

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 9, 2026

The City of Cortland Planning, Zoning & Building Commission met on Monday, February 9, 2026 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Donald Fatobene, Curt Moll, Brian Hodor, and Robert Wilson. Also present was Councilman Picuri and the following individuals:

Robert Freeman	401 S Colonial	Cortland
Angela Campana	270 Michaels Ct	Cortland

Don Fatobene: I'd like to welcome everyone to the regular meeting for Cortland Planning, Zoning and Building Commission. Can I get a roll call please.

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

Don Fatobene: First on the agenda we have the approval of Commission Minutes for January 12, 2026 regular meeting.

Robert Wilson made a motion to approve the minutes seconded by **Brian Hodor.**

Chairman Fatobene asked if there was any discussion and then asked for a roll call.

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

The re-organizational meeting minutes were inadvertently left off the agenda.

A motion to approve the re-organizational meeting minutes was made by **Curt Moll** and seconded by **Brian Hodor.**

Don Fatobene went over the minutes and asked if there were any questions.

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

Chairman Fatobene welcomed Acting Mayor John Picuri to the meeting.

Don Fatobene: Since we do not have any old business, we will move to new business. **01-26 Commercial Building** – 60' x 80', 4,800 sq.ft. Walnut Creek Agricultural LLC at 312 S Mecca St. Can I get a motion on this.

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

Don Fatobene: Is there anyone here that would like to discuss? Please come up and state your name and address, let us know what you are looking to do here.

Robert Freeman: My name's Robert Freeman, I'm going to represent my brother, he's out of state. I live at 401 S Colonial Dr. We are going to put a building up; it's going to be for storage of equipment. We do forestry and land clearing. We are going to put up a metal building with a couple of garage doors and concrete floors. I have another request, I was going to fill out a permit application for another building that we want to put up as well, it will be 40'x120. I don't know if it can be expedited because the builder wants to build this 60'x 80' in the next 2 weeks and then continue on to the next building before your next meeting in March.

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Patrick Wilson: We don't have an application, we don't have any background.

Curt Moll: We could have another meeting the fourth Monday, it's the 23rd?

Don Fatobene: We could set a special meeting if needed.

Robert Freeman: We have the architectural plans; we could drop them off.

Patrick Wilson: What Curt and Don are saying is that they would be willing to extend you an additional meeting at the end of this month.

Robert Freeman: Okay, thank you.

Curt Moll: As long as we have 3 people here, it's not a big deal, we just want to see it.

Don Fatobene: Is there any discussion on what is in front of us?

Patrick Wilson: This building that shows on the Auditor's website...

Robert Freeman: The Centerra building, it's shaped like a 'T'. This will be in the back part. If you look at the aerial view, where the horseshoe shaped driveway is in the back.

Curt Moll: Where is the other building going to go?

Robert Freeman: Right next to the Centerra building, parallel to the back where the loading dock is.

Where it would go compared to the new building and the original building was discussed.

Don Fatobene: Any questions from the Board on this? Hearing none, can I get a roll call please.

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

Don Fatobene: Thank you. Moving on, **02-26 Consolidation Replat – Lot No. 1- Hitchcock Allotment Plat No. 1-** Plat Volume 19, Pg 81 Section 10, Bazetta Township & Cortland City, Trumbull County, Ohio. Can I get a motion on this item.

Robert Wilson made a motion to seconded by **Brian Hodor**.

Don Fatobene: Is there somebody here to discuss what they are looking to do here?

Angela Campana: Angela Campana, 270 Michael's Ct. We bought the property and there is a tiny little bit that is in Bazetta. Somehow, they got a garage built on it. They recommended that we put it all on one plat and that it be the City of Cortland. The house sits in the City of Cortland already; we have no plans to do anything with it other than just make it one plat. The address there is like 4574. It goes by a bunch of different addresses; it could be N. High St., Warren-Meadville Rd, or Rte 5.

Curt Moll: This is the lot next to the lot, next to the church.

Angela Campana: Yes, there is the church, then a lot that is empty, and then this.

Brian Hodor: Are you moving into there?

Angela Campana: No, it's a rental.

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Patrick Wilson: Angela had this signed as a member of the LLC because the signature was missing before.

Angela Campana: Yes.

Curt Moll: The part you are talking about is the little bit on the south edge in the back?

Angela Campana: Yes, that's correct. It's been like that for many years.

Don Fatobene: Any other questions? Can I get a roll call please?

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

Don Fatobene: Next on the agenda is **03-26 Ground Mounted Sign** – 88” x 47”, approximately 29 sq.ft., Otterbein Senior Life Cortland, 303 N Mecca St. at the entrance.

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

Don Fatobene: Is there someone here to discuss what they are looking to do here?

Curt Moll: I thought that there was going to be someone. Basically, they are going to re-face the sign that is there now. What they are asking for is they are going to do one sign and then waiting until the next meeting where they will do the second sign with a variance. The second sign is obviously built there and ready to go. I suggested that they could even cover it up. They have a lot of signage on the property which there are examples of in here as well. It's a replacement in a situation that has already been approved at one point by the city. It is all on the property.

Patrick Wilson: But it is a new owner, right?

Curt Moll: New owners.

Patrick Wilson: They are no relations to whatever Lake Vista was?

Curt Moll: No. There is no relation whatsoever. They were sold and it currently belongs to Otterbein Senior Living. They will also need to get approval for the third sign which is one for the shipping/receiving area.

Don Fatobene: The sign that we are talking about is a replacement sign for the one that is there in the brick

Curt Moll: Yes, all that brick structure is there.

Don Fatobene: Okay, any questions? Christine, a roll call please.

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

Don Fatobene: Next is **04-26 Set Public Hearing** – a variance request at 303 N Mecca St., Otterbein to exceed the number of allowable ground mounted signs. Curt talked some about this. The hearing will be set for our next meeting at 6:50 and we will send out the proper notifications.

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

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

Robert Freeman: How will I know if you do the 23rd meeting?

Don Fatobene: When you turn in the application, she'll send out an email to us verifying that we are able to attend, and then we will notify you.

Robert Freeman: Where do I get the permit?

Patrick Wilson: You are going to come up here right after the meeting is over.

Don Fatobene: With nothing else being brought to the attention of the board, can I get a motion to adjourn.

A motion to adjourn was made by **Brian Hodor** and seconded by **Robert Wilson.**

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

Meeting Adjourned: 7:15 pm

Chairman

Date

Secretary