

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 13, 23

**The City of Cortland Planning, Zoning & Building Commission met on Monday, March 13, 2023 at 6:45 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll and Don Bell. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:**

<b>Robert &amp; Patricia Powers</b>	<b>195 Heritage Ln</b>	<b>Cortland</b>
<b>Robert White</b>	<b>264 W. Main St.</b>	<b>Cortland</b>
<b>Debbie Williams</b>	<b>284 W. Main St.</b>	<b>Cortland</b>
<b>Jeffrey Jiang</b>	<b>Special Projects Coor.</b>	<b>Cortland</b>
<b>Mike Keriotis</b>	<b>115 &amp; 125 E. Main St.</b>	<b>Cortland</b>

**Curt Moll:** I'd like to call to order the Public Hearing, **08-23** -The purpose of the hearing is to consider a Request for Zone Change for Parcel # 34-107995 Niles Cortland Rd. from R-15 (Residential District) to Highway Commercial District. Is there someone here to present this to us? No. Does anyone want to comment on this Zone Change?

**Kim Blasco:** This is just north of the intersection, it's on 46. When it was annexed a few years back, it was automatically dropped into an R-15 zoning classification. It is actually a hair salon as well as another business in the back and someone is living at the residence. We want to take it out of R-15 and move it into something more appropriate. The Highway Commercial allows someone to live there as well as run a business there.

**Patrick Wilson:** When we scheduled this meeting, were they here that night?

**Kim Blasco:** No.

**Patrick Wilson:** Is it the owner coming? There is a builder on the application.

**Kim Blasco:** He is a builder and the owner. He is the one that just purchased the property.

**Curt Moll:** Is there anything else that anyone would like to say about this particular zoning change in this Public Hearing? I want to make sure that if there is anyone here to talk about this particular zone change either for or against. Let the record show that no one spoke for or against it. The Zoning Commission gets to make up their minds at the next meeting.

**Patrick Wilson:** What I would like to do is ask the Zoning Director to notify the applicant that we are not going to act on it if he is not here at the next meeting.

**Curt Moll:** Yes, I would like to know a little more about it. I'd like someone here to talk about it.

**Kim Blasco:** We'll send him a reminder.

**Patrick Wilson:** Great, thank you.

**Curt Moll:** I need a motion to close the Public Hearing.

A motion was made to close the **08-23 Public Hearing** by **Don Bell** and seconded by **Curt Moll**.

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**Curt Moll:** Next we have **05-23**. The purpose of the hearing is to consider the zone change of downtown W. Main Street to Central Business District. We need someone to speak for that.

**Mayor Petrosky:** I can do that. Part of our Strategic Plan is revitalizing the downtown area. We are going to start with zoning it correctly. Now it is zoned Service and that's our broadest zoning classification. Under the Service District, you really aren't supposed to have residential single family or multi-family dwellings. So, we are making it Central Business District. The purpose of that is to kind of limit the types of businesses that we are going to have downtown. That is not occurring tonight. The only thing that is occurring is the zone change. I take full responsibility for this. I thought that the zone change and the change to the attachment were going to occur simultaneously, but they are not. We can still have the hearing, it just won't be voted upon. In the April meeting, we will have a Public Hearing on the attachment that says what types of stores we want downtown. We want to keep the 'Mom and Pop' small businesses downtown. We want to keep all of the Dollar Generals, Burger Kings, and things like that on High Street. Basically, we are changing the attachment to say what types of business are allowed. As I indicated to you, if there is some business that is not on here, that doesn't mean that you can't do it. All that you would have to do is come before the Planning and Zoning Board and ask for a Use Permitted Upon Review and the Planning and Zoning Board will decide whether it fits the character that we are trying to create with the downtown area. Also, the Central Business District will include single and multi-family residential which will correct an existing problem. We are trying to correct this a little bit at a time and this is an area that we want to start with.

**Curt Moll:** Thank you. I would like to say that the Service classification does not allow for several kinds of uses that are being permitted downtown now. Loosely they have been permitted under a Grandfathered in kind of situation. Technically, if the property changes hands, Grandfathering ends. In that case, you could be stopped from having a rental apartment upstairs in one of the downtown businesses because it's not permitted in our zoning and if it changes hands, that would kick into effect. This would protect you from losing the opportunity to rent the apartment perhaps. The other thing is that the downtown is built lot to lot. In the Service District there are requirements; 10' on a side lot and at least 30' on the front. If anything happened, you couldn't rebuild under the current zoning which is not a good thing. Like the mayor said, I think that this solves a lot of those problems. Now I will ask for questions. Come to the podium so that we can pick you up on the microphone please.

**Robert White:** 264 West Main St., I'm Robert White. I own the parcel next to it and the old Men's Shop. I'm not willing to be a slum lord in downtown Cortland, that's not the vision that I see for downtown Cortland. What I do envision is knocking down that building eventually, one day and building from property line to property line. Is that something that we are going to change or is it always going to be 10' from the property line?

**Curt Moll:** If we rezone that to C-1, then that would be permitted. Lot line to lot line is permitted construction within that zoning district. The reason for that would be to try to maintain the kind of character that is downtown now. You couldn't build on it if you had to have 10 feet on each side.

**Kim Blasco:** Sometimes there are setbacks so I would want to check. In Service it's usually 25', in a lot of the other zoning classifications it's only 10'.

**Robert White:** Are there any plans to put parking on one side of the street and make them park parallel? Make it like a town environment. Say that I'd like to put a restaurant done there and I'd like to get more parking, I've got to have options. There is no parking down there other than next to the railroad tracks which I guess the city owns.

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**Curt Moll**: We have an agreement with the railroad to use those.

**Robert White**: I'd like to see the parking changed too. It might give us some incentive to make downtown Cortland like a smaller Chagrin. I know that there are a lot of ideas going around but this is the first meeting that I've been to. I wanted to see if there was any way to change parking down there.

**Mayor Petrosky**: That is something that we have been discussing. We are going to have Heritage Ohio come and assess our downtown. I'm sure that one of the problems that they are going to identify is the parking issue.

**Robert White**: Do you have a picture of what a building might look like? Do you have a blueprint that says that I should build my building to that?

**Mayor Petrosky**: No, no, we are at the very beginning of this whole process. We are relying on Heritage Ohio to give us some professional pointers. Then we will implement them with our downtown focus group who is helping us to implement the Strategic Plan. We will be reaching out to you and other members of the community, other business owners. We don't have any Federal or State historical places but we have places that are important to our history here in the City of Cortland. We want to showcase that in our downtown area.

**Curt Moll**: To answer the question on setback (reads from papers that he has), Central Business District's rear setback is required a minimum of 15 feet or 30 feet if it is next to a Residential zoned property. The setback on the side is 5 feet or a common wall. The side setback adjacent to Residential is 20 feet. With this change, we won't have any Residential downtown. It doesn't say anything about front. So that answers the question about can you do it line to line. You can if it is a common wall.

**Robert White**: Okay, sounds good to me.

**Curt Moll**: Are there any other questions?

**Debbie Williams**: Debbie Williams, 284 W. Main St., the corner building. Just to clarify; you are saying that you are not getting rid of the single and double family.

**Mayor Petrosky**: That is correct. We are making it legal.

**Debbie Williams**: Okay, and you said that some businesses may not be able to be in there? Is there a stipulation on what kind of business can or cannot go in there?

**Curt Moll**: We have a list of all of our districts and of what businesses are permitted, and in which district; that's part of our Zoning Regulations. It is part of a long list of businesses that are currently permitted. I'm not sure what changes the mayor has proposed.

**Debbie Williams**: Are there any businesses currently in there that would have to vacate?

**Mayor Petrosky and Curt Moll**: No.

**Jeffrey Jiang**: They would be grandfathered in. So any business that already exists, right now would be grandfathered in.

**Curt Moll**: I believe that there are no known businesses that would be...

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**Jeffrey Jiang:** No businesses currently violate that standing. Unless they go and move in next month, then we'd be ok.

**Debbie Williams:** Is there any discussion about any grants? State or federal money that would help?

**Curt Moll:** Yes, always.

**Debbie Williams:** How would an owner of a parcel be able to find out what there is? Is that in the works or is that currently? We have never been told that there is anything. We want to do things with our building and...

**Jeffrey Jiang:** Do you mean façade specifically, exterior maintenance?

**Debbie Williams:** That and inside but for right now, we are talking siding and windows and...

**Jeffrey Jiang:** For those things, we are currently working internally to see what we qualify for. There are economic standards in the economic development world that you have to meet criteria wise. To give you a little bit of context, our average income and things of that nature, don't meet certain standards so we don't qualify for those grants. While on the flip side, we have started that conversation with the DFG. I'm working with the subcommittee of Marketing Business and Growth with Council. Hopefully we will be willing to prepare (inaudible).

**Curt Moll:** If you were going to do something like that, and you were willing to go for a grant, and they actually looked into the zoning of that property, at this point, you might not qualify because of the current zoning.

**Patrick Wilson:** Your zoning is not currently at risk. No one's zoning is currently at risk. We are not enforcing anything, and they have been grandfathered in at this point.

**Mayor Petrosky:** Correct.

**Jeffrey Jiang:** If you go to an economic development company, he's saying because we are zoned...

**Patrick Wilson:** I understand what he is saying, and I think that they will be fine.

**Mayor Petrosky:** So yes, we have submitted grant applications on federal and state level; 5 so far and we are working on our 6<sup>th</sup>. We are a small community, and these are competitive grants. Some are planning grants; we are throwing them at the wall and we'll see what sticks.

**Jeffrey Jiang:** I would strongly encourage any private business owner or commercial property owner to apply through the county. The county has available money through ARPA which is the COVID relief fund, to do some exterior maintenance. That is covered under ARPA because of the loss of income and revenue.

**Debbie Williams:** ARPA?

**Jeffrey Jiang:** American Recue Plan Act money. I would look to the county for that. As for the City of Cortland and what we have available; we're working on it.

**Curt Moll:** They are very strict on their review of whether or not you were adversely affected by COVID.

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**Debbie Williams:** Thank you.

**Mike Keriotis:** I'm at 115 and 125 E. Main. Are we impacted in any way?

**Curt Moll:** No, we are not rezoning that area. I'm not sure what zoning you are under now...

**Mayor Petrosky:** Most of the properties got dumped into Service or Residential Multi-Family when the initial zoning was done. We are trying to fix this a little bit at a time and correct the zoning.

**Curt Moll:** Your laundromat is in Service, I think. Unless you open up the back room for somebody to live there, I think that you are okay. Does anyone else want to ask questions, discuss be it against or for?

**Mayor Petrosky:** We will have the Public Hearing on the actual changes to the attachment prior to the next meeting. Then we will hopefully have a quorum and then we can vote on both of them.

**Curt Moll:** Unfortunately, we do not have a quorum this evening. We can't act on this tonight but since we did have the Public Hearing, we can act on it at the next meeting.

**Resident:** I just want to know if the list will be posted of what's allowed. You can go on the city's website and look at the list.

**Mayor Petrosky:** That is the current list.

**Curt Moll:** Correct, but as for what's being changed, that will be available after the next Public Hearing.

**Resident:** When we are talking about West Main Street, are we going from High St. down to Mecca or all the way down to the lake?

**Mayor Petrosky:** That is the other Public Hearing that we are going to have. The Gessner property will be included in the zone change to Commercial, C-1. That will be on the next meeting, we still have to notify the people on the north side of W Main St.

**Curt Moll:** So, we are going to have to have another Public Hearing on this particular change.

**Jeffrey Jiang:** Yes, that will be.

**Mayor Petrosky:** Yes, that will be a separate one.

**Debbie Williams:** You are just talking east?

**Mayor Petrosky:** We are talking West Main Street right now.

**Debbie Williams:** But you said Gessner's property, that's on the north side. His question was, are you going from... how far west are you going?

**Curt Moll:** It goes to Erie.

**Mayor Petrosky:** The current one goes to Erie then next month; we will do a zone change for the Gessner property.

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**Debbie Williams**: How far west are you going? I'm not familiar with the Gessner property.

**Jeffrey Jiang**: It is the big, wide field on your way down to the lake.

**Debbie Williams**: Okay, on the south-west side.

**Mayor Petrosky**: You are exactly right, you got it.

**Curt Moll**: From Mecca to the lake. Then we will probably deal with the other side of the road, the auto parts store?

**Jeffrey Jiang**: No, we aren't touching that. Not at this time.

**Curt Moll**: I appreciate you attending the Public Hearing. I am going to ask for a motion to close it.

A motion was made to close the **05-23 Public Hearing** by **Don Bell** and seconded by **Curt Moll**.

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**The City of Cortland Planning, Zoning & Building Commission met on Monday, March 13, 2023 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll and Don Bell. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:**

<b>Robert &amp; Patricia Powers</b>	<b>195 Heritage Ln</b>	<b>Cortland</b>
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**Roll Call: Curt Moll, here; Brian Hodor, absent; Sally Lane, absent; Don Bell, here; Don Fatobene, absent.**

**Curt Moll:** Seeing that we do not have a quorum, we will have to reconvene this meeting at a later date. We will decide on that and make a Public Notice when we do. There is a chance that it could be the fourth Monday of the month if requirements come up. Otherwise, it will probably be the second Monday of next month. Thank you all for coming to our Public Hearing. I appreciate it.

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Chairman

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Date

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Secretary