

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 9, 23

The City of Cortland Planning, Zoning & Building Commission met on Monday, January 9, 2023 at 6:50 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, and Don Bell. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Michael Mellott	114 Gleneagle	Cortland
Jessica Judeh	115 Gleneagle	“
Dorothy Denman	142 Gleneagle	“
George Drew	155 St. Andrews	“
Ron Kovach	119 Gleneagle	“

Curt Moll: I'd like to call to order the Public Hearing, **01-23**. The purpose of the hearing is to consider a zone change request for various lots in Walnut Run Estates Phases 1, 2 & 3 from S-1, Service District to R-12, Residential District. Would you come up to the podium please to represent this action? State your name & address and tell us what you are trying to do.

Michael Mellott: Michael Mellott, 114 Gleneagle. My wife and I purchased approximately 9 acres of property from Walnut Run. We are currently trying to rezone approximately 4 and a half of that acreage to Residential. Right now, it is zoned Service District.

Curt Moll: The part that will be rezoned Residential, does not include the lot 1 on here? (Looking at the map from the packet) I have a replat here with lot numbers. It's the big area where the pond is.

Michael Mellott: No. Basically it's adjacent property owners, I think that there is 10 in total...

Curt Moll: Adjacent to the old cart path and run up to the 2nd to last lot by the pond.

Michael Mellott: That is correct. We are transferring 10 parcels. One person is getting a couple. The very first lot by the cart path; that gentleman there is picking up two lots behind him.

Curt Moll: I see. And you are going to leave this area in the middle as Service?

Michael Mellott: Yes, I don't know what I am going to do with it yet.

Curt Moll: I wanted to clear on what we were re-zoning.

Michael Mellott: Sure. I don't want to replat and rezone that until I know what I'm going to do with it.

Curt Moll: Any questions? Service Director?

Kim Blasco: No, not at all.

Curt Moll: I would like to entertain anyone that would like to speak in favor of this zone change.

Dorothy Denman: I just want to see which ones he's changing.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 9,

23

Michael Mellott: All of these properties (showing residents the map). See the dotted lines? You are here.

Jessica Judeh: Mr. Mellott, these are all along St. Andrews?

Michael Mellott: Yes, and then on Dornoch.

Kim shows the audience a large map explaining/showing where the lots are located.

Curt Moll: This is good, make sure that everyone understands.

Many people talking, discussing and looking at the lots involved in the zone change.

Curt Moll: (everyone has returned to their seats) Great, now is there anyone that would like to speak in favor of this? Is there anyone that would like to speak against the zone change? Hearing nothing, I will ask for a motion to adjourn the Public Hearing.

A motion was made to close the **01-23 Public Hearing** by **Don Bell** and seconded by **Sally Lane.**

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 9, 23

The City of Cortland Planning, Zoning & Building Commission met on Monday, January 9, 2023 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for the regular meeting. In attendance were the following board members: Chairman Curt Moll, Sally Lane, and Don Bell. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Michael Mellott	114 Gleneagle	Cortland
Jessica Judeh	115 Gleneagle	“
Dorothy Denman	142 Gleneagle	“
George Drew	155 St. Andrews	“
Ron Kovach	119 Gleneagle	“

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

Curt Moll: The first action on our agenda is to approve Commission minutes from November 14, 2022. Could I have a motion for that please?

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

Curt Moll: Any corrections or discussions on those? Can I have a roll call please?

Roll Call: Sally Lane, yes; Curt Moll, yes; Don Bell, yes. MOTION APPROVED.

Curt Moll: Next on the agenda is **02-23 Zone Change** - various lots in Walnut Run Estates Phases 1, 2 & 3 from S-1, Service District to R-12, Residential District. A motion for that please.

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

Curt Moll: We just had a Public Hearing with no one opposed and with good discussions made. I would like to ask if there are any other questions about the zoning change. Any comments? Can we have a roll call please.

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

Curt Moll: The next item on the agenda is **03-23 Replat** - various lots in Walnut Run Estates Phases 1, 2 & 3. These are the same properties that we considered for the zone change. Can I have a motion for that please?

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

Curt Moll: Could I have you come up again and explain, for the record, what you are doing with this.

Michael Mellott: This property was part of the Walnut Run Golf Course. It's currently zoned Service District and various properties would like to change that to Residential. Basically, it's adjacent property owners that are extending their backyards. One thing for the record too, one of these parcels I believe is in Copperlake. I think you said Walnut Run. (Looking at the map) Oh no, their lot is platted in Copperlake but the property that we are transferring is in Walnut Run. Sorry.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 9, 23

Patrick Wilson: You don't really need him to address the replat. You understood that part.

Curt Moll: Right, yes. The zone change is all those pieces that...

Patrick Wilson: ...have been approved.

Curt Moll: Then will have to be approved by Council. The replat assigns the pieces to the lots that are adjacent. We were discussing, between meetings, the actual replat Resolution to Council will probably not be submitted until the third reading of the zone change. That's what it takes to get a zone change approval. The whole thing will be coordinated at Council level for its final approval.

Michael Mellott: Okay.

Curt Moll: Any discussion from the board? Could we have a roll call please?

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

Curt Moll: That has all been approved by us. It now has to go to City Council for further approval. Zone Changes are a big deal. The next item of business is **04-23 New Sign** – Pole-mounted sign, 11 sq.ft., 60" x 26.5", solar ground landscape lighting. Can I have a motion for that please?

A motion was made for **04-23 New Sign** – by **Don Bell** and seconded by **Sally Lane.**

Curt Moll: Is there anyone here to speak for the sign change?

Kim Blasco: I was told that he was not able to make it tonight, Attorney Nosich.

Curt Moll: He has provided pictures of the new sign and the old sign. Basically, he is replacing one with the other.

Kim Blasco: Yes, there is a small variation in size.

Curt Moll: That's why we needed a permit.

Patrick Wilson: It doesn't violate anything.

Kim Blasco: No, it's within our zoning, he's just putting up a new sign. The size is a little bit different but still well within our zoning requirements. I told him that I would speak on his behalf.

Curt Moll: Any discussion from you folks? Can I have a roll call please.

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

Curt Moll: Is there any other business to be brought before the board this evening? Any questions? Can I have a motion to adjourn.

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

Curt Moll: Can we have a roll call please.

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

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 9, 23

Meeting Adjourned: 7:06 pm

Chairman

Date

Secretary