

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
WORK SESSION
SEPTEMBER 9, 2024

The meeting commenced at 6:35 p.m. Present were Commission members, Michael Denk, Lita Laven, Daniel Laux and Richard DeMarco.

Also present were Law Director Matt Lallo, Mayor Kevin Potter, Council President Joe Smolic, Council Member Ron Fenstermaker, Ron & Linda Crouse and Michelle VanArnhem.

Discussion regarding Agenda item *New Business Discussion Chapter 1290 Fences* was had. Mr. Lallo reviewed the current Ordinance 1290 and proposed suggested edits to the ordinance. Chairperson Denk requested a Resolution including the suggested changes be prepared for the October 2024 P&Z meeting.

There was no further discussion, and the meeting adjourned upon unanimous consent of the Commission members at 7:00 p.m.

CHAIRPERSON

SECRETARY

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
SEPTEMBER 9, 2024

Roll Call

The meeting was called to order by Chairperson Denk at 7:10 p.m. Present were Commission members Richard DeMarco, Daniel Laux, Lita Laven, and Michael Denk.

Also present were Law Director Matt Lallo and Mayor Kevin Potter.

Minutes of the August 12, 2024 Work Session

Mr. Laux moved to approve the minutes as presented, with the second by Ms. Laven. Upon roll call vote, the motion passed 4-0 (Ayes – DeMarco, Laux, Laven, and Denk; Nays – None.)

Minutes of the August 12, 2024 Meeting

Ms. Laven moved to approve the minutes as presented, with the second by Mr. Laux. Upon roll call vote, the motion passed 4-0 (Ayes – DeMarco, Laux, Laven, and Denk; Nays – None.)

Public Session

Public Requests. None.

Public Comments on Items Not on the Agenda

Chairperson Denk opened the meeting to the public to comment on matters not on the Agenda.

Ms. Michelle VanArnhem, 10284 Christina Drive addressed the Commission. She stated she was addressing the Commission as a concerned parent as well as to clarify the situation that has been going on over two years at the property located at 7955 Euclid Chardon Road. Further stating she is concerned about the wellbeing of her son Reese VanArnhem. Ms. VanArnhem reviewed the occurrences that have occurred over the last two years that evolved into the current situation. Ms. VanArnhem asked the Commission for their assistance in bringing this matter to a close.

Chairperson Denk directed questions to Law Director Lallo for clarification purposes and the status of the outstanding items from the conditions of the Final Development Plan. Responding, Law Director Lallo stated there is active litigation against Richard's Maple in the Willoughby Municipal Court against the Landlord Richard's Maple.

Chairperson Michael Denk commented on behalf of the Commission. He stated the Commission is understanding of the circumstances surrounding the situation.

Work Session

Communications and Bills

1. Council Meeting Minutes
 - July 1, 2024 Work Session & July 1, 2024 Meeting
 - July 8, 2024 Meeting
 - August 19, 2024 Work Session & Regular Meeting
2. Zoning Permits Report – August 1, 2024, to August 31, 2024

Old Business:

Discussion Utility Trailer Definition.

Ronald Crouse, 8345 North Locust, addressed the commission. Mr. Crouse shared his continued concerns regarding his perception that the neighborhood continues to deteriorate. He provided copies of photographs of different areas throughout his neighborhood for the Commission members to view. The photographs will become a permanent part of the record of this meeting.

A discussion regarding City Ordinance 1268: R-1, R-2 and R-3 Residential Districts, followed. Mr. Lallo reviewed the Ordinance. Particularly addressing the language in Section 1268.04. regarding off-street parking in residential districts.

Chairperson Denk stated that based on the discussion he would like to see Ordinance 1268.04, as written, be enforced by the Zoning Department. Further stating that the Commission would prefer to not rewrite ordinances but implement enforcement of existing ordinances. Mr. Lallo discussed the litigation process when a violation is not corrected and reviewed the process.

Mr. Lallo inquired if the topic “Definition of Utility Trailer” needed to be discussed further. Responding Chairperson Denk stated this can be addressed in the future, if need be, based the discussion regarding carrying out the enforcement of violations to existing ordinances.

New Business:

A discussion regarding City of Kirtland Codified Ordinance Chapter 1290: Fences was held.

Discussion ensued. Mr. Denk requested a Resolution be prepared for presentation at the October 2024 Planning & Zoning Commission meeting for recommendation to Council regarding changes to Chapter 1290: Fences.

Mr. Denk requested the Clerk provide Public Notice that a Public Hearing regarding modifications to Chapter 1290: Fences will be held at the October 14, 2024, Planning & Zoning Commission 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 7:52 p.m.

CHAIRPERSON

SECRETARY









