

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

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 1 March 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 Bob Kooris, 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.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m., declared a quorum present and Clerk Terrell confirmed the presence of a quorum.

Agenda Items

I. Review and approval of 1 February 2021 Regular Meeting Minutes.

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

II. Old Business – no old business was discussed

III. New Business

Appropriateness Review of Official Applications

1. **130 Oak Ave., Randy Green, Retaining Wall.** Mr. Green was present to represent the application and recused himself from his Planning Commission role for this topic. Mr. Green stated that the intent is to expand the patio slightly to accommodate barbecue equipment and the expansion includes changing a stacked stone wall to an engineered stone. He stated that all required setbacks are met. Ms. Sullebarger moved to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote, with Mr. Green abstaining.

IV. Persons Addressing the GPHP Commission/Other Business

1. **Mr. Denny Dellinger/owner of Eckstein School.** Administrative Assistant Lumsden introduced the topic, stating that Mr. Dellinger is looking for Planning Commission consultation regarding the concept of renovating the Eckstein School into a convalescent home. Mr. Dellinger provided perspective regarding options for converting the Eckstein School into a convalescent home with approximate capacity of 16 residents and the core historic structure [house, gym] being maintained externally but with changes to convert to single level facility. Mr. Dellinger stated that Mimi's House in Loveland is a similar concept. Administrative Assistant Lumsden stated that a conditional use permit would be needed to approve a convalescent home. Ms. Sullebarger and Mr. Mayzum offered to consult with Mr. Dellinger, but Mayor Lofty said that before anyone from the Planning Commission engages with Mr. Dellinger, he would consult with Solicitor Ryan so appropriate guidelines are followed. Chairman Breidenstein also requested that Mr.

Dellinger review copies of the Historic Guidelines, Zoning Code, Master Plan and to get input from the neighbors.

IV. Other Business - No other business was discussed

- V. Adjournment:** At 6:02 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 29, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell