

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
WORK SESSION
DECEMBER 9, 2019

The meeting commenced at 6:15 p.m. Present were Commission members Richard Blum, Michael Denk, Rick Loconti and Joseph Vinciquerra. Richard DeMarco was absent.

Also present were Mayor Kevin Potter, Law Director Daniel Richards, City Engineer Philip Kiefer, Zoning Inspector Wayne Baumgart, Council President Richard Lowery and Councilman Joseph Smolic.

The Commission reviewed the items on tonight's agenda. With regard to the conditional use permit application for solar energy equipment, including the variance request to place the equipment on the front-facing roof, Mr. Loconti noted that there needs to be a hardship shown to approve that variance. Mr. Loconti noted that most cities have ordinances that do not allow equipment on the front-facing roof, and the applications are reviewed by an architectural review board. He noted that most communities also have restrictions on dishes.

Mayor Potter stated that he received correspondence from a resident who has concerns about the Ordinance; the Mayor noted he will forward it to the Commission members. There was discussion on alternative energy in general, and Mr. Denk noted that there are specific provisions for the HTC District.

With regard to the proposed minor subdivision on Euclid-Chardon Road, Mr. Blum stated that it seems to be an improvement to the current lot configuration. Mr. Kiefer noted that it is a preliminary review.

Mr. Kiefer noted that he provided a memo regarding proposed grading at 8125 Charlesderry Road. He noted that the parcel is owned by the City. Mr. Kiefer stated that the grading will improve the City's property and will not change the amount of water running through the lot. Mr. Kiefer stated he would also like to extend the road right-of-way, noting that the City's lot, along with property at 8140/8142 (owned by Andy Loncar), does not have street access. There was discussion regarding extension of the pipe. Mr. Kiefer stated that the grading will fix the road and the erosion problems. He noted that Mr. Loncar will install the pipe.

There was discussion regarding the sign ordinance. Mr. Denk reviewed the summary table he distributed at the last meeting. Mr. Blum noted that clarification is needed regarding canopy and window signs, and he also stated that artwork painted on buildings should be addressed.

Upon completion of discussion, the meeting adjourned upon unanimous consent of the Commission members at 7:05 p.m.

CHAIRMAN

SECRETARY