

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

October 9, 23

**The City of Cortland Planning, Zoning & Building Commission met on Monday, October 9, 2023 at 6:50 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio. In attendance were the following board members: Chairman Curt Moll, Don Fatobene and Frank Daugherty. Also present were Law Director Patrick Wilson, Mayor Petrosky and the following individuals:**

<b>Angel/a Williams</b>	<b>2426 Wilshire Dr.</b>	<b>Cortland</b>
<b>Mark Brown</b>	<b>3260 Niles-Cortland</b>	<b>Cortland</b>
<b>Steve Dubasik</b>	<b>4620 Creekside Blvd</b>	<b>Vienna</b>
<b>Flo Hutton</b>	<b>258 S High St.</b>	<b>Cortland</b>

**Curt Moll:** I'd like to call to order the Public Hearing, **043-23**. The purpose of the hearing is to consider a variance at 251 S High St. – Height of pole mounted sign exceeds the 12 ft. height limit. Anyone for or against this variance will be given an opportunity to speak. Now I ask the spokesperson for the variance to come to the podium and explain the situation.

**Mark Brown:** Mark Brown of Mark's Signs, 3260 Niles-Cortland Rd. We have two businesses going into the Rite Cleaners and Podiatry building. It is just replacing the panels and fixing the bulbs.

**Patrick Wilson:** Someone should promote the idea of why you'd need to exceed the height limit; that is the purpose of the Public Hearing.

**Steve Dubasik:** Maybe I should speak on that matter because I am the one that originally did it. I did it thirty years ago and was approved to get it done. I just haven't done anything since then. Now we have two new renters coming in and we are just changing the signs. We are going to clean them up, put new bulbs in and everything.

**Curt Moll:** Which signs are you going to use?

**Steve Dubasik:** Both of them.

**Mayor Petrosky:** Actually, there are three.

**Steve Dubasik:** One is a marquee and two are signs. We will be using all three.

**Mayor Petrosky:** Who is using the marquee?

**Steve Dubasik:** They are sharing it.

**Mayor Petrosky:** Is that correct?

**Angela Williams:** Yes.

**Mayor Petrosky:** It would have been easier if we had had one variance because we don't have the other person here.

**Steve Dubasik:** She was supposed to be here.

**Patrick Wilson:** Who is the other renter, tenant?

**Don Fatobene:** It's a bakery I believe.

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**Curt Moll:** Yes a bakery. Is there anyone else here who wants to speak for the variance at this time?

**Angela Williams:** I will, I'm Angela Williams or Angel, either or, 251 S High St. Unit 1. I'm the owner of Stanley Grace Boutique, it's my variance for my sign to go in. I've already paid for the sign so it's sitting waiting. I'm going to open the 18<sup>th</sup>, 10 days. I know that they are bringing out news media and I would just really like it...

**Curt Moll:** Where is it going, top, middle, the bottom?

**Angela Williams:** The middle, right above the marquee.

**Steve Dubasik:** The bakery is going up top.

**Mayor Petrosky:** Are you going to use the changeable sign?

**Angela Williams:** Yes, we are going to share it. My sign is already designed and ready to be put up. I open on the 18<sup>th</sup>.

**Curt Moll:** There is no way to shorten that sign, Mark?

**Mark Brown:** (hesitation) Um, there is always a way to do something.

**Curt Moll:** Is there a practical way?

**Mark Brown:** The sign would have to be torn apart to alter it.

**Curt Moll:** Does anyone else want to speak for the sign variance?

**Flo Hutton:** I'm Flo Hutton, I live across the street from where they are going in. I have no objections against anything. I think that anything that does the city any good should be granted. That is my feeling.

**Curt Moll:** Thank you. Board, are there any comments that you'd like to make?

**Frank Daugherty:** No, I'm fine.

**Don Fatobene:** No, until we get to the other discussion for actual approval. I don't have anything.

**Curt Moll:** The only comment that I would make is, having a new business up there will remove the sign that is there illegally. That will help the situation and will resolve the letter that you got.

**Steve Dubasik:** Yeah, thank you.

**Curt Moll:** Comments? With none, I'd like a motion to close the Public Hearing.

A motion was made by **Don Fatobene** to close the Public Hearing and it was seconded by **Frank Daugherty**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, October 9, 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, Don Fatobene and Frank Daugherty. Also present were Law Director Patrick Wilson, Mayor Petrosky and the following individuals:

Angel/a Williams	2426 Wilshire Dr.	Cortland
Mark Brown	3260 Niles-Cortland	Cortland
Steve Dubasik	4620 Creekside Blvd	Vienna
Flo Hutton	258 S High St.	Cortland

**Roll Call:** Brian Hodor, absent; Sally Lane, absent; Curt Moll, here; Frank Daugherty, here; and Don Fatobene, here.

Curt Moll asked for a motion to **Approval of Commission Minutes for September 11, 2023 regular meeting.**

A motion was made by **Don Fatobene** and seconded by **Frank Daugherty.**

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

**Curt Moll:** We have Old Business for a new sign from the last meeting, but we have to approve this variance before we can do that. Our New Business is to approve the **Variance Request 44-23.** The request is to consider a variance at 251 S High St. – Height of pole mounted sign exceeds the 12 ft. height limit.

A motion for **44-23** was made by **Don Fatobene** and seconded by **Frank Daugherty.**

**Curt Moll:** Could you come up and explain that briefly. What are you going to do?

**Mark Brown:** We are going to fix the bulbs and put new faces in for both businesses. We are going to clean up the changeable copy sign so that they both can share it.

**Curt Moll:** These signs are for both businesses or are we just considering one business?

**Mayor Petrosky:** We are just considering the variance for the one today. The other sign will need a variance...

**Patrick Wilson:** If you approve this variance tonight, then the other tenant will not need to come back. But, as the mayor was getting to, she will need to come back for the approval of their sign.

**Curt Moll:** There are other variances involved from what I understand.

**Patrick Wilson:** Oh, well that is different.

**Mayor Petrosky:** She will have to do not only height but, size of the face and number of signs you can have on a pole.

**Patrick Wilson:** For her tenancy, yes.

**Mark Brown:** The sign that is on top of Rite Cleaners is 5' X 8' instead of 4' X 8'.

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**Curt Moll:** A lady across the street, I don't know.

**Christine Dorma:** I don't know her name. Kim has spoken with her, I have not.

**Patrick Wilson:** This is the second meeting that she has missed.

**Curt Moll:** I'm going to say that if she wants to do this, she needs to bring it back.

**Christine Dorma:** Okay. Kim said to tell you that she was good with this. Just to put that on the record.

**Patrick Wilson:** Okay but we still need an owner.

**Don Fatobene:** These are becoming more and more popular. Basically, it is a barn-style house. I would think that in our eyes, we wouldn't look at it any differently than a regular single-family home.

**Curt Moll:** Another issue that came up in the literature that I looked at, was the idea that a lot of them are built on slabs. We are not allowed to have slabs in this community. It would have to have a crawl space or a basement.

**Patrick Wilson:** Yes, there are issues for us to look at so we need an owner to present it.

**Curt Moll:** They will need to come when they have an idea of when they are going to actually build it. Until they have a lot plan and some details on the construction, we can't do anything with it. This is a discussion item; I think that this is closed. We discussed it and they weren't here.

**Patrick Wilson:** There was no legislation proposed, no action proposed so by the Chair closing the discussion, it is closed. They would only come back if they would file the appropriate paperwork.

**Curt Moll:** Let's move on to new business. I need a motion for **41-23 – New Business– 251 S. High St. - Stanley Grace Boutique – Woman's clothing boutique.**

A motion was made by **Frank Daugherty** and seconded by **Don Fatobene.**

**Angela Williams:** My home address is 2426 Wilshire Dr., Cortland and I believe that my business address is 253 S High St. is what we determined the other day. (There is confusion with the property owner as to which side of the 2-suite building is addresses 251 & which is 253.)

**Curt Moll:** It is just two offices in the same building, so I don't think that it's an issue.

**Patrick Wilson:** Who is the landlord there?

**Angela Williams:** Steve Dubasik. I am opening a women's clothing boutique. I was online and I am very successful, so I decided to take it to a brick and mortar.

**Curt Moll:** No employees?

**Angela Williams:** No, just me. Maybe my daughter if she feels like hanging out with me that day.

**Curt Moll:** For this type of store 10 parking spaces should be adequate. These are all new clothes?

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**Mayor Petrosky**: 40'. 32' is the max so she would need a variance for that.

**Curt Moll**: Yes, and we could do that next month if we know it is coming.

**Mark Brown**: I think that she is going to be a while getting ready.

**Angela Williams**: She is supposed to open December 1<sup>st</sup>.

**Curt Moll**: We could have the variance at the November meeting, that shouldn't be a problem. As long as we know that it is coming, we'll advertise for the public hearing, but we need some 20 days to do that.

**Patrick Wilson**: Correct.

**Curt Moll**: That's all unless you folks have some questions. Roll call please.

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

**Curt Moll**: I do that because I want more businesses in town. We will jump back to Old Business. I need a motion for **42-23 – New Sign** – 251 S. High St. – pole mounted, 2-sided, 32 sq.ft., height 18', LED.

A motion for **42-23** was made by **Don Fatobene** and seconded by **Frank Daugherty**.

There was a quick discussion; Mark had a question regarding another topic.

**Curt Moll**: The new sign that we just heard about is the middle sign. That is all that we are considering tonight. Are there any questions? Can I have a roll call please.

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

**Curt Moll**: Anything else to come before the Board this evening? Nothing so I'll ask for a motion to adjourn.

A motion was made to adjourn by **Don Fatobene** and seconded by **Frank Daugherty**.

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

**Meeting Adjourned: 7:06 pm**

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Chairman

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Date

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Secretary