, some folks wanted to slow down the process so that we could get input from the residents. We wound up not getting any. It was purposely delayed and no one came.

Curt Moll: Right, I recall that as well. Anything else from the Board?

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

Roll Call: **Brian Hodor, yes; Sally Lane, yes; Curt Moll, yes; Don Bell, yes; Don Fatobene, yes. MOTION APPROVED.**

Meeting Adjourned: 7:16 pm

Chairman

Date

Secretary