

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 9, 25

**The City of Cortland Planning, Zoning & Building Commission met on Monday, June 9, 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: Chairman 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:**

<b>Kathy Gaugler</b>	<b>10038 Gabieline Rd</b>	<b>Newton Falls</b>
<b>Melissa Palmer</b>	<b>P.O. Box 8652</b>	<b>Warren</b>
<b>Ronald Baldwin</b>	<b>136 Elizabeth Ct</b>	<b>Cortland</b>
<b>Chris Tolnar</b>	<b>5939 Ridge Rd</b>	<b>Cortland</b>

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

**Don Fatobene: First on the agenda is the **Approval of Commission Minutes for May 12, 2025 – Regular Meeting.** A motion was made by **Curt Moll** and seconded by **Frank Daugherty.****

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

**Don Fatobene: The first item of business is **19A-25 Set Public Hearing** – The purpose of the hearing is to consider a Request to Vacate a Street. It is requested to vacate Blake to the east of Sunshine Ave. Public Hearing to be set for July 14th at 6:50. Just to be clear, at the last meeting we had set a public hearing at 6:50 before this meeting started; that has been delayed. This is just the rescheduling of that meeting.**

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

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

**Don Fatobene: The next item of business is **20-25 New Business.** We have a new business coming to downtown. – **What’s the Scoop?** - 211 W Main St. – ice cream.**

A motion was made by **Frank Daugherty** and seconded by **Brian Hodor.**

**Don Fatobene: Is there someone here that would like to speak in regard to this? Please state your name and address and what you are looking to do.**

**Ronald Baldwin: My name is Ronald Baldwin and I’m one of the creators of the second half of Stonewood Dr. This was a building that I recently purchased. I was thinking about a banquet hall; my son came up with the idea of an ice cream shop. He is working a second job and he got called out but he’s actually on his way back here.**

**Don Fatobene: What was in there previously?21**

**Ronald Baldwin: Pizzelles cookies.**

**Curt Moll: Are you going to have an eating area inside?**

**Ronald Baldwin: That’s the plan, an eating area inside.**

**Robert Wilson: What about a patio space outside?**

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**Ronald Baldwin:** No plans to start, that would be a future request.

**Frank Daugherty:** Do you have any use for the back; there's a garage back there I think.

**Ronald Baldwin:** I'm not the owner of the garage. I'm the owner of the parking lot back there. I think Ronnie, my son, was going to request a possible drive-thru in the future.

**Don Fatobene:** Okay. Are there any more questions? Can I get a roll call please.

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

**Don Fatobene:** Next item, **21-25 Marquee Sign** – 211 W Main St., 4' wide x 3' high, internally lit. If you look at your packets there is a hand drawing of the sign. I pretty much explained what it's going to look like, could you explain more?

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

**Ronald Baldwin:** It's going to go in the front of the building. I really can't speak too much on his behalf.

**Don Fatobene:** That's okay, it's pretty self-explanatory.

**Curt Moll:** When does he plan to open?

**Ronald Baldwin:** We would have loved to have been open by the time the street fair happened. Due to construction on the road, we are learning things as we go. My thought would be October; his thought is pushing for July. (Laughter from the board.) Everyone wants ice cream in the summer.

**Curt Moll:** That's alright, we can eat it in the winter too.

**Don Fatobene:** Hearing no further questions, can I get a roll call please.

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

**Don Fatobene:** **22-25 New Business – Elohim Family Health** – 126 Erie St. – Herbal remedy sales.

A motion was made by **Frank Daugherty** and seconded by **Robert Wilson.**

**Don Fatobene:** Is there someone here to speak on this? Please come up to the podium, state your name and address, and tell us what you are going to do.

**Kathy Gaugler:** My name is Kathren Gaugler and we are looking to have a business where we can put our herbal remedies together. We put them on very low heat, simmer, and then we bottle them and sell them to the Amish.

**Mayor Petrosky:** Interesting. So will it be open to the public?

**Kathy Gaugler:** Not really but maybe. If someone were to come to the door and ask about it, we could bring them in and show them, offer them remedies. It wasn't going to be a sales place. We're just going to get our products ready and take them to the Amish settlements.

**Mayor Petrosky:** So a sign is not going to be necessary then?

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CITY HALL

June 9, 25

**Kathy Gaugler:** No.

**Mayor Petrosky:** I have another concern; have you spoken with the Health Department?

**Kathy Gaugler:** Not yet. At least I haven't, I don't know if my son has. He is doing this with me.

**Mayor Petrosky:** I'm unsure as to what the guidance would be, but I would suggest that you speak with them.

**Curt Moll:** That was the packing plant?

**Kathy Gaugler:** Yes, it's kind of perfect for us.

**Robert Wilson:** I understand that it's herbal remedies and that it has its own set of requirements that it has to follow through the Health Department. Is it going to be registered as a compounding pharmacy or is it just herbal remedies? If you don't know the answer, that's fine.

**Kathy Gaugler:** No, I don't know the answer, I'm sorry.

**Robert Wilson:** That is probably something that the Health Department would want to know.

**Kathy Gaugler:** Yeah, you're probably right.

**Don Fatobene:** I assume that this is going to be natural substances.

**Kathy Gaugler:** It is natural substances, yes. We order our herbs from all over the world; we are Planetary Herbalists. We use them from all over the place.

**Robert Wilson:** I'm sorry, I have one more question. I just Googled the name of the business before the meeting; are you affiliated with the ones in Austintown?

**Woman with Kathy:** No. We don't have a website because we mostly work with the Amish and they don't go on the internet. So, we don't need a website.

**Robert Wilson:** Thank you for answering.

**Don Fatobene:** Patrick, is this something that we should approve subject to the approval from Trumbull County Health Department?

**Curt Moll:** No, that's not our responsibility.

**Patrick Wilson:** Right, you give approval and their opening is contingent on the Health Department giving them a permit to.

**Don Fatobene:** Okay, very good. Any other questions? No, can I get a roll call.

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

**Don Fatobene:** Next on the agenda is **23-25 Replat** – Lots 23 & 24 – Whispering Stream Estates Plat No. 2, Plat Vol. 47, pg. 77, Cortland City, Trumbull County, Ohio.

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

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

June 9, 25

**Don Fatobene:** Is there anyone to speak on this? Please state your name.

**Melissa Palmer:** Melissa, here for Dan Alvarez because he's out of town.

**Don Fatobene:** Okay, could you give an explanation about what Dan is looking to do here.

**Melissa Palmer:** Just looking to combine the two lots instead of having to put two houses. To just put one in the middle so that it's less to worry about, staying away from all of the easements and everything.

**Don Fatobene:** Pretty self-explanatory. I've actually talked to Dan about this several times. Are there any questions from anyone here?

**Brian Hodor:** Is he doing this for his own personal home?

**Melissa Palmer:** No, doing it as a spec home.

**Mayor Petrosky:** Is he going to submit any plans?

**Melissa Palmer:** I believe that he did already. We had the one submitted that had one in the middle and you said no; the director said no. He submitted it with the two, then we decided to go back to the one. So if it is approved, everything will be submitted with the one.

**Curt Moll:** I don't know what 'one' and 'two' are.

**Mayor Petrosky:** Houses.

(They had submitted plans 2 different ways - 1 house in the middle of 2 lots replated and/or 2 houses with the lots separated.)

**Curt Moll:** Yes, there are some odd easements on this property.

**Melissa Palmer:** Yes, so combining them into one keeps everything away from...

**Curt Moll:** It solves a lot of problems.

**Melissa Palmer:** Yes.

**Don Fatobene:** Any other questions from the board? No. Can I have a roll call.

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

**Don Fatobene:** Thank you, that completes our agenda. Is there anything else that the board wants to bring up at this time? Mayor? Anyone else? Can I have a motion to adjourn?

**Frank Daugherty** made a motion to adjourn seconded by **Curt Moll**.

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

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**Meeting Adjourned: 7:12 pm**

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Chairman

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Date

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Secretary