

Glendale Planning and Historic Preservation Commission
Monday, February 1, 2021
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 1 February 2021 via Virtual Zoom session due to the Shelter in Place orders. The meeting meets all Open Meeting regulations as revised by Ohio House Bill 197.

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

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 4 January 2021 Regular Meeting Minutes.

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

II. Old Business –

1. **John and Joan Eadicicco, 1045 Laurel, window replacement. Mr. Eadicicco** was present to represent the application and the additional information requested in the 4 January meeting. Chairman Breidenstein noted that Mr. Kooris met with the homeowner to discuss the windows and Chairman Breidenstein read Mr. Kooris report into the record. The existing windows vary in width of the muntins and rails, ; the new windows will be consistent in size. Mr. Eadicicco stated that the window selected is the Colonial style and not those presented in the 4 January meeting. Mr. Green motioned to approve the application with the conditions that they be Alside UltraMaxx Vinyl Replacement insert windows with simulated divided lights (grids outside and inside) with the contoured grid profile having 7/8” wide muntins and 1 ¼” rails. Vice Chairman Kerr seconded the motion and the motion and the vote passed via unanimous Planning Commission voice vote.

III. New Business

Appropriateness Review of Official Applications

1. **975 Willow Ave., Bradley Higginbotham, Conditional Use (pool w/fence). Mr. Higginbotham** was present to represent the application. Chairman Breidenstein noted that a variance was approved for the application as the pool is located in the side yard. Zoning allows for pools in the rear yard only, hence the variance requirement. As this is a conditional use application, the motion will be a recommendation to Council for their action. Mr. Higginbotham stated that Cincy Pools will be the pool installer and the pool will be situated close to the garage and set back 52’ from the property line. The fencing will be installed by EADS fencing; it will be 4’ high metal fencing and the aesthetic intent is to make the pool look like it has been installed for years. Chairman Breidenstein asked about the fences (pool and south property line). Mr. Higginbotham stated that the south side fencing finishes enclosing the yard, as there are existing fences along the west (rear) property line and the north (side) property line. Vice Chairman Kerr stated that the placement of the pool

- is sufficient distance from the neighbors. Ms. Sullebarger asked about seating area access and if a walkway would need to be installed. Mr. Higginbotham stated that the entrance is by the garage so the existing driveway will act as the walkway. Mr. Mayzum asked if there were steps up to the pool and it was clarified that the steps were down to the pool. Ms. Sullebarger asked about the concrete and Mr. Higginbotham stated that it will be a stamped concrete with a possible limestone surround to tie into the limestone of the house. Ms. Sullebarger asked for guidance on the 3 factors considered for conditional use and Administrative Assistant Lumsden replied they are the impact of traffic, impact to neighborhood and consistency with the Village Plan and Ms. Sullebarger stated that of these three considerations, the main one that applies to this application is the impact to the neighbors. Chairman Breidenstein noted that the closest neighbors to the pool (Bruce and Eunie Abel on Laurel Avenue) spoke in favor of the pool at the January 12, 2021 meeting of the Glendale Board of Appeals. Mr. Garry Terrell, neighbor, asked if the fence on the south side is included in the application [yes] and asked if any of the mature trees will be impacted by the installation. Mr. Higginbotham stated that the intent is to keep the trees and adjust the fence-line relative to the trees. Chairman Breidenstein asked that the applicant review the entire length of the southern property boundary to determine if the location of the proposed fence is appropriate for trees or other considerations. The Chairman also suggested that the applicant discuss this fence with all abutting property owners along the southern property boundary. The applicant agreed. Mr. Mayzum asked where the pool equipment will be located and Mr. Higginbotham stated that it will be behind the garage and fully shielded from the Abels. Ms. Sullebarger moved to approve the appropriateness of the fence and pool, and to recommend approval of the conditional use application for the pool. Vice Chair Kerr seconded the motion and the motion passed via unanimous Planning Commission voice vote.
2. **36 Erie Ave., Julie Stabins, deck. Ms. Stabins**, homeowner, was present to represent the application stating the intent is to remove the existing deck and replace it with the same shape but longer and deeper. The stairs will be relocated and the materials will be pressure treated wood framing, black aluminum railing, composite posts and deck flooring. Mr. Green asked if the proposal includes joist tape and the contractor stated the plans are for aluminum flashing around the joists. Mr. Green motioned to approve the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Planning Commission voice vote.
 3. **Cleveland Ave. Park, Village of Glendale via Eagle Scout Project (Max Ehlers), Park Picnic Shelter w/Tables. Administrative Assistant Lumsden** was present to represent the application. He stated that the Village has secured \$100,000 to improve Cleveland Park which is out for bid. The first effort is constructing a picnic shelter, led by Mr. Max Ehlers as his Eagle Scout project. Mr. Ehlers stated the proposed picnic shelter is 12' x 20' shelter on a concrete slab, possibly stamped, with a green metal roof and will include two- 8' long picnic tables. Chairman Breidenstein asked if Mr. Ehlers was building the shelter and picnic tables [yes]. Administrative Assistant Lumsden announced that Mr. Ehlers is donating the time, materials and funding for the picnic shelter. Secretary Cooper asked if the plans for the playground equipment have been approved. Village Administrator Lumsden stated that the Village Engineers (Kleingers) completed a conceptual plan for the ongoing bid process. Once the winning bid has been selected the final plan will be submitted to the Planning Commission for review. Secretary Cooper asked if it is too early to review the shelter if the equipment plan is not finalized. Administrative Assistant Lumsden stated that the equipment and picnic shelter are managed as two different projects because they have different funding sources and contractors. Ms. Cooper said that while she likes the idea of the shelter and the design, she believes it is too early to review and take action. Chairman Breidenstein asked when the balance of the Cleveland Park work will be reviewed and Administrative Assistant

Lumsden stated that it would likely be reviewed in the April meeting but it could be as early as March. Vice Chairman Kerr asked the estimated start of construction date for the shelter, and Mr. Ehlers stated that spring is the anticipated concrete pour. Mr. Mayzum asked when the project needs to be completed by to achieve Eagle [not immediately] and asked if the long line of mature trees to the left of the shelter may cause maintenance concerns from wet leaves possibly collecting. Mr. Ehlers stated that shingles and wood roofing were considered but thought a metal roof is easier maintenance and Mr. Mayzum asked if the shelter should be on the opposite side of the court to keep leaves from gathering on it. Administrative Assistant Lumsden stated that this proposal for the structure and not its placement and approving the structure could allow Mr. Ehlers to proceed with securing materials and fundraising. Vice Chairman Kerr motioned to approve the design with final placement pending the final park review and approval. Mr. Green thanked Mr. Ehlers and the Boy Scouts for their effort to improve the park and seconded the motion. The motion passed via unanimous Planning Commission voice vote.

IV. Persons Addressing the GPHP Commission/Other Business

1. **Driveway setbacks.** Vice Chairman Kerr stated that the 5' driveway setback was established in the code as a one-solution-fits-all approach, but it does not account for houses set close to the property line or those with narrow lots. He reviewed the document provided via email with outlining the historic developments and different usage scenarios, asking if revising the ordinance was a continuing Planning Commission interest. Ms. Sullebarger thanked Vice Chairman Kerr for his research noting her interest in the ribbon driveway option. A subcommittee of Vice Chairman Kerr and Ms. Sullebarger was established and open to other Planning Commission members to join as interested. Mayor Lofty noted that the Planning Commission can recommend a zoning change and forward the recommendation to Council for review and action.

IV. Other Business - No other business was discussed

- V. **Adjournment:** At 6:44 p.m. Mayor Lofty motioned to adjourn the meeting. Vice Chairman Kerr seconded the motion and it passed unanimously via Planning Commission voice vote.

Next regular meeting – Monday March 1, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell