



PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

April 12, 21

**Don Bell:** When do you plan on opening up?

**Khilan:** We are in contact with the fire department for the inspection. Once everything is completely finished, I submit my application for the Health Board and the Cos. Board and they can take up to 30 days. There really isn't a certain timeline but obviously as soon as possible.

**Don Bell:** That gives us a general idea, thank you.

**Curt Moll:** The next item of new business is **09-21 – Replat** – Lot No.s 46 & 47 in Petrocco Plat No. 8 plat volume 55, pg 23 & lot No. 48 in Petrocco Plat No. 10A, City of Cortland, Trumbull County, Ohio. Can I have a motion please?

**Don Bell** made a motion for 09-21, seconded by **Don Fatobene**.

**Curt Moll:** Is there someone here to speak about that?

**Christine Dorma:** I have Brian Hodor on speaker phone.

**Brian Hodor:** Hi everybody. Those lots are my wife and my lots. We are just trying to combine the three lots into one in order to build our house there.

**Curt Moll:** You are obviously putting them together so you can build a house on all three lots.

**Brian Hodor:** Correct. It will probably expand across two of them depending on where we want to place the house.

**Curt Moll:** Good, okay. That's a good news kind of thing; upscaling. Any questions for Brian?

**Patrick Wilson:** You own them already, right Brian?

**Brian Hodor:** Yes, we bought all three a couple of years ago.

**Curt Moll:** If there are no questions, can I have a roll call please.

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

**Patrick Wilson:** It passes, good work on Brian's part.

**Curt Moll:** Does anyone else have anything to bring up?

**Don Bell:** Now that the golf course has been sold, or should be, they are waiting on paperwork; who will be responsible for cutting the grass? I've already had a couple of people here in our development, since the golf course backs up to our condos, that grass is going to be knee high to the trees in a month or so. It's going to produce a lot of ragweed and other things if someone doesn't control it. What do the condo owners have to do? Do we put a petition together? What do you suggest?

**Curt Moll:** I don't believe that there are any regulations in that situation. They are not adjacent to a street, they are not platted lots. Kim, do you have any thought on that? I'm not sure that we have any control over that, it's like an open field in the middle of farm land.

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**Kim Blasco**: They could let it grow, there is not too much we can do about it.

**Curt Moll**: That's what I'm afraid of.

**Patrick Wilson**: We ran into that with the prior owner. I approached his lawyer; just to see if he would be a good neighbor. By that point, I think that he had grown tired of doing anything. There really isn't a lot that the City can do. If the same guy is going to buy it that I heard was going to buy it; I think that maybe just approaching him, he might be interested in being a good neighbor at this point. I think that he'd be receptive to an overture by the condo association.

**Don Bell**: Okay, we'll wait for title and deed to come through.

**Curt Moll**: You know for sure that it was sold?

**Don Bell**: That's what I was told.

**Curt Moll**: And not as a golf course?

**Don Bell**: Not as a golf course. Sold as developable land. I imagine that they might be coming for changes in zoning, up front where all of the property is. We won't know until everyone signs their paperwork.

**Curt Moll**: Most of it is not buildable because of setbacks, access and infrastructure. I don't think that it's a huge concern of someone coming and building something behind your house.

**Don Bell**: It's more concern about the grass that's going to grow.

**Curt Moll**: Anything else for the good of the group? If there are no questions, I'll ask for a motion to adjourn.

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

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

**Meeting Adjourned: 7:13 pm**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary