

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

September 8,

25

The City of Cortland Planning, Zoning & Building Commission met on Monday, September 8, 2025 at 7:00 P.M. at the City Administration Building, 400 N. High Street, Cortland, Ohio for a Regular Meeting. In attendance were the following board members: Donald Fatobene, Curt Moll, Brian Hodor, Frank Daugherty and Robert Wilson. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson and the following individuals:

Larry & Laura Loverme 193 W Main St. Cortland

Chairman Donald Fatobene opened the meeting, welcomed the attendees and asked for a roll call.

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

Don Fatobene: Thank you, can I get a motion for the approval of minutes from the August 11th meeting.

A motion was made by **Frank Daugherty** 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: Having no old business, we will move right to new business, **37-25 Zoning Permit Approval** – To allow 193 W Main St. to erect a fence in a Commercial Zoning District.

A motion was made by **Curt Moll** and seconded by **Brian Hodor**.

Don Fatobene: Please come up to the podium, state your name, and tell us what you are planning to do here.

Larry Loverme: On June 3rd 2025, one of our customers parked in the city parking lot and instead of pressing the brake, he pressed the accelerator, and he went through our fence. He was kind enough to come to the front door. He was shook up, young kid probably early twenties. He was even kind enough to buy something afterward. We took all the information down and the insurance has already paid us for fixing the portion of the fence. It was 2, 8-foot sections of a wood fence. Since we just did new siding, we are thinking of putting in a vinyl fence, so we never have to paint it again. It is to replace the same footprint so I don't think that it should be an issue. Do you have any questions?

Curt Moll: Was there a survey done when you bought the property? Are you pretty sure where the line is; that the fence was not on the line?

Larry Loverme: It is maybe a foot back from the sidewalk.

Curt Moll: I'm more concerned about the side lot.

Laura Loverme: When they did the survey, the corner of the fence near the parking lot is closer to the line but it is not over it. As it projects back towards the side of the house, it veers away from there.

Larry Loverme: It was just recently surveyed for the new parking lot.

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Patrick Wilson: It sounds like the setback is appropriate.

Curt Moll: That's fine then. I just didn't want anything to happen later on.

Don Fatobene: Any questions other questions? Can I get a roll call please.

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

Larry Loverme: Thank you very much. God Bless you.

Don Fatobene: I have a couple of things to get updates on. At our last meeting, we were notified that Omega Water's neighbors are being required to put a fence up. They (Omega) did not have a cut-in or access to their property. Do we have an update on that? Who is actually responsible for it? Does it come to this Commission?

Mayor Petrosky: It will be handled by the property owner. I know that they are seeking bids but I don't know if they have chosen a contractor.

Patrick Wilson: This is between the neighbors; it's not with the city. The city may want an opinion on where the curb cut goes.

Mayor Petrosky: They are very landlocked; it has one place to go. Hopefully there will be enough room to do the appropriate concrete apron.

Patrick Wilson: The curb cut is limited, and you are going to be okay with where it is going? (Board members agreed.) Okay.

Mayor Petrosky: What is the setback on the fence?

Don Fatobene: That was going to be my next question. They are going to have to bring us specks on that as well.

Mayor Petrosky: We do not have anything from them yet.

Curt Moll: They will have to set it back 30 or 40 feet on that street.

Mayor Petrosky: I think that it's further because it's a commercial property and that's a state route.

Curt Moll: It is what it is. They can fence what they can but they can't...

Don Fatobene: Right, I don't care what their insurance company says. I was just wondering if there was anything new on the cut-in. There were emails going around about a street vacation for the road where the ice cream shop is going to be. Have we gotten anything else with that?

Patrick Wilson: I've not received anything on that, Christine have you?

Christine Dorma: I have not.

Patrick Wilson: What street is it Don?

Don Fatobene: S. Bank Street. I know that those emails were out and I just haven't heard anything. There was talk of possibly selling the street.

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Curt Moll: Even with selling the street, there are other houses there. They can't line up their customers blocking driveways on the street. That's not going to work.

Don Fatobene: There is still access to those properties behind, going back through Grove. That could work.

Mayor Petrosky: It would have to be one way coming off of Grove, heading towards Main, both lanes would have to be one way. The people to the east, where most of the homes are, aren't planning on doing anything with that. The line would be on the west side of the road. Does anybody live there? There is Governor's Gallery.

Curt Moll: Governor's Gallery is a business. If they sold that and somebody tried to open a business...at that point it (inaudible) an issue.

Mayor Petrosky: There is an opening back further.

Curt Moll: But that is through the other lot.

Mayor Petrosky: Yes, but that's where their parking was.

Don Fatobene: We'll have to see their plans.

Curt Moll: The property boundaries for that building are also an issue.

Mayor Petrosky: Yes, Frank told us that.

Curt Moll: We are a long way from an answer to this.

Don Fatobene: Okay next, last month Ace Hardware came to us and we talked about a storage unit. We told them where we wanted them to locate that storage unit. They are requesting that they can put it in a different spot on the property.

Curt Moll: They have a lot of construction materials on the south end of the building now. They've got that drive-thru that's kind of weird too. Maybe the thing to do would be to put up a fence there.

Patrick Wilson: When you were voting you made it clear as to where you wanted it.

Board members agree aloud.

Don Fatobene: I wanted to see if they had responded at all because we had made it very clear where we wanted it and where we didn't want it.

Mayor Petrosky: So, will we need them to come back to us if they want to change it?

Patrick Wilson: If they want to change it, I think that they'd have to. In my opinion, you as a board spoke.

Don Fatobene: Does anyone else have anything to add or to discuss? No one has anything else to bring forward. May I have a motion to adjourn?

Robert Wilson made a motion to adjourn, seconded by **Frank Daugherty.**

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

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Meeting Adjourned: 7:12 pm

Chairman

Date

Secretary