

Glendale Planning and Historic Preservation Commission
Monday, June 28, 2021
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 28 June 2021 in Hybrid (Virtual Zoom and In-Person) 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 David Lumsden and Village Clerk Becky Terrell were also present.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m. and declared a quorum present. Mayor Lofty noted that House Bill 197 expires Thursday 1 July. Following Thursday, anyone voting will need to attend meetings in-person.

Agenda Items

I. Review and approval of 7 June 2021 Regular Meeting Minutes.

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

II. Old Business –

1075 Willow Ave., Porch Material Change, Greg Dahman. Mr. Dahman was present to represent the materials revision. Mr. Dahman said the project is simplified and constrained to the current structure. The materials alteration is to replace wood with Trex product as displayed. Mr. Kooris asked if railings were included, stating the Building Inspector may require porch railing given the height. Village Administrator Lumsden stated that a porch railing will be required and Mr. Dahman requested the application be revised to include a porch railing that mimics the stair railing. Mr. Kooris moved to approve the application as submitted with the requested porch railing addition. Vice Chairman Kerr seconded the motion and the motion passed via unanimous Commission voice vote.

III. New Business

Appropriateness Review of Official Applications

1. **225 Magnolia Ave., Driveway, Ryan Sweeney.** Ms. Sweeney was present to represent the application. Chairman Breidenstein asked if a paving plan was submitted and Village Administrator Lumsden stated the application does not change the driveway footprint and is a material change from gravel to concrete. Mr. Mayzum asked if there were any sidewalks or pathways being replaced and Ms. Sweeney stated the current gravel pathway is being removed. Chairman Breidenstein asked if driveway and parking pad setbacks were met and Village Administrator Lumsden confirmed that all setbacks are met. Chairman Breidenstein suggested that drainage be reviewed as the change should not impact her house or neighbors with water run-off. Mr. Kooris moved to approve the application as submitted. Mr. Green seconded the motion and it passed via unanimous Commission voice-vote.

2. **GPHPC Resolution 2021-001 – A “Resolution of Recommendation” Reflecting the Recommendation of the Glendale Planning & Historic Preservation Commission to The**

Council of The Village of Glendale, Recommending Approval of the Application of Denny Dellinger (Agent for Owner, 42 Washington Ave. LLC) for a Conditional Use Permit for a Residential Assisted Living Home at 42 Washington Avenue.

Chairman Breidenstein stated that this action is to authorize signing the resolution passed 7 June 2021. Mr. Kooris clarified the resolution covers conditional use and not any certificate of appropriateness which Chairman Breidenstein confirmed. Mr. Green moved to authorize Chairman Breidenstein to sign Resolution of 2021-001. Vice Chairman Kerr seconded the motion and the motion passed with the following results: Chairman Breidenstein – yes; Vice Chairman Kerr – yes; Mr. Kooris – yes; Ms. Sullebarger - yes; Mr. Green - yes; Mr. Mayzum— no; Secretary Cooper – no; Mayor Lofty – abstain.

3. **Introduction of Proposed Revisions to the Glendale Zoning Code Pertaining to Residential and Commercial Signage.** Chairman Breidenstein stated that the US Supreme Court revised signage laws requiring signage related zoning codes to be content neutral. This ruling initiated the process to review current signage zoning ordinances by a sub-committee including himself, Vice Chairman Kerr, Ms. Sullebarger and a consulting expert. Zoning changes require the formal process of introduction, Public Hearing, discussion and vote. Chairman Breidenstein requested that the Public Hearing be held during the 2 August Planning Commission meeting. He noted that this action was a result of the Supreme Court ruling and not by any signage in the Village. Motion to schedule the Public Hearing on 2 August was made by Mr. Kooris. Vice Chairman Kerr seconded the motion and it passed via unanimous Commission voice vote.

IV. Continuation of Discussion d

Discussion of Possible Alterations to Required Setbacks for Driveways within the Historic District.

Vice Chairman Kerr discussed the revised ordinance for homes in A/B/C districts that adds an exception to facilitate driveway access to rear yards which is not possible due to the current 5' setback from adjoining property line outlined in 154.46(E)(2). The revision includes verbiage allowing for ribbon driveway format. Mr. Green stated if the house predates zoning and there is a current set-back encroachment, a project can continue as long as the encroachment does not change and suggested verbiage to include this. Mr. Kooris asked if landscape impact between houses is included, as there could be impact to tree roots if concrete is installed. Vice Chairman Kerr asked Mr. Kooris for verbiage assistance regarding this topic. Ms. Sullebarger thanked Vice Chairman Kerr on his work and supports the suggestions that Mr. Kooris made regarding trees. Vice Chairman Kerr stated that verbiage regarding mature trees and gravel driveways could be included.

Mayor Lofty stated the proposed zoning code amendment must be submitted to the Village Clerk who would then forward for scheduling a public hearing and initiating the process zoning amendments require. Village Administrator Lumsden requested when a final version is completed that Solicitor Ryan be consulted as this would follow the same path as signage code amendments. Chairman Breidenstein asked if the Planning Commission was authorized to initiate zoning code changes and it was clarified that zoning code amendments could be initiated by Council, Planning Commission or members of public via petition.

V. Public Addressing the GPHPC & Other Business - No other business was discussed

1. **Mr. Kevin Parrish, resident.** He stated that there has been no mention of observing federal regulations regarding a national historic community and any resulting impact should the

Eckstein building be altered. Chairman Breidenstein stated that the Planning Commission and processes were drafted based on the federal regulations. He further clarified that the review has been regarding acceptable property usage and not changes to the physical structure. Any desired changes will be separately reviewed as part of an Appropriateness application and would only happen following Council action.

- VI. **Adjournment:** At 6:10 p.m. Mayor Lofty motioned to adjourn the meeting. Vice Chairman Kerr seconded the motion and it passed unanimously via Commission voice vote.

Next regular meeting – Monday August 2, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell