

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

March 10, 25

The City of Cortland Planning, Zoning & Building Commission met on Monday, March 10, 2025 at 6:50 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Donald Fatobene, Curt Moll, Frank Daugherty and Robert Wilson. Also present was Law Director Patrick Wilson and the following individuals:

Jordan Biel	2054 Timber Way	Cortland
Hany Khalil	126 Erie St	Cortland
Frank Glenn (Elizabeth)	125 Viets	Cortland
Joe Ezzo	220 Robbies Run	Cortland

Don Fatobene: We have 10-25, a **Public Hearing** to start at 6:50. This is a variance request to split a parcel, creating 2 frontages in order to add a driveway and a new home. Is there anyone here that would like to speak for this?

Jordan Biel: I started Kings Homes Properties a number of years ago it is for the purpose of financial planning for my future and my kids'. Also, 10% of all the income goes to the mission for orphan care, Home Sweet Home in China. I have a property here at 304 N. High. I have been looking over the last year for properties that are wooded and it's been really hard. It hit me, I have quite a bit of property here, why not see if I can put a driveway through. Then I smiled because my neighbor already drives through; we have known each other since I've had the house, 8 or 9 years. He was notified of this meeting because he's a neighbor and asked if this was going to inhibit him from taking his landscape truck through there. I told him no, no problem at all. The goal of this is to put a very small, simple, cabin-looking, 1 bedroom, 2 at the most back where the woods start. It would blend in to nature; brown, tans, black roof. The goal is again revenue, but the target market is Furnished Finders. One of my homes for Kings Homes Properties is through Furnished Finder that creates a space for 3 to 6 months for resident doctors and nurses. For example, the Hillside Hospital that Steward just acquired, they have all of these traveling nurses coming in that need a 3 months stay at a time. What I do is try to find a solution for them that's furnished, small. The goal is to take 18' of the 99' that I have; again, my neighbor is already driving through. It would be awesome.

Don Fatobene: Any questions? We will be addressing this again during our regular meeting at 7:00. Anyone else here to speak for or against this?

Frank Glenn: My name is Frank Glenn and our property off of Viets St. comes down to the crick. We are on the opposite side of their rear property. I'm curious about how far back you will be putting this. Not that I can oppose anything that you do; it's just curiosity. It's nice to have a buffer there with the woods and the crick.

Jordan Biel: I would be putting pine trees surrounding it. The reason that the doctors want a B&B or short-term through Furnished Finder is that they do not want the hotel. They don't want the hustle & bustle of seeing everyone else so I would surround it in pine trees. It is in my design.

Frank Glenn: I was curious because we've lived there for 46 years and it's been nice to have the woods. (He spoke of the flooding that he has had in back over the years.)

Robert Wilson: Is there (inaudible) for this?

Jordan Biel: Yes, I would have to have a plumber. There is a contractor, my wife's cousin Keith Barry, that would make it up to code and perfect.

Curt Moll: This is going to back along the easement of the split off piece.

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Jordan Biel: Yes, right where the woods begin. I wouldn't have it on the edge of his property. I always try to find a win-win scenario. I would make sure that it has pine trees so that when he looks out his back window, I wouldn't want him to see a house. I want him to see the woods that he has always seen. This will be very small, maybe 900 sq ft., 1000.

Curt Moll: Patrick, this is zoned?

Patrick Wilson: I think that it's currently Residential Multi-Family.

Curt Moll: So that's an 80' minimum so we are okay on the other lot.

Don Fatobene: If no one has anything else to say, we will close the public hearing and revisit this in the regular meeting.

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

Don Fatobene asked for Approval of Commission Minutes for February 10, 2025– Regular Meeting.

A motion was made by **Curt Moll** and seconded by **Frank Daugherty**.

Roll Call: Don Fatobene, yes; Robert Wilson, yes; Curt Moll, yes; Frank Daugherty, yes. MOTION APPROVED.

Don Fatobene: 11-25 Ground Sign – 8’x 5.5’, 32sf, LED lit, for Burger King, 600 S High St.

The sign company’s representative is in another state and was to be called and placed on speaker in order to participate in the meeting. The call went to voicemail 2 times. **11-25** was tabled.

Don Fatobene: 12-25 Variance Request – The request is for 304 N High St to split the parcel (34-097400) into 2, to create 2 frontages, leaving one with 18ft. of frontage for a driveway. We held a public hearing prior to this meeting. For public record, we notified everyone that is adjacent to that property. Come back up, state your name and address, and what you are going to do.

Jordan Biel: Jordan Biel, 2054 Timber Way, Cortland. Again, the end goal is splitting the parcel that I have into 2. Then taking that 99’ of frontage and taking the 18’ so it’s legal and kosher for resident doctors to drive back there to stay at a Furnished Finder for typically 3 months. Just by putting out the possibility of me doing this, I already have 2 doctors that would love to do this. They were ecstatic not to have to stay in hotel rooms. So, a very small, 1,000 sq ft home that would look like a cabin.

Don Fatobene: There was no one that showed for the public hearing to speak against this. There were some questions, but no one spoke against it. With no further questions, can I get a roll call please.

Roll Call: Curt Moll, yes; Frank Daugherty, yes; Robert Wilson, yes; and Don Fatobene, yes. MOTION APPROVED.

Don Fatobene: Good luck. Moving on, item **13-25 New Business – 264 W. Main St., Third Day Coffee Roasters, LLC.** Is there someone here that would like to speak on this?

A motion was made by **Curt Moll** and seconded by **Frank Daugherty**.

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Joe Ezzo: Joe Ezzo, 220 Robbies Run. I have a coffee company that I have been operating for the past three years out of my home. Now we are taking it next level and got a store front at 264 W Main which is the old Men's Shop. The inside is all brand new, redone; I've been moving some stuff in and I'm here to talk about the business. It's not a coffee shop, it's a coffee roastery.

Frank Daugherty: Okay. I was curious because there is one up the street .

Joe Ezzo: Yes, we supply their coffee.

Don Fatobene: You are not going to actually be serving coffee at the location?

Joe Ezzo: No, we will have retail hours on Saturdays. It's mostly a roastery, manufacturing, we ship all over. It's getting too big for home.

Curt Moll: If I looked online, that place is listed as somewhere I can order coffee from.

Joe Ezzo: Oh yes and we have free delivery for Cortland.

Jordan Biel: It's very good by the way.

Joe Ezzo: Thank you. We plan on doing more than roasting coffee. I want to do something like a Tupperware Party except these will be coffee parties. Somebody will host, then we learn how to do things; learn different coffees, origins, different ways to brew. A lot of people just have the one way, they just like coffee in the morning. That;s it. We are going to broaden people's horizons, educate people. We will talk about different coffees from around the world and do some classes.

Curt Moll: There is no parking lot behind there.

Joe Ezzo: No, it is all street parking. There are apartments behind there.

Curt Moll: Employees have to park in the street?

Joe Ezzo: Yeah, and I am the employee. (laughter from the board)

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

Don Fatobene: **14-25 Wall Sign** – 264 W. Main St., 16 ft. X 20 in., ambient lighting.

A motion was made by Frank Daugherty and seconded by Curt Moll.

Joe Ezzo: The sign is all vinyl. We took down the sign that was there so the same panel will go up, just all brand new on the front. The same company that did the graphics for the window of my car; I'll have them do a graphic for the front window. One that sticks on like window tint.

Don Fatobene: It looks good. Any questions? Can I get a roll call.

Roll Call: **Robert Wilson, yes; Frank Daugherty, yes; Donald Fatobene, yes; and Curt Moll, yes. MOTION APPROVED.**

Don Fatobene: The last item on the agenda is **Set Public Hearing** – The request is to set a public hearing to discuss the modification of parts of the Property Maintenance Code in the city ordinances. Public Hearing to be set for April 14th at 6:50.

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Patrick Wilson: Do you think that you will be looking at more than 10 minutes?

Curt Moll: Do we have a copy of it? We had a public hearing on something that we hadn't even seen before and it didn't go real well.

Don Fatobene: Not at all; we had no answers, that was just a draft. So, this is just a draft that will be talking about?

Patrick Wilson: Yes.

Don Fatobene: This isn't something that we want to present for a final vote.

Curt Moll: This does not meet our requirements for a public hearing. We aren't looking at the final product. We need a work session.

Don Fatobene: That is what I was going to say.

Patrick Wilson: You can set it as a work session and still incorporate it into your meeting night. Maybe start it at 6:30.

Don Fatobene: That's what I would do. I would like to amend this to a work session. It won't be an official public hearing so notices...

Patrick Wilson: Just say set work session, draft changes.

Don Fatobene: Are we doing a closed work session or open?

Patrick Wilson: By definition, a work session is open.

Curt Moll: It will go in the paper and it will say there will be a zoning work session prior to the meeting to discuss changes.

Robert Wilson: Same day as our normal meeting?

Patrick Wilson: Yes right before, 6:30 to 7.

Christine Dorma: Shall I try to call Burger King for the sign one more time?

Don Fatobene: Absolutely. It's better than having to table it.

Christine Dorma: Voicemail again.

Patrick Wilson: Indicate that it was tabled.

Don Fatobene: Jordan, you have a question?

Jordan Biel: Would I need to come back for the zoning permit to build?

Curt Moll: Yes, you will need a zoning permit to take to the county to get your building permit. The zoning permit will be issued by the Service Director.

Jordan Biel: Tonight is just the frontage and parcel split. It is not specifically saying that I can build yet.

Patrick Wilson: Correct.

Jordan Biel: I appreciate it, I've never built before. Thank you All.

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A gentleman (Hany Khalil) came to ask a question about changing zoning at 126 Erie. A general discussion was held regarding re-zoning. He was given direction on how to go about doing so.

Curt Moll made a motion to adjourn seconded by **Frank Daugherty**.

Roll Call: Donald Fatobene, yes; Robert Wilson, yes; Curt Moll, yes; and Frank Daugherty, yes. MOTION APPROVED.

Meeting Adjourned: 7:24 pm

Chairman

Date

Secretary