

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

December 9, 24

The City of Cortland Planning, Zoning & Building Commission met on Monday, December 9, 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, and Robert Wilson. Also present were Mayor Deidre Petrosky, Service Director Kim Blasco and the following individuals:

Shirley Stoffick

435 E Main St

Cortland

Don Fatobene: Let's open the public hearing. The purpose of the hearing is to consider a Variance Request for 435 E Main St to use a shipping container as storage in an RM District. Is there anyone here that would like to talk about this?

Shirley Stoffick: I would like to ask for the variance. I'm Shirley Stoffick, 435 E Main St. My husband has too many toys, we can't put everything in the garage, trying to clean out the garage. We contemplated building a shed behind the garage. One of the guys that my husband works with said that a shipping container is a lot cheaper and it's waterproof. We looked into it, and we were able to get a shipping container for less than \$2,000 delivered and placed where we wanted. Being that it wasn't a permanent structure, I didn't realize that it had to go through all of this.

Don Fatobene: Just a note, all of the public notices were sent out that we require.

Kim Blasco: Yes, it was advertised properly.

Robert Wilson: Any questions from neighbors Kim?

Kim Blasco: I have not received any calls.

Shirley Stoffick: We actually checked with them before we purchased it, this is what we are thinking. They had hedges along their yard, the East side, the only place that they could see it was from their back porch. So, we checked with them. Now that the hedges are starting to die, you can see it from the road. It showed up bright blue but we painted it chocolate to match the trim on the rest of the house. It really blends in. It only sticks out about 2 feet past the garage; it's really tucked in there.

Robert Wilson: I drove by and didn't even see it the first time.

Curt Moll: The neighbors don't care.

Don Fatobene: Yes, just to note, there is nobody here to oppose it tonight. Thank you very much and we will be back in just a few minutes.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, December 9, 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, and Robert Wilson. Also present were Mayor Deidre Petrosky, Service Director Kim Blasco and the following individuals:

Shirley Stoffick	435 E Main St	Cortland
Tom Nader	7011 E. Market	Warren

Don Fatobene: Let's open the Planning, Zoning and Building Commission regular meeting for December 9th. Can I get a roll call please.

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

Don Fatobene: Can I get Approval of Commission Minutes for November 12, 2024.

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

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

Don Fatobene: 52-24 – Variance Request - The request is to consider a Variance for 435 E Main St to use a shipping container as storage in an RM District. Can I get a motion on this.

A motion was made for 52-24 by **Curt Moll** and seconded by **Robert Wilson**.

Don Fatobene: Once again for the record, step up to the podium and tell us what you are going to do, name and address.

Shirley Stoffick: Shirley Stoffick, 435 E Main Street. We purchased a shipping container to clean out the garage a little bit, just mainly general storage. Instead of building a shed it was financially easier and this I can move with me.

Don Fatobene: Any additional questions? We had a public hearing before this meeting and no one showed in opposition. Since we have no questions, can I get a vote on this.

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

Don Fatobene: Moving on, 53-24 – Replat – A replat of Lots 3A & 4A of the Replat of Lots 2,3 & 4 of Walnut Run Estates Phase 2, Instrument: 202404050005451 in Section 10 of the original survey of Bazetta Township, now situated within the City of Cortland, Trumbull County, Ohio. Can I get a motion on this one.

A motion was made for 53-24 by **Robert Wilson** and seconded by **Curt Moll**.

Tom Nader: The neighbors that bought land from Walnut Resources, I helped them with a zoning change and they did a replat that Walnut Resources did. Later they changed the property lines, they hired a surveyor and now I'm marshalling it through this honorable commission. It's just the moving of a property line.

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Patrick Wilson: Have you recorded the new property lines?

Tom Nader: No.

Don Fatobene: Any other questions? No concerns?

Kim Blasco: No concerns.

Don Fatobene: With that, can I get a vote?

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

Don Fatobene: Moving on, **54-24 – Discussion on Barbed Wire Fencing** - to determine if it is permitted for the new cell tower. Mayor, I believe that you were going to make a proposal for change in some of the wording.

Mayor Petrosky: Yes, just to clarify, you cannot have a barbed wire fence. (showing pictures) You can have a fence with 3 strands of barbed wire at the top and it has to be at least 6 feet from the ground. That is what they are proposing; the chain link fence, 3 strands of barbed wire and the fence is 6 feet tall.

Kim Blasco: The fence is 6 feet tall and the barbed wire is above it.

Mayor Petrosky: That should be acceptable. We were talking about doing some clarifying language along with signs and marijuana which should be relatively easy. Simple changes that we can get through quickly.

Curt Moll: Rewrite those sections and bring them here for approval, okay. What are we doing in signs?

Patrick Wilson: The requirement that political signs be only up x number of days before and x number of days after. You can't specify political signs. You can make a blanket prohibition, or you can allow it for x number of days, as long as you don't say political signs.

Curt Moll: If we don't say political signs then we're going to have all of those other little signs all over town.

Kim Blasco: Well technically, those are not allowed, they have to come in for a permit. Those temporary signs; it has nothing to do with political or not.

Don Fatobene: Roofing and...

Kim Blasco: Exactly and home improvements. I usually let them go for a few days provided they come down within a reasonable amount of time; within a week or so. But technically, those are not permitted. Usually that's the way the political signs are so, if we have that in our arsenal, to come back and say, we don't allow those in the first place political or not so they have to come down or you can come in and get a permit.

Don Fatobene: And what are we changing on marijuana? Just removing the word medical correct?

Patrick Wilson: Yes, just marijuana.

Mayor Petrosky: It will be a use permitted upon review whether it is medical or recreational.

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Curt Moll: That would just change the attachment, the appendix?

Mayor Petrosky: No, I think that it's in the verbiage plus attachment.

Patrick Wilson: I think both.

Mayor Petrosky: I think that there are a couple of places.

Patrick Wilson: Has anyone approached the City about a marijuana dispensary?

Kim Blasco: We've had a lot of phone calls asking if it's permitted. We answer the same way; it's a use permitted upon review; you would have to get approval through the board.

Curt Moll: They would have to get approval through the state first.

Patrick Wilson: Yes, they have to get licensed.

Mayor Petrosky: And a use permitted upon review requires a public hearing. People aren't happy with that.

Kim Blasco: We haven't heard back from anyone a second time. They ask and that's it.

Mayor Petrosky: I think that they are looking for an easy path, we will go somewhere where we can do it right now.

(some discussion on where known dispensaries are located)

Don Fatobene: Does anybody have anything to add?

Kim Blasco: Just to clarify, there are no special permissions required for the barbed wire. We can allow it for the cell tower.

Patrick Wilson: Yes. Based on the written language, yes.

Kim Blasco: Very good, thank you.

Don Fatobene: Can I get a motion to adjourn?

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

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

Meeting Adjourned: **7:10 pm**

Chairman

Date

Secretary