

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 14, 21

**The City of Cortland Planning, Zoning & Building Commission met on Monday, June 14, 2021 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, Don Fatobene and Brian Hodor. Also present was Mayor Deidre Petrosky, and the following individuals:**

<b>Dave Sova</b>	<b>503 Charles</b>	<b>Cortland</b>
<b>James Smith</b>	<b>5031 State Rte 305</b>	<b>Fowler</b>

Chairman Curt Moll calls the meeting to order and asks for a roll call.

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

**Curt Moll:** Our first item of business after the roll call is a motion to approve **Commission Minutes from the May 10, 2021.**

**Don Fatobene** made a motion, seconded by **Don Bell.**

**Curt Moll:** Are there any discussions, questions or changes to the minutes? No? Can I have a roll call please.

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

**Curt Moll:** No old business on the agenda, we do have new business, **15-21 – Replat – Lot 27A – Walnut Run Estates Phase 1 Cortland City, Trumbull Co., Ohio.**

A motion to close the 15-21 was made by **Don Bell** and seconded by **Sally Lane.**

**Curt Moll:** Can you come up the podium, tell us your name and address, tell us what you are doing here.

**Dave Sova:** My name is Dave Sova, right now I am living at 503 Charles here in Cortland. I recently sold my house at 3251 Niles-Cortland Rd. I bought the property off Turnberry Place, adjacent to Walnut Run Golf Course last year. I would like to sell a small portion of that to my neighbor on Turnberry. In case I would ever sell the property, he'd like to protect himself from somebody coming in there...

**Don Bell:** A little buffer.

**Curt Moll:** You are splitting off a part of your property so that you can sell it to him.

**Dave Sova:** Correct. I forget the exact dimensions

**Curt Moll:** (looking at the map) That's your neighbor's lot; 27B?

**Dave Sova:** Correct, yes.

**Curt Moll:** Any questions from the board, reasons we might not...

**Mayor Petrosky:** I spoke with Kim and she didn't have an issue with it.

**Curt Moll:** I wouldn't think so. With that, I think we can have a roll call.

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

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**Curt Moll:** Get that recorded please.

**Dave Sova:** Kim had mentioned a City Council meeting next week, does this have to go through City Council?

**Curt Moll:** Yes.

**Dave Sova:** Ok, should I attend in person?

**Mayor Petrosky:** I would. It will be just like this.

**Curt Moll:** The explanation on this is extremely helpful in understanding what you are doing here.

**Dave Sova:** Same time, 7:00 and place?

**Mayor Petrosky:** Yes.

**Patrick Wilson:** Once they sign off on it, then you take it to get recorded at the Trumbull County Recorders Office.

**Curt Moll:** Next item of business is **16-21 – New Business** – Garden Brook Banquet Center, 4820 Warren Rd., Cortland, OH. Can I have a motion please?

A motion to close **15-21 Replat** was made by **Don Bell** and seconded by **Sally Lane**.

**James Smith:** My name is James Smith. Do you need to know my home address?

**Curt Moll:** Any address that you want to give. The new mailing address is fine if you are going to get the mail there.

**James Smith:** It's going to be an LLC so I'll just say the company. 5031 State Rte 305 Fowler, OH.

**Curt Moll:** Very good, what are you doing there?

**James Smith:** We are just going to continue what the prior owner did, it's going to be changed ownership pretty much. We are going to host banquets. We aren't going to do any catering, we are just going to let them bring their own food. We are just going to rent out the space for weddings or banquets.

**Curt Moll:** So it's not going to be a catering business?

**James Smith:** No, we are going to contract that out. We are actually going to leave that responsibility up to whoever wants to rent it.

**Curt Moll:** Are you changing the name of the business?

**James Smith:** No, it's going to be Garden Brook Banquet Center. The only thing that we are changing is the phone number on the sign.

**Curt Moll:** Okay, there is no problem with that. With that change, I don't think that we need a sign permit. (multiple members concur) Any other questions? Patrick?

**Patrick Wilson:** I have none.

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**Curt Moll:** Sounds good, let's have a roll call then.

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

**Curt Moll:** Very good, your business has been approved and we wish you good luck.

**James Smith:** Thank you, we already have plenty of people calling me. I get several calls every day – are you guys available? – and I say wait until Monday...(inaudible).

**Curt Moll:** You don't have to go to Council.

**Mayor Petrosky:** You are Timothy?

**James Smith:** I am James, Timothy's son. And this is his other son, Josh. He has 7 sons. Thank you, we appreciate it.

**Mayor Petrosky:** You're welcome, good luck.

**Curt Moll:** With that, does anyone have anything else for the board?

**Don Fatobene:** I did have a phone call today, I guess there was an incident back on St. Andrews today. So, what was the...?

**Mayor Petrosky:** So, here is the bottom line; it is considered a pre-manufactured home, they build it elsewhere at a factory. It does not fall under our Uses Permitted Upon Review because those are modular homes or sectional homes. Since this is a pre-manufactured home, it does not fall under those guidelines. In addition to what is there, it is going to be L-shaped with a garage coming out by the property on the left-hand side. They will put in a concrete driveway; it's going on a full basement...

**Don Fatobene:** It was actually the owner that called me. It wasn't the neighbors, he just said that there was a fuss.

**Curt Moll:** The code that they use to build these is the code that we use to build houses (inaudible).

**Don Fatobene:** It is still a stick-built home just built off site.

(multiple people talking)

**Curt Moll:** To not allow that to happen is pretty restrictive on (inaudible).

**Don Bell:** Where is this being built?

**Don Fatobene:** You'd go over from the number 2 to the old number 3. Right where that comes out on the left-hand side.

**Don Bell:** Who's building the house, who's the builder?

**Mayor Petrosky:** Hornbeck.

**Patrick Wilson:** There was a prior home built on St. Andrews basically the same way.

**Curt Moll:** No, there is one here on High Street.

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**Patrick Wilson**: Okay, I thought that it was on St. Andrews. Back then, Don came to the opinion that it didn't fit under our code because it wasn't modular or sectional. Kim, when it was proposed to her in November, looked at it, reviewed everything, talked to Curt and decided; same thing. It didn't fit under the code so she issued the zoning permit. The city is going to go out tomorrow and make sure that the setback lines are consistent with the city.

**Don Fatobene**: People saw that coming in and thought... I have a feeling that once it is complete they aren't going to know.

(multiple people talking at once)

**Curt Moll**: It started out as rumors out there that someone was bringing in a house-trailer and they are putting it on a slab and there's going to be no garage. That's where it started. It's been getting better but it's not getting better fast enough.

**Don Bell**: Like the golf course; it was going to be a dirt track; all kinds of things. I've been hearing all kinds of things every day. My phone rings at least three times a week; this is what I heard; do you think it's true?

**Curt Moll**: Anything else for the board other than rumors? (laughter) Okay, I would ask for a motion to adjourn then.

Adjournment moved for by **Don Fatobene** and seconded by **Don Bell**.

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

**Meeting Adjourned: 7:11 pm**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary