

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 12,

24

The City of Cortland Planning, Zoning & Building Commission met on Tuesday, November 12, 2024 at 6:45 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, Brian Hodor, and Robert Wilson. Also present were Service Director Kim Blasco and the following individuals:

| | | |
|-------------------------|-----------------------|-----------------|
| Tom Nader | 7011 E. Market | Warren |
| Brian Phillips | 500 W Main St. | Cortland |
| Sharayah Shepler | 500 W Main St | Cortland |

Don Fatobene: Hello, it's 6:45, I'd like to welcome everyone. We are going to start with **46-24 Public Hearing** – The purpose of the hearing is to consider a Zone Change request for a section of land owned by Walnut Run Resources, behind 136 St. Andrews from R-15 to R-12. Is there someone here to speak on this matter?

Tom Nadar: Mr. Chairman, Committee, I'm Tom Nadar here for Walnut Resources. This is a continuing application of selling off some lands to neighbors. To allow the neighbor to purchase the land, it has to be rezoned so that it can be replatted. This is needed to allow us to complete the sale to the neighbor.

Kim Blasco: This property was previously zoned R-15, it is going from R-15 to R-12.

Don Fatobene: Perfect, thank you. Is there anyone here that would like to speak against this? No, so we will close the first public hearing and get back to that in the regular meeting at 7:00.

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The City of Cortland Planning, Zoning & Building Commission met on Tuesday, November 12, 2024 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, Brian Hodor, and Robert Wilson. Also present were Service Director Kim Blasco and the following individuals:

| | | |
|-------------------------|-----------------------|-----------------|
| Tom Nadar | 7011 E. Market | Warren |
| Brian Phillips | 500 W Main St. | Cortland |
| Sharayah Shepler | 500 W Main St | Cortland |
| Neil Roman | | |

Don Fatobene: 44-24 – Public Hearing – The purpose of the hearing is to consider a Use Permitted Upon Review – Outdoor storage at Maxill Realty Inc., 500 W Main St. Is there anyone here to speak about this one?

Brian Philips: We have a fence around the parking lot of where we want to have outdoor storage. It will be on the NW corner for campers. It is very nice.

Don Fatobene: We will have you come back up at 7:00 and go a little more into detail about what you will be doing. Is there anyone here to speak against this measure?

Neil Roman: I don't want to speak against this but isn't this Industrial (zoning district)?

Curt Moll: Yes.

Neil Roman: So, what's with the begging for permission? From what I understand, there's not a whole lot of restrictions on Industrial.

Kim Blasco: Everything under Industrial is a Use Permitted Upon Review which requires a public hearing. It is just how it is classified is all.

Neil Roman: That's a City of Cortland thing, right?

The Board answers positively.

Curt Moll: Yes, part of the zoning regulations. Just like any change to zoning law has to have a public hearing.

Neil Roman: It is literally specific to Cortland because it is not like that anywhere else.

Don Fatobene: Well maybe, maybe not but it is specific to Cortland. I also want to say, all of the proper contacts were sent out to neighbors and to the publications.

Kim Blasco: Correct.

Don Fatobene: At 7:00, we will go over more details and have the actual vote.

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The City of Cortland Planning, Zoning & Building Commission met on Tuesday, November 12, 2024 at 7:00 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, Brian Hodor, and Robert Wilson. Also present were Service Director Kim Blasco and the following individuals:

| | | |
|------------------|----------------|----------|
| Tom Nadar | 7011 E. Market | Warren |
| Brian Phillips | 500 W Main St. | Cortland |
| Sharayah Shepler | 500 W Main St | Cortland |
| Neil Roman | | |
| Phil Seidler | 5593 Kingwood | Girard |
| Greg Ezzo | 122 Cricket Ln | Cortland |

Don Fatobene: This is the Planning, Zoning and Building Commission regular meeting. Can I get a roll call please.

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

Don Fatobene: Can I get Approval of Commission Minutes for October 14, 2024.

A motion was made by **Brian Hodor** and seconded by **Robert Wilson**.

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

Don Fatobene: 47-24 – Use Permitted Upon Review - The purpose of the hearing is to consider outdoor storage in an Industrial District at Maxill, 500 W Main St. We had a public hearing on this. Can we have someone come up and speak on what you are planning to do and what you are planning to store there.

A motion was made for **37-24** by **Curt Moll** and seconded by **Robert Wilson**.

Brian Phillips: We are looking to have outdoor storage for campers, cars, boats; no junk.

Sharaya Shepler: It's very clean and organized. They will have 24/7 access with the gate controller, keypad. We will obviously have an in-depth contract for liability reasons and so that nothing is damaged. It is Cortland, so...

Don Fatobene: What's the capacity there?

Sharaya Shepler: We are trying to figure that out.

Brian Phillips: Probably at least 70 vehicles.

Curt Moll: And the office is handled out of the Maxill building?

Sharaya Shepler: Yes.

Robert Wilson: This is for the part that is already fenced in on the property?

Sharaya Shepler: Yes, it's very, very nice, well-constructed.

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Don Fatobene: Very good. Is there anybody else that would like to come up and say anything at all, any questions? Hearing nobody, can I get a roll call please.

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

Don Fatobene: Next we have, **48-24 – Zone Change Request** - to consider a Zone Change request for a section of land owned by Walnut Run Resources, behind 136 St. Andrews from R-15 to R-12.

A motion was made for **48-24** by **Curt Moll** and seconded by **Brian Hodor**.

Tom Nadar: Thank you, Mr. Chairman. Again, this is Walnut Resources selling off some land to the neighbor so they can expand their backyard. It has to be consistent zoning with the land that it is being folded into. It has to go from the R-15 to R-12.

Don Fatobene: Any questions? Roll Call.

Roll Call: Curt Moll, yes; Robert Wilson, yes; Don Fatobene, yes; and Brian Hodor, yes. **MOTION PASSED.**

Don Fatobene: **49-24 – Replat** – A replat of Lot 84 of Walnut Run Estates Phase 2 being part of section 59 of the original survey of Bazetta Twp, situated within the City of Cortland, Trumbull County, Ohio.

A motion was made for **49-24** by **Robert Wilson** and seconded by **Curt Moll**.

Tom Nadar: Thank you. This is just a replat of some existing land. The neighbors agreed and wanted to reallocate their land between them and it requires a replat.

Don Fatobene: (Looking at the map) It's pretty straight forward. Does anyone have any questions on this? Can I get a roll call?

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

Don Fatobene: Okay, and last on the agenda, **50-24 – Zoning Permit Approval** – 4-plex on Maplewood Dr., parcel #34-707684 by Enviorentals LLC. Can I get a motion?

A motion was made for **50-24** by **Curt Moll** and seconded by **Brian Hodor**.

Don Fatobene: Please state your name, address and what you are planning to do here.

Phil Seidler: I'm Phil Seidler and I live at 5593 Kingwood Ln in Girard, Ohio.

Greg Ezzo: Greg Ezzo, 122 Cricket Lane here in Cortland.

Phil Seidler: We are looking to build a 4-plex to rent out and then go from there.

Greg Ezzo: Right now we have 2 lots, side by side. We will start with that and hoping that goes well, then possibly expand. Then the plan would be to build, possibly, up to 10.

Kim Blasco: It's a bigger lot so there is plenty of room to build the 4-plex.

Robert Wilson: It is already zoned R-M right, Multi-Family?

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Kim Blasco: Yes, it is zoned correctly. There are some apartment buildings on that street already, a duplex across the street, and at the end of the cul-de-sac there are single-family homes.

Curt Moll: Is that where the creek came through?

Kim Blasco: Yes, this property contains the detention pond that sits out there.

Don Fatobene: If there are no other questions; can I get a roll call on this?

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

Don Fatobene: Thank you. Does anyone have anything to add for the good of the order tonight? Hearing nobody, can I get a motion to adjourn.

A motion was made for adjournment by **Curt Moll** and seconded by **Robert Wilson.**

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

Meeting Adjourned: 7:09 pm

Chairman

Date

Secretary