

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 14, 22

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 14, 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>Robert Freeman III</b>	<b>401 S Colonial Dr</b>	<b>Cortland</b>
<b>Brandon Freeman</b>	<b>291 Fowler St</b>	<b>Cortland</b>
<b>Kevin Piros</b>	<b>244 Greenbriar</b>	<b>Cortland</b>

**Curt Moll:** I want to call to order the Public Hearing, 10-22. The purpose of this hearing is to consider a zone change request for Parcel No. 34-102656 located on Mecca St from R-M, Residential Multi-Family District to S-1, Service District. Who do we have here to speak to this?

**Robert Freeman:** Robert Freeman.

**Curt Moll:** Would you like to come up and state your name and tell us what you want to do.

**Robert Freeman:** My name is Robert Freeman. I am the property owner on Rt 46. My plans are to put an outside storage facility there or potentially build a building there later for maybe a future business or somebody to rent.

**Curt Moll:** Are there any questions from the Board? You don't have a specific plan?

**Robert Freeman:** An outside storage facility, a little bit of grading, a fenced-in area.

**Don Bell:** What type of storage facility?

**Robert Freeman:** Outside storage for like a boat or a camper.

**Curt Moll:** So, this would be a fenced-in area?

**Robert Freeman:** Yes, like Cheap Storage on Rt 46 next to Howland Alarm.

**Brian Hodor:** Where exactly is this?

**Robert Freeman:** Across from Centerra on Rt 46, in that little gully there.

**Don Fatobene:** Down the hill.

**Curt Moll:** Is there anyone else here to speak in favor of this zone change?

**Curt Moll:** Is there anyone here to speak against the zone change?

**Curt Moll:** I will have to express I have some concern about zoning a service district in what is primarily a residential area. We just got turned over on one down in the south end of town where it was the opposite. We had a service zone in the middle of a residential area. It gives us very little control over what people do with it; it can be anything. It is our most wide-open zoning classification. So, I would have to say that would be a reservation that I would have. That wasn't pleasant. The situation was not looked upon favorably by anybody in the city except perhaps the developer.

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**Law Director Patrick Wilson:** Yes. And you saw up close and personal how little control the city had once the zoning changed. There isn't a whole lot you can do and this board, I know, was frustrated and then subsequently frustrated with other issues that came up as a result of it, as were the neighbors and so forth.

**Curt Moll:** Does anyone else have any comments? With that, I need a motion to close the public hearing.

A motion was made to close the **10-22 Public Hearing** by **Don Bell** and seconded by **Don Fatobene**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, March 14, 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:

<b>Robert Freeman III</b>	<b>401 S Colonial</b>	<b>Cortland</b>
<b>Brandon Freeman</b>	<b>291 Fowler</b>	<b>Cortland</b>
<b>Kevin Piros</b>	<b>244 Greenbriar</b>	<b>Cortland</b>
<b>Flo Hutton</b>	<b>258 S High</b>	<b>Cortland</b>

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

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

A motion was made by **Sally Lane** and seconded by **Don Fatobene**.

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

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

**Curt Moll:** We have no old business, so we will move right into new business. **11-22 – Zone Change** request for Parcel No. 34-102656 located on Mecca Street from R-M, Residential Multi-Family District to S-1, Service District. Can I have a motion please?

A motion was made for **11-22** by **Don Fatobene** and seconded by **Don Bell**.

**Curt Moll:** Can you come up and tell us about it again to get it in the record.

**Robert Freeman:** My name is Robert Freeman. I own property of St Rt 46 on Mecca St. I am looking at putting in an outside storage facility there, and then building a building there, or potential new business. It will be primarily outside storage – boats, trailers, etc.

**Brian Hodor:** All these properties around here, which ones are residential and which ones are...?

**Robert Freeman:** The one north of me is residential. Then there is another one, I think, owned by Flo that is residential. Flo is behind me, and it is Service-1.

**Curt Moll:** Theresa is behind you.

**Robert Freeman:** The new owner, Bud, is behind me. It is partial Service-1 in the front of his property somehow, but it looks like it's split Residential and Service-1. Then Centerra across the street is Industrial. It's kind of in a valley. I know Curt in the beginning was concerned about how the residents could see it, but where it is, it's just one neighbor. I think it's a little different than Rt 305 where you have garages right in the center of their community over there.

**Curt Moll:** I looked at land use in that area and I'm a little concerned about the fact it is opening up to anything. We hear what you say now, but in the future I'm not sure about that. That would be my only concern. S-1, Service is a difficult zoning classification to control, and it does not allow any residential. The only place we have residential in zoned

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S-1 areas is pre-existing conditions. So, it would preclude putting in anything residential down there, as well.

**Brandon Freeman**: If it were to swing back, you mean?

**Curt Moll**: No.

**Brandon Freeman**: Can you explain?

**Law Director Patrick Wilson**: Hang on a second. We are on a public record. You are more than welcome to speak, you just have to go up to the podium, give us your name and your address. You are more than welcome to speak, but only one person at a time.

**Brandon Freeman**: Sorry about that interruption. My name is Brandon Freeman. I was mentioning if he could explain a little bit what that means. He has expressed concern about the property being changed from a residential vacant lot to S-1, a service lot. I wanted to mention that right now, the lot only brings Cortland the tax for a vacant lot. However, if it was to be changed and this business would be put it, depending how the business goes, it would probably provide more taxable revenue for Cortland. So, I wanted to clarify a little bit more. You mentioned it can never go back to being residential.

**Curt Moll**: It could go back. It would require a zone change. We've had difficulty changing zones.

**Brandon Freeman**: I would imagine it is very difficult to do zone changes and records and all these other things.

**Curt Moll**: The major concern is not necessarily what you are going to do with it, it is just that it is open, you could sell it, anybody could put any kind of a business there. Under S-1 zoning, it's not limited to. In fact, it's almost not limited. There are a few things under consideration. It is wide-open commercial zoning. We have to be very careful.

**Robert Freeman**: That's why I selected S-1. I couldn't go C-1. C-1 doesn't cover outside storage. S-1 does.

**Curt Moll**: Right.

**Robert Freeman**: That's why I selected S-1 for what my purpose was.

**Don Fatobene**: I assume all the neighboring properties were sent notifications?

**Curt Moll**: They were sent notifications. Notifications required for the people that are immediately adjacent.

**Don Fatobene**: Right.

**Curt Moll**: It's just that there are a number of areas there that are residential in that area that don't really have any connection with this property, but there is still residential overlooking it.

**Law Director Patrick Wilson**: It was advertised appropriately. That's important to note as well.

**Curt Moll**: We did have a public hearing and there was no one here to speak against it.

**Law Director Patrick Wilson**: That is correct.

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**Curt Moll:** ... or in support of it, except the property owner. So, with that, any other comments or questions for Mr. Freeman from the Board?

**Brian Hodor:** Is there a way to table this until there is a plan in place specifically for what you are going to do?

**Curt Moll:** Actually, not really because this has to go through Council as well before he can come back with a plan.

**Brian Hodor:** My concern is kind of along your lines in that you say you are going to put this here but...

**Robert Freeman:** I will let you know there is no sanitary down there. There is only water. It's going to be very limited to what you can put there commercially unless you want to put a commercial sanitary or septic in there.

**Brandon Freeman:** Go into the plan a little bit more. Talk about the acreage. Talk about how we've already got quotes for what it would cost for (INAUDIBLE), how much it is to put the fence up and all the other things. They want to know more.

**Robert Freeman:** They don't want some big established business in there that's going to be an eye sore for the residents. I understand that.

*(Inaudible – multiple conversations)*

**Brandon Freeman:** Tell them a little bit more on how long you've lived here.

**Robert Freeman:** They got it.

**Curt Moll:** Flo, did you have something? Please come up to the podium.

**Flo Hutton:** I'm Flo Hutton. They abut our property, but I have absolutely no objections. They are a neat family and I think they would keep it up. I'm all for commercial property. I think we need a little more coming into this town to bring more people in and cut some of these taxes down. I think everybody is along with me on this. I thank you for wanting to do something in this town. We appreciate you.

**Robert Freeman:** Thank you.

**Curt Moll:** No comments? Roll call, please.

**Roll Call:** Curt Moll, no – due to the fact I am concerned about the future issues around the zoning classification; Don Bell, yes; Sally Lane, yes; Don Fatobene, yes; and Brian Hodor, no. **MOTION APPROVED.**

**Curt Moll:** The next item is **12-22 - Set Public Hearing** - The purpose of this hearing is to consider a zone change request for Parcel #30-000065 St Rt 5 from I-1, Industrial District to R-M, Residential Multi-Family District. **Hearing to be set for April 11, 2022 6:50 p.m.** Can I have a motion please?

A motion was made for 12-22 by **Don Bell** and seconded by **Don Fatobene.**

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

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**Curt Moll:** The next item is **13-22 - Set Public Hearing** - The purpose of this hearing is to consider a vacate a street request in a dedicated right-of-way (never constructed) north of 144 Winter Lane. **Hearing to be set for April 11, 2022 6:40 p.m.** Can I have a motion please?

A motion was made for 13-22 by **Don Bell** and seconded by **Don Fatobene**.

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

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

**Curt Moll:** Can we have a roll call please.

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

**Meeting Adjourned: 7:11 pm**

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Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary