

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

January 10,

22

Don Bell: What do you mean by back property?

Curt Moll: Behind the units. Is that common property too?

Ed Delahunty: Common, yes.

Patrick Wilson: So yes, they would be the ones but they have approved of this.

Curt Moll: If they were to sell additional property... I suppose that somebody could sell a lot out of the middle of that section and build a house behind you on Golf Dr. coming in.

Kim Blasco: It would be up to the condo association to prove that, to allow them, or they would have to join the condo association because it would be a private drive. They would have to be very careful.

(members agreeing) That's true.

Ed Delahunty: I'm fairly confident that won't take place.

Curt Moll: There is nothing that can happen to that property unless the condo association decides to buy it and do something.

Patrick Wilson: Right, and they have approved of this variance, so we are in good shape.

Curt Moll: Great. Any other comments from the board? Can we have a motion to close the public hearing?

A motion was made to close the **43-24 Public Hearing** by **Don Fatobene** and seconded by **Sally Lane**.

Ed Delahunty: Thank you.

Curt Moll: Thank you, we will consider this in our regular meeting so stick around.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, January 10, 2022 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for the regular meeting.

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

Curt Moll: The first action on our agenda is to approve Commission minutes from December 13, 2021. Could I have a motion for that please?

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

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

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

Curt Moll: No old business. We will move right to the new business. Next on the agenda is approval of minutes from November 22, 2021, a motion for that please.

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

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

Curt Moll: No old business, we will go right to new business. **01-22 - Variance Request** – The purpose of this request is to consider a variance at 203 Golf Drive to allow the encroachment of 4.5 ft to the 30-foot rear set back requirement.

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

Curt Moll: I would ask you to come up again so that we can get it into the record of this meeting.

Ed Delahunty: My plan is to build an all-seasons room addition on the back side of my condo unit at 203 Golf Dr. That structure will be approximately 20 foot deep from the back side of the building. Apparently, it will be 25.5 ft from there to the property line. I am asking for the 4.5 ft. additional variance to make the total 30 ft.

Curt Moll: We had a public hearing for this, there were no interested parties in attendance except the owner who had a statement where the condo association has approved the addition to this condominium. I can't imagine that there are any questions that haven't been answered.

Patrick Wilson: Let's get into the record that all the contiguous property owners were notified of the hearing tonight and as we canvassed the room, none of them showed up.

Curt Moll: Thank you. With that I ask for a roll call.

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

Curt Moll: Thank you, your variance has been approved. Kim will handle the paperwork.

Ed Delahunty: Thank you.

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January 10, 22

Curt Moll: The next item on the agenda is **02-22 – Set Public Hearing** - The purpose of this variance request is to consider a variance at 194 W. Main St. to allow new signs. This variance is to allow a sign which exceeds the 12’ height maximum and 32 square footage maximum requirements on a pole mounted sign and to exceed the number of wall mounted signs. **Hearing to be set for February 14, 2022 at 6:50 p.m.**

A motion was made for 02-22 by **Don Fatobene** and seconded by **Don Bell**.

Curt Moll: Roll call please.

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

Curt Moll: Any other business to be brought before the board this evening? Hearing none, can I have a motion to adjourn please.

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

Meeting Adjourned: 7:04 pm

Chairman

Date

Secretary