

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
WORK SESSION
May 11, 2020

The meeting commenced at 6:41 p.m. Due to the current state of emergency regarding COVID-19, the meeting was held virtually via Zoom. Present were Commission members Richard Blum, Richard DeMarco, Michael Denk and Joseph Vinciguerra. Rick Loconti was absent.

Also present were Mayor Kevin Potter, Law Director Matthew Lallo, City Engineer Douglas Courtney, Zoning Inspector Wayne Baumgart, Economic Development Manager Monica Drake, Council President Richard Lowery, Councilman Jeffrey Ruple and Councilman Joseph Smolic.

Chairman Denk noted that there is a proposed building sign on the fascia at 9179 Chillicothe Road on tonight's agenda, submitted by FastSigns.

The Chairman noted that also on the agenda is a proposed 8 ft. ornamental fence for Mr. Excavator at 8616 Euclid-Chardon Road, at the front of the building and along a portion of the side lot lines. Mr. Blum noted that according to Section 1290.03(b) of the fence ordinance, fence height cannot exceed 4 ft. 6 in. in the front yard and 6 ft. 6 in. in the side and rear yard for ornamental fences. Mr. Denk referred to Section 1290.03(g) which states that Planning and Zoning Commission approval is required for any fence that exceeds 6 ft. 6 in. in height. Mr. Denk noted that the front of the property is zoned Limited Industrial, and the rear of the property is zoned residential. Mr. Baumgart noted that there has been a lot of grading done and there are a lot of supplies stockpiled on the residentially zoned portion of the lot. Councilman Ruple advised that he received a letter today signed by a number of residents on Appaloosa and Bridlehurst expressing concerns about the use of the residential portion of the property. Mr. Blum noted that the proposed fence would be located under a transmission tower on the west side of the property; he questioned whether a fixed structure can be placed under that power line. It was noted that the drawing indicates the fence will be located 1 ft. from the side property line.

Mr. Denk noted that the conditional use permit relating to the proposed development at 9327 Chillicothe Road, currently tabled, will likely be removed from the table for discussion. The Chairman stated that the Commission should consider what conditions should be placed on the permit, noting that this is in the Historic Town Center. Mr. Denk stated he has some concerns about the two retention basins in the front yard, and he questioned whether they could be moved elsewhere on the property. He noted that a pond in front of City Hall was recently filled, due to concerns relating to geese and general upkeep of the pond. Mr. Baumgart noted that the pond in front of City Hall was no longer needed for the package plant and there was a lot of maintenance and upkeep needed for the pond. Mr. Blum stated that he is not comfortable with the concrete barrier to protect the hammerhead (turn-around); he does not believe the barrier is adequate because of the proximity to the ravine. Mr. DeMarco stated his concern from the early stages of the proposal is the long, linear nature of the main road; the buildings are all in one continuous line. He stated he believes it will feel restricted and tunnel-like.

Upon completion of discussion, the meeting adjourned upon unanimous consent of the Commission members at 7:02 p.m.

CHAIRMAN

SECRETARY