

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

February 12,

23

The City of Cortland Planning, Zoning & Building Commission met on Monday, February 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 and Sally Lane. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, Service Director Kim Blasco and the following individuals:

Tom Nadar	7011 E. Market	Warren
George & Linda Drew	155 St. Andrews	Cortland
Rob Viers	183 St. Andrews	“
Harry King	179 St. Andrews	“
Mark Adams	8826 Stetson Dr.	Howland
Andrew Basile	1129 Niles-Cortland	Warren

Don Fatobene: I’d like to call to order the Cortland Planning, Zoning & Building Commission for a Public Hearing. **01-24 Public Hearing** – The purpose of the hearing is to consider a zone change request for various lots of Walnut Run Resources, on St. Andrews from Service to R-12. (Known as Fairway #2.) Do we have anybody here to speak... Mr. Nadar.

Tom Nadar: Thank you, Mr. Chairman. Tom Nadar, I’m the council for Walnut Resources, it’s nice to see you all again. This is a repetitive process that we’re doing as a part of a replat for some lot owners of Lots 45,47,48,49,51 and 52 of Walnut Run Estates #2. These are all located on (St.) Andrews Dr. They are buying some of the fairway behind them. So, to do the replat, we have to have consistent zoning. Zoning of the golf course is Service, S-1, we are asking that it be rezoned to R-12. It’s consistent with the homes that are there. Once the land is rezoned, we will submit the replat which combines the land with the existing lots and then we will present it to the Planning Commission. This is consistent with our practice in the past.

Don Fatobene: Anyone here to speak for the plan? No. Anyone here to speak against the plan? No. We will close the Public Hearing.

A motion was made by **Curt Moll** and seconded by **Sally Lane** to adjourn the **01-24 Public Hearing**.

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The City of Cortland Planning, Zoning & Building Commission met on Monday, February 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 Don Fatobene, Curt Moll, Sally Lane and Frank Daugherty. Also present were Law Director Patrick Wilson, Mayor Petrosky, Service Director Kim Blasco and the following individuals:

Tom Nadar	7011 E. Market	Warren
George & Linda Drew	155 St. Andrews	Cortland
Rob Viers	183 St. Andrews	“
Harry King	179 St. Andrews	“
Mark Adams	8826 Stetson Dr.	Howland
Andrew Basile	1129 Niles-Cortland	Warren

Don Fatobene: I'd like to call to order the Planning, Zoning and Building Commission regular meeting. Can I get a roll call please.

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

Don Fatobene: I'd like to ask for the Approval of Commission Minutes for the Re-Organization January 8, 2024 meeting.

A motion was made by Curt Moll and seconded by Sally Lane.

Roll Call: Sally Lane, yes; Don Fatobene, yes; and Curt Moll, yes. **MOTION APPROVED.**

Don Fatobene: Next, I'd like to ask for the Approval of Commission Minutes for January 8, 2024 regular meeting.

A motion was made by Sally Lane and seconded by Curt Moll.

Roll Call: Donald Fatobene, yes; Sally Lane, yes; and Curt Moll, yes. **MOTION APPROVED.**

Don Fatobene: Next on the agenda we have Old Business, **02-24 Zone Change** – the request is to consider a zone change for various lots of Walnut Run Resources, on St. Andrews from Service to R-12. (Known as Fairway #2.)

Tom Nadar: Again, these are lots on St. Andrews needing rezoning so that the zoning in the rear lot is consistent with the front. Then we can do a replat, combine them and then transfer the land to the new buyers.

Don Fatobene: Does anybody have any questions? We had a Public Hearing and no one was here to speak against this.

Patrick Wilson: Notices were sent out to all the contiguous landowners; they had the opportunity.

Don Fatobene: Can we have a roll call.

Roll Call: Curt Moll, yes; Don Fatobene, yes; and Sally Lane, yes. **MOTION APPROVED.**

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Don Fatobene: Moving on to new business, **05-24 New Business – Ohio State Driving Academy, 680 Delbert Ave.** Is there anyone here to represent the Driving Academy? Step up and tell us what you are going to do.

A motion was made for **05-24** by **Curt Moll** and seconded by **Sally Lane**.

Mark Adams: I am Mark Adams, I live at 8826 Stetson Dr. in Howland. I was down on Elm Rd. for 11 years and I moved my business to 680 Delbert which is off Fowler St. It's an industrial building that I've been renting for the last three years. I consolidated the two buildings because I don't have a classroom anymore. I need a space for an office. I'm actually going to be buying the property verses just renting like I was at my last place. I didn't know that I needed to get approval to move the business.

Don Fatobene: Any questions?

Curt Moll: You have plenty of parking, I guess.

Mark Adams: Yes.

Patrick Wilson: Any signage issues coming up?

Mark Adams: I have 2 signs up right now. The building had plywood in some of the windows up front. When I did my classroom and office, I sealed them up, put up drywall and on the outside of the building I had Mark from Mark's Sign put a perfect billboard that fits the plywood inside... There is nothing on the ground. It cleans the building up and it doesn't look like it's haunted. I need to paint it but I'm fighting the weather. I moved in December 1st. I put new windows in it and I can't put in a new sidewalk until it dries up a little bit. The painting will get done when I can get a scissor-lift in there.

Don Fatobene: Okay. Kim, do you see any issues, everything good?

Kim Blasco: Everything's good.

Don Fatobene: Can I get a roll call.

Roll Call: Sally Lane, yes; Don Fatobene, yes; and Curt Moll, yes. **MOTION APPROVED.**

Don Fatobene: Let's go to the next item **06-24 Parcel Split** – Deed from Christine M. Haynam to Larry & Alice Ainsley transferring 0.0626 acres from original 0.9397 acre parcel to be combined via Auditor combine with existing acreage owned by Ainsley located at 4712 State Route 5, Cortland, OH (Parcel No. 34-108011). New Parcel No. 1 (0.0626 acres)

A motion was made by **Curt Moll** and seconded by **Sally Lane**.

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

Andrew Basile: Mr. Chairman, Madame Mayor, I am Andrew Basile, I am an attorney, I represent Christine Haynam. She is doing a split. She is splitting a portion of her property and transferring it to Larry and Alice Ainsley. That is then going to be combined with the existing acreage and become one tax parcel. There are going to be other splits too, this is the first.

Don Fatobene: We will do these separately. Any questions? It's pretty straight forward. Can I get a roll call.

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Roll Call: Sally Lane, yes; Curt Moll, yes; and Don Fatobene, yes. MOTION APPROVED.

Don Fatobene: 07-24 Parcel Split – Deed from Christine M. Haynam to Walnut Resources, LLC transferring 0.4821 acres from original 0.9397 acre parcel to create New Parcel No. 2 (0.4821 acres). To be combined via Auditor combine with existing 14.2084 acre parcel owned by Walnut Resources, LLC.

A motion was made by **Curt Moll** and seconded by **Sally Lane**.

Andrew Basile: This piece is being transferred by Christine to Walnut Run Resources. It is also going to be combined with Walnut Resource’s existing parcel and become part of their existing tax parcel.

Don Fatobene: Any questions on this one? Can I get a roll call.

Roll Call: Donald Fatobene, yes; Sally Lane, yes; and Curt Moll, yes. MOTION APPROVED.

Don Fatobene: Moving on, 08-24 Parcel Split – To create a 0.3950 residual parcel from original 0.9397 acre parcel owned by Christine M. Haynam to be combined with existing acreage owned by Haynam on State Route 5, Cortland, OH (Parcel No. 34-107000).

A motion was made by **Curt Moll** and seconded by **Sally Lane**.

Andrew Basile: Andrew Basile again for Christine Haynam. This parcel is the residue from the existing acreage and it’s being transferred to an existing parcel owned by Christine Haynam to be combined with that existing parcel owned by Christine Haynam.

Don Fatobene: Any questions on this one? Can I get a roll call please.

Roll Call: Sally Lane, yes; Don Fatobene, yes; and Curt Moll, yes. MOTION APPROVED.

Don Fatobene: 09-24 Parcel Consolidation – Lands of Christine M. Haynam, 1.566 acres, Parcel 34-107000, to be combined with residual parcel 0.3950 acres to total 1.9612 acres. Can I get a motion on this.

A motion was made by **Curt Moll** and seconded by **Sally Lane**.

Andrew Basile: This parcel is to be combined with the existing parcel owned by Christine, and a new parcel is going to be created and there is a legal description that combines the parcels. (This is in the Planning Commission’s packet)

Curt Moll: The width of the combined parcels is about 120 feet, 76’ parcel with a 62’?

Kim Blasco: It will be 181.52’ frontage. It took the residual parcel that was remaining from splitting the lot to the south. The lot to the south was split into 3 pieces; the 10’ frontage, the 76.95’ of frontage that went to Walnut Resources in the back, and the residual is being combined to the parcel to the north that is being split in half.

Curt Moll: There is a new Parcel #3 and a new Parcel #4. (consulting maps from packet)

Kim Blasco: Correct, equal in frontage.

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Roll Call: Curt Moll, yes; Sally Lane, yes; Don Fatobene, yes. MOTION APPROVED.

Don Fatobene: 10-24 Parcel Split – Lands of Christine M. Haynam splitting new parcel consolidation of 1.9612 acres into two new 0.9806 acre parcels. New Parcel No. 3. (0.9806 acres). Can I get a motion on this?

A motion was made by **Sally Lane** and seconded by **Curt Moll**.

Andrew Basile: We've taken the combined parcel owned by Christine Haynam and split it into 2 parcels of 0.9806 acres so there are two new parcels.

Don Fatobene: Any questions on this? Roll call please.

Roll Call: Curt Moll, yes; Don Fatobene, yes; and Sally Lane, yes. MOTION APPROVED.

Don Fatobene: Moving on, **11-24 Parcel Split** – Lands of Christine M. Haynam splitting new parcel consolidation of 1.9612 acres into two new 0.9806 acre parcels. New Parcel No. 4. (0.9806 acres).

A motion was made by **Curt Moll** and seconded by **Sally Lane**.

Andrew Basile: This is the last step, where we are taking the parcel of Christine Haynam with the residue parcel and splitting it into 2 parcels; two equal parcels.

Don Fatobene: Good, any questions? Roll call please.

Roll Call: Sally Lane, yes; Don Fatobene, yes; and Curt Moll, yes. MOTION APPROVED.

Kim Blasco: This is all zoned R-15. When it was annexed it all went to R-15.

Curt Moll: The golf course part that you combined with it is also R-15?

Kim Blasco: It is not. It is still Residential Multi-Family. I spoke with Walnut Resources and they are not sure what they are going to do with the property yet so, it's yet to be determined.

Don Fatobene: Okay, very good. Moving on we have item **12-24 Replat** – Replat of part of Walnut Run Estates Phase 2 being combined with Lots 45,47,48,49,51, and 52.

A motion was made by **Sally Lane** and seconded by **Curt Moll**.

Kim Blasco: This is what we did previous with the rezone (02-24).

Don Fatobene: Does anyone have any questions or concerns? How about a roll call.

Roll Call: Sally Lane, yes; Curt Moll, yes; and Don Fatobene, yes. MOTION APPROVED.

Don Fatobene: Does anyone have any items or business that they would like to bring before the Board? Can I get a motion to adjourn?

A motion was made to adjourn by **Curt Moll** and seconded by **Sally Lane**.

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Roll Call: Donald Fatobene, yes; Sally Lane, yes; and Curt Moll, yes. MOTION APPROVED.

Meeting Adjourned: 7:14 pm

Chairman

Date

Secretary