

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 22, 21

The City of Cortland Planning, Zoning & Building Commission met on Monday, November 22, 2021 at 5:41 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, 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:

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|------------------------|-----------------------------|-----------------|
| Connie Jenkins | 141 Southdale | Cortland |
| Matt Bellin | 327 Country Club Dr. | Warren |
| Richard Irwin | 116 Thornhill | Cortland |
| Richard McClain | 309 Copperlake East | “ |
| Scott Rowley | Turquoise | “ |

Curt Moll: I'd like to call to order the Commission meeting for, Monday, November 22, 2021. I apologize for being late, I didn't have the right information. Can we have a roll call please?

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

Curt Moll: Moving right to old business, **41-21 – New Sign** – 2865 Wilson Sharpville Rd. – Pole-mounted sign – 30.52 sq ft, 12 ft high, internally lit. Could I have a motion for that please?

A motion was made for 41-21 by **Don Bell** and seconded by **Don Fatobene.**

Curt Moll: Thank you. Do you want to come up and talk about your sign please?

Matt Bellin: Hi, I'm Matt Bellin, I'm the owner of Bulldog Storage. I live at 327 County Club Dr. in Warren. We proposed a couple of sign options at the last meeting and there was some discussion and a request to consider alternate locations on the site. We did that, we looked where the utilities were, we looked at visibility. I am here today to present an updated proposal to locate the sign further down towards 305 which was the request of this commission; to look at an alternate site further down. As far as the original request goes, the sign, the size, the look; everything else is exactly the same as presented before we have just moved the location further away from the residential area and closer to 305.

Curt Moll: Okay, any questions from the board?

Brian Hodor: What is the reason that you can't have solar lighting or anything like that? I know that electrical is an issue, it's the reason you are placing it where...

Matt Bellin: Yeah, electrical is a big part, the cabinets are made. To do any alternate cabinets, I talked to my sign guy about this, to fabricate something different; it's just not in his scope. At least not in the near term, it would probably take months. These cabinets are ready to go.

Brian Hodor: I know that some of these things we have talked about before, everything falls within the city ordinances as far as the buffer, the sign, things like that. Our duty here is to enforce the code and the ordinance. Just looking back, in previous meetings, you mentioned numerous times about how you were not going to mount a sign on a pole or anything like that. That is where it struck myself and others in a different manner because it's kind of going back on what you said. Even though we can't enforce that as a

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zoning board, but it has gone on record as you saying that. We are now being presented with a sign on a pole that obviously a lot of residents are not happy about. I wanted to go on record to say that as well as, do you have anything to comment about that?

Matt Bellin: No, I think that I commented at the last meeting. The original plan was to do a building mounted sign but frankly it does not fit within the ordinances for signs for the City of Cortland. This does however. We had to change the plans for the sign so again, to hold me to something that was said two years ago; saying that I'm not going to put up a pole mounted sign... I would have gladly put up a building mounted sign but I cannot exceed the height of the roofline. So, this is something that does comply with zoning. That is what I'm here to request this approval for.

Curt Moll: Any questions? Kim? Mayor? Patrick?

Kim Blasco: I have no questions.

Patrick Wilson: No questions, I guess that it's more of a statement. The information that was submitted with the agenda; does that reflect the new, updated site location?

Curt Moll: Yes.

Patrick Wilson: So that when the board votes, it is in that vicinity. I know this...

Curt Moll: The reason that we tabled this was that there were two alternatives and we really wanted to see what we were going to do.

Patrick Wilson: Right, I wanted to make sure that when the vote was done tonight, it would be based on the updated information. That is the case, Curt?

Curt Moll: Yes. Can we have a roll call please?

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

Curt Moll: The next item up for business is **42-21 – New Sign** – 2865 Wilson Sharpsville Rd. – Wall sign – 5'x7', 35 sq ft. Can I have a motion please.

A motion was made for 42-21 by **Don Fatobene** and seconded by **Don Bell.**

Curt Moll: Want to talk about this one?

Matt Bellin: Yeah, this is a non-lit sign. Basically, the ends of both buildings are quote, end quote; dummy doors. They don't lift or operate so it's not going to be back-lit. It's going to be a wall mounted, non-lit sign to give some additional exposure on 305.

Curt Moll: This is going to be in compliance?

Kim Blasco: Yes, it's in compliance with the zoning rules. Yes, size wise, location...

Curt Moll: Any questions from the board? Anyone else?

Patrick Wilson: I have none.

Curt Moll: Can we have a roll call please?

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

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Curt Moll: I would like to state for the record that I was a little disappointed in the fact that we didn't consider the signage better in the planning for the building after the discussion we had. I can see some things that we could have done differently as a board and I'm going to try to do that in the future. With that, any other comments from anyone? Can I have a motion to adjourn please?

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

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

Meeting Adjourned: 5:49 pm

Chairman

Date

Secretary