

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

July 14, 25

The City of Cortland Planning, Zoning & Building Commission met on Monday, July 14, 2025 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for a Regular Meeting. In attendance were the following board members: Curt Moll, Frank Daugherty and Robert Wilson. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson and the following individuals:

Toma Leveto	2389 Bianca Ln	Cortland
Mark Branous	28 Elevator Ave	Painesville, PA
Kevin Denman	124 Pearl St.	Cortland

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

Curt Moll: First item on the agenda is the **Approval of Commission Minutes for June 9, 2025 – Regular Meeting. A motion was made by **Frank Daugherty** and seconded by **Robert Wilson.****

Curt Moll: Any discussion or questions about those minutes? Let's have a roll call.

Roll Call: Robert Wilson, yes; Curt Moll, yes; and Frank Daugherty, yes. **MOTION APPROVED.**

Curt Moll: Since we have no old business, we will go right to new business. **24-25 New Business – Lakeview Ace Hardware – 569 S High St. Could I have a motion please?**

A motion was made by **Frank Daugherty** for 24-25 and seconded by **Robert Wilson.**

Curt Moll: Is there someone here to speak and to tell us what you are doing?

Toma Leveto: My name is Toma Leveto, 2389 Bianca Lane, Cortland. I own two Ace Hardwares now; this will be my third location. We operate just like any other Ace Hardware; retail goods and services.

Robert Wilson: Which other two Ace Hardwares do you own?

Toma Leveto: McKinley Heights in Niles and one in Struthers.

Curt Moll: Any comments from anybody else?

Mayor Petrosky: I have a question. Are you Water's Edge Property Management?

Toma Leveto: Yes. I actually have a question too. Do I have to petition for a container if I want to have a container out there?

Patrick Wilson: Yes.

Toma Leveto: Okay, good.

Curt Moll: Could we have a roll call please.

Roll Call: Curt Moll, yes; Frank Daugherty, yes; and Robert Wilson, yes. **MOTION APPROVED.**

Patrick Wilson: You have been approved and you will come back for the sign approval.

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Curt Moll: The next item on the agenda is **25-25 Wall Sign – My Eye Dr.** – 122 Fowler St. - 2' x 8'4", 16.6 sq. ft.

A motion was made by **Robert Wilson** for 25-25 and seconded by **Frank Daugherty**.

Curt Moll: Is there someone to speak about this one?

Mark Branous: Mark Branous with Advanced Installation. So, we are proposing the wall sign, the north elevation ACM panels with flat cut-out, colored letters. (The Board referred to the drawings in their packet.) They will be anchor mounted to the wall.

Curt Moll: That is on the back of the building?

Mark Branous: It's on the north elevation facing Fowler.

Curt Moll: Okay, I see. Any other members have a question?

Robert Wilson: Is it backlit?

Mark Branous: I do not have anything about that; I don't believe that it is.

Patrick Wilson: It says, not applicable, non-illuminated.

Roll Call: **Curt Moll, yes; Robert Wilson, yes; and Frank Daugherty, yes. MOTION APPROVED.**

Curt Moll: The next item on the agenda is **26-25 Wall Sign – The Pearl Street Market** – 124 Pearl St – 3'x5', lit from above dusk to dawn. Can I have a motion please.

A motion was made by **Robert Wilson** and seconded by **Frank Daugherty**.

Curt Moll: State your name and address and tell us about your sign.

Kevin Denman: Kevin Denman, 124 Pearl St. The sign would be cut out in that shape (referring to the drawing in the packet). It will be 3' by 5', an aluminum sign.

Curt Moll: You're not going to use some of your old wood? (Board laughs)

Kevin Denman: Yeah well, we thought about that.

Robert Wilson: Is that the front building?

Kevin Denman: Just replacing the sign that is up there now, basically.

Curt Moll: Any questions about that one? Are you going to go into business soon there?

Kevin Denman: I would like to within the next couple months, 2 months hopefully.

Curt Moll: I think that there was a discussion about zoning for that but that doesn't apply here. We will talk about that some other time. Roll call please.

Roll Call: **Robert Wilson, yes; Frank Daugherty, yes; and Curt Moll, yes. MOTION APPROVED.**

Curt Moll: The last item on the agenda is **27-25 Set Public Hearing** - The purpose of the hearing is to consider a zone change request for the Replat of Lot 108-A and 110-A of

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Walnut Run Estates III, on Dornoch from Service to R-12. Public Hearing at 6:50 p.m. A motion please.

Robert Wilson: Is that for the next meeting then?

Curt Moll: Yes. It didn't have a date on there.

Patrick Wilson: August 11th, we decided.

Curt Moll: This appears to be the addition of land from the old golf course to building lots that are already there.

A motion was made by **Frank Daugherty** and seconded by **Robert Wilson**.

Roll Call: Robert Wilson, yes; Curt Moll, yes; and Frank Daugherty, yes. **MOTION APPROVED.**

Curt Moll: Is there anything else that we need to bring before the Board?

Frank Daugherty made a motion to adjourn seconded by **Curt Moll**.

Roll Call: Robert Wilson, yes; Curt Moll, yes; and Frank Daugherty, yes. **MOTION APPROVED.**

Meeting Adjourned: **7:08 pm**

Chairman

Date

Secretary