

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

April 11, 22

**The City of Cortland Planning, Zoning & Building Commission met on Monday, April 11, 2022 at 6:40 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for a Public Hearing. In attendance were the following board members: Chairman Curt Moll, 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:**

<b>Steve &amp; Sasha Palac</b>	<b>121 Market St</b>	<b>Cortland</b>
<b>Amber Leone</b>	<b>144 Winter Ln</b>	<b>Cortland</b>
<b>William &amp; Karen Sanford</b>	<b>9615 King Graves</b>	<b>Cortland</b>
<b>Daniel Labbato</b>	<b>417 S High St</b>	<b>Cortland</b>
<b>Mike Mayerdik</b>	<b>481 Champion Ave. E</b>	<b>Warren</b>
<b>Michelle Angeny</b>	<b>Exprealty</b>	

**Curt Moll:** I want to call to order the Public Hearing, **13-22**. The purpose of the hearing is to consider a Request to Vacate a Street – Dedicated right of way (never constructed) north of 144 Winter Lane. I would ask the speaker to step to the podium and when they do, to state your name and address. Keep your comments as brief as possible. The Commission will vote during the regular meeting. I'd like to ask the spokesperson to the podium and tell us a little about this.

**Steve Palac:** Good Evening Everyone, my name is Steven Palac. I currently live at 121 Market St. Last year we purchased 0 Winter Lane. I intend to build a single-family, 3-bedroom 2 bath ranch there. In order to have a little more space, my neighbor as well, and because of the general slope of the property, I'd like to petition you guys to vacate the easement.

**Curt Moll:** The lot to the north of that is vacant?

**Steve Palac:** Um, yes. There is a 50' easement at the road there.

**Curt Moll:** Any questions from the board? Is there anyone else here to speak in favor of this request?

**Amber Leone:** Yes, we are in favor of it. (Neighbor at 144 Winter Lane)

**Curt Moll:** Is there anyone here to speak against this? Patrick, do you have anything?

**Law Director Patrick Wilson:** No, I do not.

**Curt Moll:** Kim everything is fine right?

**Kim Blasco:** Everything is good with this.

**Curt Moll:** Okay, great. I ask for a motion to close the public hearing.

A motion was made to close the **13-22 Public Hearing** by **Don Bell** and seconded by **Sally Lane**.

PLANNING, ZONING & BUILDING COMMISSION

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**The City of Cortland Planning, Zoning & Building Commission met on Monday, April 11, 2022 at 6:50 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for a Public Hearing. In attendance were the following board members: Chairman Curt Moll, 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:**

<b>Steve &amp; Sasha Palac</b>	<b>121 Market St</b>	<b>Cortland</b>
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<b>Mike Mayerdik</b>	<b>481 Champion Ave. E</b>	<b>Warren</b>
<b>Michelle Angeny</b>	<b>Exprealty</b>	

**Curt Moll:** It is 6:50. I'd like to call to order **12-22 – Public Hearing**. The purpose of the hearing is to consider a Request for a Zone Change for Parcel # 30-000065 State Route 5 from I-1 (Industrial District) to R-M (Residential Multi-Family District). I'd like to ask the spokesperson to come to the podium and give us a description of what you are trying to do.

**Michelle Angeny:** Hi, I'm Michelle Angeny the realtor representing the buyer and the seller in this transaction. This is Jerry Sanford, he is the buyer for this parcel and with the adjoining parcel of 60 acres. Can I present a map for you guys?

**Curt Moll:** That would be great.

**Michelle Angeny:** That is a satellite view of the outline and this is a parcel map as drawn by AES Surveying. The acreage is not correct on this particular map but at least it gives you a good overview of both parcels. And this is the original plat map if you wanted to refer to it for any reason. The 21-acre parcel is zoned Industrial and the adjoining parcel is zoned Residential Multi-Family. Since the Sanford family is buying both parcels, they want to rezone the adjoining parcel of 21-acres to residential multi-family to match the adjoining parcel. They plan to build a home there. After talking with Kim Blasco on numerous occasions, thank you Kim, they will possibly build additional homes there which they would plat out accordingly. This is the first step. We are in the process of this transaction with the lender right now too.

**Curt Moll:** So, the intent is to join these parcels and then split off a piece for you to build on at some point when you decide to?

**William (Jerry) Sanford:** Yeah, for my kids, right.

**Curt Moll:** This was zoned multi-family originally, we zoned it back. I remember that.

**Law Director Patrick Wilson:** There is a pending deal in your case, right?

**Michelle Angeny:** Yes, we are currently in the process of... the lender, title work and everything. We are pretty much at the tail-end of it, yes.

**Curt Moll:** We are rezoning 65, 63 is already zoned that way. The intent is to use that existing driveway that was put in for the Walnut Run Senior Homes as the access?

**Michelle Angeny:** Blake.

**Kim Blasco:** Blake Blvd. is actually a right of way.

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**Curt Moll:** Any questions from the board on this? Patrick, do see any difficulties with this?

**Law Director Patrick Wilson:** No, I wanted to make sure that there was a contract to purchase in place. It sounds like there is so that's good. We are not doing this on speculation.

**Curt Moll:** It is reverting back to the original zoning. The question that I have for Kim is that; is there any need for him to divide this before he builds his house?

**Kim Blasco:** No, I would recommend changing it first and putting it into residential multi-family prior to deciding where you are putting houses.

**Curt Moll:** As far as building the first house, there is no issue? He can build his house on 65 acres plus whatever this other piece is and there is no problem with that?

**Kim Blasco:** Right.

**Law Director Patrick Wilson:** And then subdivide later.

**Kim Blasco:** We will probably sit down and decide the overall plan before we just jump into something and try to correct it later.

**Curt Moll:** Okay, any other questions from anyone in the audience? Anybody for or opposed to the activity that would like to speak? Hearing nothing, I ask for a motion to close the public hearing.

A motion was made to close the **12-22 Public Hearing** by **Don Fatobene** and seconded by **Don Bell**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, April 11, 2022 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for their regular meeting. In attendance were the following board members: Chairman Curt Moll, 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:

Steve & Sasha Palac	121 Market St	Cortland
Amber Leone	144 Winter Ln	Cortland
William & Karen Sanford	9615 King Graves	Cortland
Daniel Labbato	417 S High St	Cortland
Mike Mayerdik	481 Champion Ave. E	Warren
Michelle Angeny	Exprealty	
Jeff Rinck	2564 Tobin Ln	Cortland

**Curt Moll:** It is 7:00, Monday, April 11, 2022. I'd like to call to order the regular meeting of the City of Cortland Planning, Zoning & Building Commission. Can we have a roll call please?

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

**Curt Moll:** The first item on our agenda is the Approval of Commission Minutes for Minutes for the March 14, 2022 regular meeting. Can I have a motion, please?

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

**Curt Moll:** Any discussion or corrections to the minutes? Can we have a roll call please?

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

**Curt Moll:** We have no old business, so we will jump right into new business. The first item is 14-22 – Vacate a Street - Request to Vacate a Street – Dedicated right of way (never constructed) north of 144 Winter Lane. Can I have a motion please?

A motion was made for 14-22 by **Don Fatobene** and seconded by **Don Bell**.

**Curt Moll:** Can you come up and explain your intent again please?

**Steve Palac:** Good evening, once again I'm Steven Palac and my intent is to build a 3 bedroom, 2 bath, single story house on 0 Winter Lane. I'd like to increase the size of that property at the easement.

**Curt Moll:** We are going to get rid of that street. Any comments or discussion on this? It's a matter of saying we are never going to use this street so we might as well give it to the adjacent property owners. Since nobody has comments, let's have a roll call.

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

**Curt Moll:** The next item on the agenda is 15-22 – Zone Change – Request for Zone Change for Parcel # 30-000065 State Route 5 from I-1 (Industrial District) to R-M (Residential Multi-Family District). Could I have a motion please?

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A motion was made for 15-22 by **Don Bell** and seconded by **Sally Lane**.

**Curt Moll**: Could you come up and explain to the board what we are trying to do here so that we can get it in the record.

**Michelle Angeny**: Michelle Angeny. I am representing the buyer for this parcel and we are asking for approval of rezone from Industrial to Residential Multi-family.

**Kim Blasco**: The surrounding properties are residential. It was one time residential.

**Curt Moll**: One time it was residential, now it is going back residential. It is the same exact parcel that was changed the first time.

**Law Director Patrick Wilson**: And not like the last time, there is an actual plan in place for specific construction with a contract in place.

**Curt Moll**: Yes, good. Having no questions, I'll have a vote on that.

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

**Curt Moll**: You will have to go to Council next. **16-22 – New Business** – 204 W Main Street, Cortland Main Street Coffee. Can I have a motion please?

A motion was made for 16-22 by **Don Bell** and seconded by **Sally Lane**.

**Curt Moll**: Is there someone here to represent the coffee shop?

**Jeff Rinck**: Jeff Rinck, I live at 2564 Tobin Ln. The coffee shop will be going into 204 W Main. If you have any questions, I'd be more than happy to answer them and to invite you down for a cup of coffee.

**Curt Moll**: Is this going to be in the mornings, in the evenings?

**Jeff Rinck**: To start off it will be 7 to 11. I'm looking for the rush in the morning to start off. We will be closed on Sundays so Monday through Saturday. It's something that I've always wanted to do, it'll be fun. If nothing else, make some coffee and give the community a chance to get some coffee too. That's the goal.

**Brian Hodor**: (Looking at a picture from the packet.) Is it going to be above this door here?

**Curt Moll**: The coffee shop is going into the right side of that, where the window faces the street.

**Jeff Rinck**: Yes, the right side.

**Curt Moll**: Where Just Pizzelles was. Are you going to have food?

**Jeff Rinck**: If there is, it will just be just... We are not going to prepare anything. Maybe some bought donuts and things like that. Things that you would find in a coffee shop.

**Don Bell**: The parking will be on the street?

**Jeff Rinck**: Yes.

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**Curt Moll:** Kim, concerns?

**Kim Blasco:** No concerns. It's a good spot for a nice coffee shop.

**Jeff Rinck:** One more thing before you vote. One of the things that we would really like to do is one day a month we are giving back to the community. So, if you know of any charities or anything that come up... Our goal is to be back in the community and be community oriented. Whether it's the fire department needing equipment or anything like that, we'd be more than happy to do that. That's our whole goal, to give back to the community.

**Mayor Petrosky:** Thank you.

**Curt Moll:** Great. We appreciate that. Roll call please.

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

**Curt Moll:** The next item is **17-22 – New Sign** – Wall-mounted sign, 48" x 60", 20 sq. ft., LED lighting. Could we have a motion please?

A motion was made for 17-22 by **Don Bell** and seconded by **Sally Lane.**

**Curt Moll:** Would you like to come up and talk about your sign?

**Jeff Rinck:** We are just replacing the old sign that is currently there. You have a picture, it's nothing too crazy, just advertisement.

**Curt Moll:** It goes in the panel where the original sign was.

**Jeff Rinck:** Right, once we got into that, you can see that it's an old sign and it's wood underneath. The wood is starting to rot out. So it's going to be put right on the top of it, where it was because it is basically rotting out.

**Curt Moll:** It will be a new fixture.

**Jeff Rinck:** Yes.

**Kim Blasco:** This sign will be a little bit smaller than the existing one because the existing one exceeds our size limit. It does meet zoning requirements.

**Curt Moll:** I don't see any issues either, roll call please.

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

**Curt Moll:** **18-22 – Replat** – Replat of Lot 43 in Village Park Estates Plat No. 3 Vol.35, Pg. 22 and Part of O.L. 334, City of Cortland, Trumbull County, Ohio. Motion please.

A motion was made for 18-22 by **Don Bell** and seconded by **Don Fatobene.**

**Curt Moll:** Do we have someone here to speak for this? It doesn't look like we do.

**Kim Blasco:** I can help on this. This required a new survey when it was purchased. It was decided to combine the two lots. The back lot was actually a landlocked parcel so they are combining it with the lot that fronts on Colonial.

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**Curt Moll:** It basically just makes it deeper. The back of it backs up to another residential lot. Any other question? Can we have a roll call on that?

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

**Curt Moll:** The next item is **19-22- New Sign** – Pole sign, 48” x 96”, 32 sq. ft., 15.5 ft. high, internal lighting. Motion please.

A motion for 19-22 was made by **Don Fatobene** and seconded by **Don Bell.**

**Mike Mayerdik:** I’m Mike from Mike Makes Signs. I live at 481 Champion Avenue East, Warren, Ohio. The pole sign is size for size, the one to talk about is the roof sign. Do you have pictures?

**Curt Moll:** We actually need a motion for both. Can I have a motion for 20-22 and it’s a roof sign.

**Kim Blasco:** You are replacing both, so they are going to look at both.

A motion for 20-22 was made by **Don Fatobene** and seconded by **Don Bell.**

**Mike Mayerdik:** We are just replacing a 32 square foot box sign with an 11.5 foot, internally lit LED sign. It’s a much smaller sign. They just had some remodeling done.

**Curt Moll:** Any questions or concerns Kim?

**Kim Blasco:** No, these are fine.

**Curt Moll:** Can I have a vote on 19-22 please.

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

**Curt Moll:** Now a vote on the second sign, 20-22.

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

**Curt Moll:** Very good, thank you for coming. The next item is **21-22 – New Business** – Romeo’s Pizza – 417 S High St.

A motion was made for 21-22 by **Don Bell** and seconded by **Sally Lane.**

**Curt Moll:** Who would like to speak on this?

**Daniel Labbato:** Daniel Labbato, owner of Romeos Pizza here in Cortland. I’m excited to bring sweet smiles to Cortland. We get that through our sauce, it is a sweeter sauce than most pizzas. If you haven’t tried it, we would encourage you to do so. I did bring some tonight for everyone to have. Hopefully it will be warm. Thank you Cortland for having us, we’re excited to be here. We love smaller communities. Along with the coffee shop, we do give back as well. We are looking for those opportunities so let us know of charities in the area. Again, thank you very much.

**Curt Moll:** We appreciate that. Any questions? Roll call please.

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

**Curt Moll:** Anything else to be brought before the board this evening? Hearing nothing, I would like to have a motion for adjournment please.

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

**Curt Moll:** A roll call please.

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

**Meeting Adjourned: 7:15 pm**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary