

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

October 13,

25

**The City of Cortland Planning, Zoning & Building Commission met on Monday, October 13, 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: Donald Fatobene, Curt Moll, Brian Hodor, Frank Daugherty and Robert Wilson. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson and the following individuals:**

**Atty. Tom Nader  
Jim Piper**

**7011 E. Market  
110 Dornoch**

**Warren  
Cortland**

The minutes for this meeting are from the secretary's notes due to a recording malfunction.

Chairman Donald Fatobene opened the meeting, welcomed the attendees and asked for a roll call.

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

Chairman Donald Fatobene asked for a motion for the approval of minutes from the September 8th meeting.

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

There were no changes that needed to be made.

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

Don Fatobene explained that the items on this evening's agenda were for discussion only and that there would be no decisions made. He reminded everyone that this was very preliminary, only the beginning of discussions. **38-25 Discussion of a potential Walnut Resources subdivision.**

**Tom Nader** -They are looking to do a 4-lot subdivision. These are 4 large lots with custom built homes that back up to Rt. 11. The cost of putting in a public street is a lot more than the cost of a private street. They are proposing a private street as the access to those 4 lots. This would be at no cost to the city. They are aware that a variance will be required for the frontage. The frontage for each of these lots are less than the required 35 ft. They will have a covenant of a subdivision and easements.

**Atty Patrick Wilson** reminded the Commission that GPD raised a few conditions or issues that would need to be discussed further before permission would be given for this to move forward. The members had a copy of these items from GPD Group.

The Commission had concerns/suggestions:

- Private utilities? This will be discussed at a later time.
- Be sure that safety services can get down the road.
- Sewer and water, private utilities, easements
- That section has a lift station that will service it.
- There were some places there that always held water

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**Jim Piper**, a resident of Dornoch, came to find out when his street would be paved. He stated that the street was cracking and in bad shape. The mayor looked up next years paving schedule and it was not on the list to be paved next year. It will be reviewed.

**39-25 Discussion on the vacation of Blake Blvd. to the east of Sunshine Ave.**

Patrick spoke to the Commission regarding this agenda item. They are out of state at this time and were unable to be here tonight. The Sanfords approached Kim last January about vacating the street. They were getting people driving back there and even had an RV camper park on their property to camp. They tried a No Trespassing sign, next is talk of putting up a gate. Kim did not particularly like the idea of vacating because there were different owners back there. Since then, The Sanfords have had a land swap with The Dixsons.

The members discussed their concerns and thoughts while looking over the drawings of the land.

One of the concerns is if a divorce should ever take place in the future; what would then happen to the land/private drive.

The Commission would like to have a follow-up discussion next month with The Sanfords present.

Chairman Fatobene asked for a motion to adjourn.

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

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

**Meeting Adjourned: 7:41 pm**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary