

CITY OF KIRTLAND  
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING  
MAY 9, 2022

The meeting was called to order by Chairman Denk at 7:00 p.m. Present were Commission members Richard Blum, Richard DeMarco, Michael Denk, Daniel Laux and Joseph Vinciguerra.

Also present were Mayor Kevin Potter, Law Director Matthew Lallo, City Engineer Douglas Courtney, Zoning Inspector Rick Loconti and Councilman Joseph Smolic.

MINUTES OF THE APRIL 11, 2022 WORK SESSION

Mr. Vinciguerra moved to approve the minutes as presented, with the second by Mr. Blum. Upon roll call vote, the motion passed 5-0 (Ayes – Blum, DeMarco, Laux, Vinciguerra and Denk; Nays – None).

MINUTES OF THE APRIL 11, 2022 MEETING

Mr. Vinciguerra moved to approve the minutes as presented, with the second by Mr. Laux. Upon roll call vote, the motion passed 5-0 (Ayes – Blum, DeMarco, Laux, Vinciguerra and Denk; Nays – None).

PUBLIC SESSION:

PUBLIC REQUESTS

Brittany Harper – Proposed Building Sign at 7935 Euclid Chardon Road

Brittany Harper was present with regard to the proposed sign for a dog grooming business at 7935 Euclid Chardon Road. She noted that the proposal is to replace the sign insert on the existing building sign (the existing sign is for MTI Pulse R&D). It was noted the sign is 8 ft. x 3 ft.

Upon review, Mr. Blum moved to approve the proposed building sign at 7935 Euclid Chardon Road, as presented. Mr. DeMarco provided the second. Upon roll call vote, the motion passed 5-0 (Ayes – Blum, DeMarco, Laux, Vinciguerra and Denk; Nays – None).

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Fred Ahrens of Richards Maple Products, 7955 Euclid Chardon Road, updated the Commission regarding their building. He said that their purchase of the building is still pending, noting they are now working with a different bank. He noted they have some drawings from A+ Landscaping for a landscape plan, but it will not be implemented until the building is purchased. Mr. Courtney noted that the landscape plan is one component of the final development plan that will require Commission approval. With regard to the landscaping, Mr. Ahrens said they have removed some of the trees, and they will re-landscape to improve the appearance of the property. Reese VanArnhem of A+ Landscaping showed the digital plan to the Commission members. The Commission thanked him for the update.

Zoning Inspector Rick Loconti requested that the Commission look at the code with regard to the description of “domestic animals”. He noted that the City has allowed horses in different areas, and the Zoning Office is now getting a lot of inquiries regarding raising chickens, pigs and other farm animals, and the code is not clear in this regard. Mr. Loconti noted that some inquiries include having retail sales, which takes it to a different level with regard to zoning. Mr. Lallo read the definitions for “livestock” and “companion animal” as defined in Section 618.01 of the City’s Ordinances. Noting that the residential code allows the raising of domestic animals as an accessory use, Mr. Lallo said there is no definition for “domestic animal”.

In discussion, it was noted that noise complaints relating to animals would go to the Police Department; other complaints, such as odors, would go through the Zoning Office. It was noted that in some developments, the HOA may prohibit farm animals; however the City would not be involved in enforcing those regulations.

Councilman Smolic noted that in many cases, chickens are raised for the purpose of providing eggs. There was discussion regarding roosters; Mr. Ahrens noted that in addition to breeding, roosters will protect the hens from rats, raccoons, etc.

Mr. Ahrens noted that the County or State Farm Bureau can provide guidelines, such as limits on the number of animals per acre. He noted the guideline is one acre per cow and one and one-half acre per horse. Discussion ensued regarding agricultural use of land.

Upon further discussion, it was noted that the Commission will do some research to make a recommendation in this regard. For reference, Mr. Blum noted that Mentor’s ordinance prohibits anyone within the city limits from keeping horses, goats, cows, chickens, sheep, mules, ducks, geese, turkeys or similar farm animals on less than two acres of land.

## WORK SESSION:

### Communications and Bills

1. City Council Meeting Minutes – April 4, 2022 Work Session and Council Meeting.
2. Zoning Permits Report – April 1, 2022 to April 30, 2022.

### Old Business

1. Alternative Energy Ordinance – Ord. No. 18-O-31. Mr. Lallo advised there will be a line item on the next meeting agenda to begin reviewing solar energy, which is being worked on with the consultant.
2. Review of Zoning Ordinances. Chairman Denk noted this was addressed in the work session preceding the regular meeting and inquired if there were any further comments or questions. Mr. Laux questioned the lot area regulations in Section 1275.06(a). In discussion, it was noted this provides a minimum lot area per unit for the property. It was noted in discussion that the bullet points should be enumerated for reference. Discussion ensued regarding updating the City’s Ordinances.

New Business

Mayor Potter noted that the Planning and Zoning Commission is responsible for the comprehensive plan every 10 years; it has been 10 years since the plan was last updated. It was noted that Craig Cawrse of Cawrse and Associates was contracted 10 years ago for this purpose. Mayor Potter requested that before the next meeting, the Commission look through the plan that was done 10 years ago to identify what has been done and what still applies today. The Mayor advised that the comprehensive plan is available on the City's website. Discussion ensued regarding some of the concepts of the previous plan, including trails, outdoor dining, senior housing, burying of electric lines, etc.

Mr. Lallo noted that he helped work on the comprehensive plan for Painesville Township in 2017; he suggested that the Commission take a look at that plan for some guidance.

Mr. Courtney noted that the comprehensive plan provides guidance when reviewing development plans to assure they are in line with the City's goals. There was discussion regarding sewers and available capacity.

Mayor Potter noted that a strategic planning exercise was done four years ago, with a lot of data. He also noted that a community survey was done last year that provides additional data. He noted that a lot of the data relates to the material in the comprehensive plan. It was noted that the Mayor will forward that information to the Commission Chairman.

In discussion, it was noted that some of Kirtland's assets include Historic Kirtland, Holden Arboretum, Lake Farmpark and Lake Metroparks. The Mayor noted the City receives 800,000 visitors per year to these attractions, and most of those visitors come from outside of Kirtland.

Chairman Denk advised that for the next meeting, the Commission will discuss the comprehensive plan, and hold off review of the zoning ordinances until the following meeting.

Adjournment

There was no further business before the Commission, and Mr. DeMarco moved to adjourn. Mr. Laux provided the second, and the motion passed upon unanimous vote. The meeting adjourned at 8:43 p.m.

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CHAIRMAN

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SECRETARY