

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
WORK SESSION
FEBRUARY 13, 2023

The meeting commenced at 6:23 p.m. Present were Commission members Richard Blum, Richard DeMarco and Michael Denk. Daniel Laux and Joseph Vinciguerra were absent.

Also present were Councilman Joseph Smolic and City Engineer Douglas Courtney.

With regard to tonight's meeting agenda, the Commission discussed the Kirtland High School stadium improvements. Mr. Courtney noted there are some stormwater management comments that still need to be addressed. He noted that he received a revised set of plans today but has not had time to review them yet.

With regard to the lot split application at 7651 Joseph Street, Mr. Courtney advised that the split would create a lot with an accessory building but no primary structure; however, Mr. Loncar advised that the shed will be moved. Mr. Courtney noted they would need to get a variance if they do not move the shed onto the same proposed parcel as the existing house.

For the proposed lot split at 8932 Elm Street, Mr. Courtney advised that two variances were granted by the Board of Zoning Appeals – one for the lot width and the other for the accessory building on a lot with no primary structure.

Mr. Courtney said that when the assessments were being done for the Old Town sewer project, property owners with lots large enough to create two lots were given a choice to take two assessments or to place a deed restriction that would not allow the lot to be split. He said that 12 property owners chose to place the deed restriction on their property, and they understood the consequences. With regard to the two proposed lot splits on tonight's agenda, Mr. Courtney advised that there was no deed restriction placed on either of these lots. Discussion ensued regarding the assessment process.

There was discussion regarding the final development plan for Casa Rossa Cucina, which is on tonight's agenda. Mr. Courtney noted they are performing some demo work now. Mr. Courtney noted that no formal landscape plan has been submitted, and they do not have any screening from the street for the parking lot. Mr. Courtney said that in his review comments, he advised that a formal landscape plan will need to be submitted. He noted that an email was received today from the architect advising that the owner does not want to add any more landscaping. Mr. Courtney said there is also no curbing around the parking lot, noting that the code requires either parking bumpers or curbing. Discussion ensued regarding the drainage ponds.

With regard to parking requirements, Mr. Courtney noted that the code references interior seating areas for calculation of the number of spaces. He noted that the patio seating is seasonal. Mr. Courtney noted that the final development plan also does not address the signage.

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

CHAIRMAN

SECRETARY