

**Glendale Planning and Historic Preservation Commission**  
**Monday, August 1, 2022**  
**Meeting Minutes**

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 1 August 2022 at the Glendale Town Hall.

**In Attendance:** Chairman Tom Breidenstein and members Bob Kooris, Beth Sullebarger, Randy Green, Dan Mayzum and Mayor Don Lofty. Village Administrator David Lumsden and Village Clerk Becky Terrell were also present. Vice Chairman Tom Kerr and Secretary Leslie Cooper were absent.

Unless otherwise indicated, it should be assumed that Mayor Lofty has abstained on all Commission votes, either because they involved Certificates of Appropriateness or because they involved matters which are likely to come before Council where he presides.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m. and declared a quorum present.

**Agenda Items**

**I. Review and approval of 11 July 2022 Regular Meeting Minutes.**

Ms. Sullebarger moved to approve the minutes as submitted. Mr. Greens seconded the motion and it passed via unanimous Planning Commission voice vote.

**II. New Business**

**Appropriateness Review of Official Applications**

1. **24 E. Sharon Ave., Kim Fry, Fence.** Ms. Fry, homeowner was present to represent the application requesting a split rail fence in the back yard and white picket fence in the front to contain her dog. Ms. Sullebarger asked the materials for the picket fence [vinyl/PVC] and Mr. Green noted vinyl is not an appropriate material historically. Ms. Sullebarger noted the Guideline fencing verbiage that outlines the use of wood, aluminum or wrought iron as historically accurate materials. Mr. Green moved to approve the rear split rail fence and to defer action on the front fence until the September meeting. Mr. Kooris seconded the motion and the motion passed via unanimous Planning Commission voice-vote.

2. **1170 N. Troy Ave., Daniel Groll, Solar Panels.** Mr. Groll, homeowner was present to represent the application stating the installation is on the rear garage and bedroom addition. Chairman Breidenstein asked if the panels are flat to the roof [yes, and dark grey to match the roof]. Mr. Green suggested looking at triple black panels which eliminates the silver grids, but there are no requirements. Mr. Green moved to accept the application as submitted. Ms. Sullebarger seconded the motion and it passed via unanimous Commission voice vote.
3. **1120 N. Troy Ave., Mike Gillespie, Soffit Expansion.** Mr. Gillespie, homeowner was present to represent the application. Mr. Green asked if this is a single piece of EPDM [yes]. Mr. Green move to approve the application as submitted. Mr. Mayzum seconded and motion passed via unanimous Commission voice vote.
4. **116 Oak Rd., Jeff & Susan Hudson, Garage Door Replacement.** Ms. Hudson, homeowner was present to represent the application stating the request is to replace the garage door. Ms. Sullebarger asked the material [steel with insulation]. Mr. Green moved to accept the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Commission voice vote.
5. **20 W. Fountain Ave., Gregory & Marcia Moye, new single-family home.** Mr. Moye, homeowner was present to represent the application. The house will be a 3,600 square foot home on empty lot. The inspiration home images were presented to the Commission for feedback. Ms. Sullebarger presented an analysis of the plans and zoning code to the owners. The topics included: scale/mass in proportion to neighbors and there are only 3 houses on the street, all of them historic significance that would drive scale/mass decisions. The massing looks like colonial revival but some of the detailing is not consistent. Mr. Green noted any window mullions have to be simulated [outside, inside and between] required. Ms. Sullebarger referred to the Building Footprint verbiage that notes any building adjacent to a pivotal structure shall not exceed footprint of pivotal and stated her belief that this footprint is larger than 30 W. Fountain. Additionally, all surrounding homes have detached rear garage and the proposed garage is attached and in the front. Mr. Green noted that overall it is a good design with the biggest issue being the garage placement. Chairman Breidenstein summarized Vice Chairman Kerr's notes as follows – archways awkward/inappropriate second floor bump-out materials should match the house. High pitched tip of porch roof not appropriate; canopy in back not appropriate. Mr. Mayzum suggested an escape window from basement. Deferment was discussed as action is required within 75 days of submission

which gives until late September for action. Ms. Sullebarger motioned to defer action and Mr. Green seconded. The motion passed via unanimous Planning Commission voice-vote.

**IV. Public Comment & Other Business –**

- a. **Mr. Kevin Parrish**, resident, 176 Washington Ave. Asked what commission has done about expanding historic district expansion. Ms. Sullebarger stated that currently sign guidelines are being worked and additional buildings have been submitted to the national register including Eckstein.
- b. **Sign Code Amendment.** Chairman Breidenstein gave history of sign code amendment recommendations starting August 2021. Amendments are driven by SCOTUS Reed vs. Town of Gilbert with a recommendation submitted to Council. The recommendation was referred back to the Planning Commission with feedback and simultaneously a new SCOTUS ruling relative to signs City of Austin vs. Regan National Advertising [off premise signs] was issued. Primary change is billboards / off premise signs prohibited in Glendale. The Planning Commission should review the sign code revisions including the change from 9sqft to 4sq ft on residential signs.

- V. Adjournment:** At 6:50 p.m. Mayor Lofty motioned to adjourn the meeting Ms. Sullebarger seconded the motion and it passed unanimously via Planning Commission voice vote.

**Next regular meeting – Monday September 12, 2022 at 5:30 pm**

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell