

CITY OF KIRTLAND
PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING
WORK SESSION
JANUARY 8, 2024

The meeting commenced at 6:40 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.

With regard to the conceptual site plan on the agenda for 8560 Billings Road, Mr. Denk advised that he will need to recuse himself from any conversation relating to this matter due to a conflict of interest. Mr. Lallo noted that the use would be agricultural for commercial purposes in a residential district, and a conditional use permit will be required. Ms. Laven inquired about traffic concerns. Mr. Courtney said it will help that they split the driveways so they will be further from Courtney Lane, which intersects on the opposite side of Billings. With regard to the parking, Mr. Courtney said he counted 167 spaces, which is a lot of parking spaces. Answering Ms. Laven, Mr. Courtney noted that the Commission can recommend that the driveway be moved over and that some trees be provided for screening.

With regard to the proposed new residence at 10087 Parks Farm Road, located in the Forest Overlay District, Mr. Courtney noted that he is not recommending any conditions on the approval.

Noting that A Plus Landscaping has not vacated the Richards Maple property, Mr. Lallo advised that Richards Maple will need to put up the privacy fence and the fence around the septic area by June 30, 2024, pursuant to the conditions of approval of the final development plan.

There was no further discussion, and the meeting adjourned upon unanimous consent of the Commission members at 7:03 p.m.

CHAIRMAN

SECRETARY