

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 24,

25

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 24, 2025 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for a Special Meeting. In attendance were the following board members: Chairman Donald Fatobene, Curt Moll, Brian Hodor and Robert Wilson. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson and the following individuals:

Becki & Noah Olejnik	121 Huntington	Cortland
Ross McArthur (via phone)	7844 W Central	Toledo

Roll Call: Brian Hodor, here; Robert Wilson, here; Curt Moll, here; Frank Daugherty, absent; and Don Fatobene, here.

Don Fatobene: The first item on the agenda for this special meeting is **11-25 Ground Sign** – 8’x 5.5’, 32sf, LED lit, for Burger King, 600 S High St.

A motion was made by **Curt Moll** and seconded by **Robert Wilson**.

Mayor Petrosky called Ross McArthur (who is with the sign company) on the phone and put him on speaker.

Don Fatobene: Can you give us a little of an explanation of what you are going to do with the sign.

Ross McArthur: Hello, Good Evening. At 600 S High St., when Burger King was originally built 20 years ago, we had two 20ft tall pylon signs. There was a single poll, stick in the middle, back-to-back with reader boards. Last year, one of them got severely damaged so we replaced the entire sign with a smaller 8ft. high, 5 1/2ft wide monument style sign on a small pedestal. The sign on the side not on High St. has had some damage to the frame and to the North face. Rather than replacing the one face and have a mismatching sign, we’d like to replace it with the exact same sign as we have on the other street.

Don Fatobene: Okay, great. Does anybody have any questions? No, can I get a roll call.

Patrick Wilson: Don before you do a roll call vote, I’d like to see a roll call vote on the witness appearing via telephone before this commission. As long as you vote in favor of it, I’m fine with it. We probably need to update our rules consistent with this. I’m not against it; it makes sense to do it. Make a motion to approve the appearance of a witness before the commission in favor of a sign approval.

A motion was made by **Curt Moll** and seconded by **Brian Hodor** to approve the appearance of the witness via telephone for the sign approval.

Don Fatobene: Can I have a roll call on that motion.

Roll Call: Robert Wilson, yes; Brian Hodor, yes; Donald Fatobene, yes; and Curt Moll, yes. MOTION APPROVED.

Patrick Wilson: Thank you.

Don Fatobene: Now let’s move on to the roll call for the sign that we discussed.

Roll Call: Don Fatobene, yes; Robert Wilson, yes; Brian Hodor, yes; Curt Moll, yes. MOTION APPROVED.

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Mayor Petrosky: Thank you Ross.

Ross McArthur: Thank you very much. Have a great evening.

Don Fatobene: Let's move on. **16-25 Commercial Building** – 6,000 sq ft - Sydney Candle Co. – **Lot 5 of Windsor Dr.** Come on up to the podium, give your name, address, and what you are looking to do.

A motion was made by **Curt Moll** and seconded by **Brian Hodor.**

Becki Olejnik: Thank you all for coming. My name is Becki Olejnik, the owner of Sydney Candle. We are here to request permission to build a 6,000 sq ft warehouse on Windsor Dr. right next to Middlefield Bank. We mentioned this to you guys, I think, in October. There was an approval at that point and there wasn't any issues with it. If you have any questions, I'm happy to answer them.

Don Fatobene: Just for the record, in our March meeting (it was approved in February), we approved a variance for this building. Any questions on this?

Curt Moll: Is this a steel building?

Becki Olejnik: Steel building.

Mayor Petrosky: I want to put on the record that the zoning permit will be contingent upon approval by our engineers GPD and the Trumbull County Building Department. I won't need a check from you until after those approvals have been done.

Becki Olejnik: Okay.

Curt Moll: What is the exterior finish on here?

Becki Olejnik: It's going to be vinyl siding, and the color will be a dark gray trimmed in black. The warehouse will be in the back and an office in the front. The front will be a nice tan color. After it is erected and finished, we are going to do some exterior work to it as well. We'll put some brick on it and make it really nice. We chose colors to blend in.

Curt Moll: You said the right things, thank you.

Brian Hodor: Is there going to be any signage?

Becki Olejnik: We are not going to be selling to the public but think that we should have some kind of sign out there at some point.

Curt Moll: A wall sign after you get the building up.

Becki Olejnik: We'd probably need permission for that?

Don Fatobene: Yes, at that point, yes.

Becki Olejnik: Should I do that now?

Don Fatobene: No, not until you really know what you want.

Curt Moll: We'd like to see a picture of it.

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Brian Hodor: Like what Burger King has (showing the B.K. drawing from the packet) with dimensions.

Curt Moll: A detailed drawing, an idea of what you want.

Don Fatobene: How it's going to be lit, things like that. If there are no further questions, can I get a vote please.

Roll Call: **Curt Moll, yes; Robert Wilson, yes; and Don Fatobene, yes; Brian Hodor, yes. MOTION APPROVED.**

Becki Olejnik: Thank you very much. We appreciate you guys doing this.

Mayor Petrosky: Welcome to Cortland.

Becki Olejnik: For the second time. (Laughter) Thank you.

Don Fatobene: What do we have so far for the April agenda?

Christine Dorma: All that I have so far is the work session, changing wording in Property Maintenance.

Curt Moll: So, it's basically a work session. We could not have a meeting with a work session if we don't have anything on the agenda.

Don Fatobene: It's still in the very early stages.

Reminder of the work session, April 14th at 6:30 , just before the regular meeting.

Christine Dorma: I still do not have anything. I'll need to send something out to them.

Curt Moll: We don't want to run into what we did last meeting.

Robert Wilson: Do we have a working draft right now for the rentals?

Curt Moll: This work session is about something else.

Christine Dorma: Property maintenance codes.

Curt Moll: Yes, changes to that.

Brian Hodor: What is the update on the property rentals? That was a hot button item.

Patrick Wilson: I'm still working on it.

Robert Wilson: What is the change to... what we are going to talk about next month?

Curt Moll: We don't know. We haven't seen it.

Robert Wilson: Who developed it?

Curt Moll: I guess Council or somebody, I don't know.

Mayor Petrosky: Not me; I don't know what you are talking about.

Christine Dorma: I thought that you were working with Jason and Michael on it. They wanted to change...

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Mayor Petrosky: Like what?

Patrick Wilson: Are you talking about the exterior property maintenance code?

Christine Dorma: Yes, taking down your holiday lights maybe, parking on your yard...

Mayor Petrosky: Okay, okay. That's Jason's and my (inaudible).

Patrick Wilson: I don't know anything about it.

Curt Moll: You gave it to us last meeting and wanted us to schedule a public hearing and we had never seen it.

Mayor Petrosky: I haven't seen anything either.

Curt Moll: That's the problem.

Don Fatobene: So obviously, if we get something completed, if that can be shared beforehand, that would be a big, big help.

Mayor Petrosky: Okay, yes.

Curt Moll made a motion to adjourn seconded by **Brian Hodor.**

Roll Call: Curt Moll, yes; Don Fatobene, yes; Robert Wilson, yes; and Brian Hodor, yes. **MOTION APPROVED.**

Meeting Adjourned: 7:12 pm

Chairman

Date

Secretary