

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 12, 23

The City of Cortland Planning, Zoning & Building Commission met on Monday, June 12, 2023 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, Sally Lane, Don Bell and Don Fatobene. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Jeffrey Martin	7633 Hayes Rd	Williamsfield
John Cross	123 Ohio Ave.	Niles
Allison McGregor (daughter)	Stahl Ave.	Cortland

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

**Chairman Curt Moll** brought the meeting to order and asked for a motion for the Approval of Commission Minutes for May 8, 2023 regular meeting.

A motion was made by **Don Bell** and seconded by **Don Fatobene**.

**Roll Call:** Don Fatobene, yes; Sally Lane, yes; Curt Moll, yes; and Don Bell, yes.

(The agenda read - Approval of Commission Minutes for April 10, 2023 regular meeting. This was corrected to read May 8, 2023.)

**Curt Moll: 29-23 – New Business – I Want That** – 164 S. High St.; Variety Store; Buy, Sell, Trade. Can I have a motion for that please?

A motion was made for 29-23 by **Don Fatobene** and seconded by **Don Bell**.

**Jeffrey Martin:** I live in Wayne and I decided to have my business down here because I like the town. I worked here before, for Ainsley Oil and I have relatives here. Where I live, it's dead in the winter. It's a variety store, I have a lot of different things; I try to find unique things. I have a few antiques, sports, music video games, clothes, jewelry, something for everybody. I haul Amish carpenters for a living. I have 8 hours to screw off but instead, I go find stuff for my store. I want to have a cool store so that when people walk in, they might even say, "I want that". I want people to see my store. Is it okay to put a sign out near the road for a couple of weeks? Like the doll that waves out by the road.

**Curt Moll:** Moving parts are not permitted but you could put a sandwich board out. You can use that all of the time as long as you take it in every night. You have some flexibility with temporary signs.

**Jeffrey Martin:** I talked to the guy that makes signs, Mark. He knows what's going on, he's going to hook me up with a nice sign. He knows what size to make it and everything. He put the temporary sign up for me.

**Curt Moll:** If you have some ideas, talk to Kim. We can get you copies of the sign ordinances.

**Jeffrey Martin:** As far as in the window, it's fine to put whatever I want right?

**Kim Blasco:** Yes.

**Jeffrey Martin:** I'm going to start advertising as much as I can.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 12, 23

**Curt Moll:** I saw the banner that you have up. That is temporary right?

**Kim Blasco:** Correct, that is temporary.

**Jeffrey Martin:** Yes, 30 days. Me and Mark talked about it (Mark Brown with Mark Signs).

**Curt Moll:** He is very familiar with our regulations.

**Jeffrey Martin:** I don't have any bad intentions in mind, I'm not going to sell crazy stuff in my store. It's an Old School store, I've got old music and sports clothes.

**Curt Moll:** Does anyone have questions? Can I have a roll call please.

**Roll Call:** Sally Lane, yes; Don Fatobene, yes; Curt Moll, yes; and Don Bell, yes.

**Mayor Petrosky:** Good Luck.

**Curt Moll:** Thank you Sir and good luck. We need more stores, no question about that. Next is **30-23 – Final Plat Approval** – Plat for B. & R. Properties of Cortland LLC Part of Section 31 Bazetta Township, City of Cortland, County of Trumbull, State of Ohio. Motion please.

A motion was made for 30-23 by **Don Fatobene** and seconded by **Sally Lane** contingent on the name being added and the survey being updated.

**Kim Blasco:** I have been out to look. They have put in all curbs, intermediate and surface course down, all the utilities are in, so everything is complete in regards to infrastructure. I have a call in to the surveyor, the final plat that they submitted was dated 2021. That seems a little old to me, so I put a call in and left 3 messages already. He hasn't called back yet but I was hoping that he could resign it current because there really isn't any changes to it. I was also hoping that he would rename the plat. Even if he names it Stonewood Plat after the street. I usually don't see plats named like this; Plat for B&R Properties but those are the only two changes that I see on the document.

**Patrick Wilson:** Who is the Surveyor? I can't read the stamp, it's blurry.

**Kim Blasco:** Todd Blazsek, he is in Newton Falls. Are there any questions that I can answer?

**Mayor Petrosky:** It's at the end of Portal.

**Patrick Wilson:** Do you want to hold off on approving this until you hear back from someone?

**Kim Blasco:** Those are the only changes. There wasn't anything in regards to the actual layout of the lots or anything. I'm comfortable as long as they make those two changes.

**Curt Moll:** Is that Portal coming in from one side?

**Kim Blasco:** Yes, Portal comes in, dead ends into Stonewood and then it circles around to Cedar. Part of Stonewood is already platted and in. This is the remaining portion that was a gravel road and was gated off.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 12, 23

**Curt Moll:** Okay, very good, this drawing was just hard to read. Any questions from the board? I do agree that there should be some kind of name associated with it.

**Patrick Wilson:** My only fear is that if you approve it, is there going to be any cooperation from the owner to get the name put on it and the survey updated?

**Kim Blasco:** He is well aware of this, I already told him that it is necessary.

**Curt Moll:** I hate to delay it anymore.

**Kim Blasco:** Well, you guys aren't going to sign it and date it under 2021. You guys hold that. Until changes are made, nothing is going to get signed.

**Patrick Wilson:** So, it's really not complete until the survey is updated. If you vote it in contingent upon...

**Curt Moll:** Right, contingent upon the completion of the two items that Kim mentioned.

**Patrick Wilson:** Yes, you are voting to approve it tonight based on the contingencies of a name being added and the survey being updated to Kim's liking.

**Curt Moll:** Yes, then we will sign it. Alright, roll call please.

**Roll Call:** **Curt Moll, yes; Don Bell, yes; Sally Lane, yes; Don Fatobene, yes,** contingent on the name being added and the survey being updated.

The next item is **31-23 – New Business – The Painted Barrel – 251 S High St.;** gift shop, vendors market. Can I have a motion please?

A motion was made by **Don Bell** and seconded by **Sally Lane**.

**John Cross:** I'm John Cross of 123 Ohio Ave. in Niles. I started The Painted Barrel in February as a vendor's market to support local crafters, makers, artisans, things of that nature. It's been a little bit of a rough go. Our particular location is invisible in that we are between two things, and everyone is moving fast to get by it. We are trying to get an old sign removed from the marquee so that we can put ours there. We are trying to navigate the 'no feather banners, no whacky, waving inflatable men', all those things.

**Curt Moll:** We appreciate that, sandwich board signs seem to work pretty well.

**John Cross:** I was misinformed that those were not allowed.

**Curt Moll:** They are not allowed to be left out for weeks, you need to bring them in everyday or you will lose them.

**John Cross:** We had actually considered professing a permit for a banner. We since have decided that a banner would be too large and ostentatious. We are going to pursue another route.

**Kim Blasco:** Is there something in the front that you can take space on?

**John Cross:** It was the old Rite Cleaners, there is a marquee sign out front, but the owner is having some reservations about pulling the sign down for his advertising because his business is still active, it has just moved to Warren.

**Curt Moll:** He wanted to advertise Rite Cleaners at this location? I think that we will have something to say about that. That's not permitted in our ordinances. Off-premises

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 12, 23

advertising is not allowed in the city. He should have taken it down when he closed the business within 30 days. We'll deal with that.

**John Cross**: I appreciate that.

**Curt Moll**: Any questions? This business has been there for a while, so you have had the opportunity to see it.

**John Cross**: Yes, we have missed a number of opportunities to come and see you guys at the meetings because of scheduling and things.

**Curt Moll**: The important thing is that we understand what you are doing and we can support it when we can. Any other questions? Roll call please.

**Roll Call**: **Curt Moll, yes; Don Fatobene, yes; Sally Lane, yes; Don Bell, yes.**

**Curt Moll**: Thank you, the next item on the agenda is **32-23 – New Sign – Banner Sign** – 251 S High St.; 9'x2'.

**John Cross**: That was me and we decided not to do it.

**Patrick Wilson**: Do you want to withdraw that?

**John Cross**: I do want to withdraw that, yes.

**Patrick Wilson**: Okay, not a problem.

**Curt Moll**: Okay, we will get rid of that. The next item is **33-23 – Consolidation Replat** – East half of Lot 306 & all of Lot 307 – Stahl Plat. Plat Volume 16, page 14, part of former section 11 of Bazetta Township, Cortland City, Trumbull County, Ohio.

A motion was made for 33-32 by **Don Fatobene** and seconded by **Don Bell**.

**Curt Moll**: Is someone here to talk about that one? Please come up to the podium, state your name and address. We have a drawing and it's pretty clear.

**Kim Blasco**: Just explain why you are looking to consolidate.

**Allison McGregor**: I'm Allison McGregor, their daughter. They split the extra lot in between. It was a half a lot but not a buildable lot; a second parcel. In order for them to put their shed on their property, we had to replat it to make it all 1 parcel.

**Curt Moll**: No ownership change?

**Allison McGregor**: No.

**Curt Moll**: Any questions from the board?

**Don Fatobene**: No, it's pretty straight forward.

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

**Curt Moll**: I want to take this opportunity to thank Don Bell for his years of service. (clapping) He is moving out of town and we will have to find a way to replace him somehow, someday. It will be difficult.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 12, 23

**Don Bell**: This is a great little community and I've enjoyed it.

**Curt Moll**: It was great having him on the board. I did appoint him originally and I think that I made the right decision.

**Mayor Petrosky**: Absolutely, absolutely.

**Curt Moll**: Thank you for your services and good luck on your new home.

**Don Bell**: Thank you.

**Curt Moll**: Anything else? I'd like to ask for a motion to adjourn.

A motion to adjourn was made by **Don Bell** and seconded by **Sally Lane**.

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

**Meeting Adjourned: 7:17 pm**

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Chairman

\_\_\_\_\_  
Date

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Secretary