

CITY OF KIRTLAND  
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING  
WORK SESSION  
JULY 11, 2023

The meeting commenced at 6:43 p.m. Present were Commission members Richard DeMarco, Michael Denk, Daniel Laux, Lita Laven and Joseph Vinciquerra.

Also present were Mayor Kevin Potter, Law Director Matthew Lallo and City Engineer Douglas Courtney.

It was noted that there will be a conceptual review at tonight's meeting regarding potential development of a nursing facility at the Route 6 and 306 intersection. Mr. Lallo noted that an extension of the sewers is needed for this development to go forward.

Mr. Lallo provided an update regarding the court action filed by the applicant who was denied approval for a horse barn. He advised they will need to submit their brief in the first or second week of August, and the City will have two weeks to respond. He noted that the case is before Judge Culotta.

With regard to the proposed rezoning of the Keck property, Mr. Lallo advised that Council waived the third reading and passed the ordinance at last night's meeting; it will be on the ballot for the November election.

Mr. Denk inquired if there are any updates on the town center development. Mr. Lallo advised that the Mayor held a meeting at the Community Center yesterday afternoon in that regard. He noted it will have to come before the Commission for a conditional use permit for mixed use and multi-family use.

Dave Mitchell of Biltmore Group was present in regard to the potential development at the Route 6 and 306 intersection. In addition to the potential nursing facility, he noted there may also be a medical office building proposed for the property. Mr. Mitchell said that another of their facilities is Mentor Ridge, near the new Cleveland Clinic building. He said it is a five-star rated nursing home, and they have assisted living next door.

Mr. Mitchell advised that Foundations Health would be the proposed operator of the nursing facility; he noted that they build the facility and lease it to an operator. He had concept layouts, and noted that a portion of the property will remain green space.

Mayor Potter said that he, Mr. Courtney and Mr. Fornaro have had some discussions with the County regarding extending the sewers to the intersection. Mr. Mitchell noted that Heather Hill has its own treatment plant, and it is extremely expensive to operate and does not do a good job.

Discussion ensued regarding the sewer and capacity. Mr. Courtney noted that the pipe in the ground has plenty of capacity, but there are restrictions at the pump station and the facility in Mentor. He noted there is a cap on the plant capacity.

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

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CHAIRMAN

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SECRETARY