

**Glendale Planning and Historic Preservation Commission**  
**Monday, March 29, 2021**  
**Meeting Minutes**

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 29 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, Dan Mayzum and Mayor Don Lofty. Village Administrator Walter Cordes, Administrative Assistant David Lumsden and Village Clerk Becky Terrell were also present. Member Randy Green was absent.

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 March 2021 Regular Meeting Minutes.**  
Mayor Lofty moved to approve the minutes as submitted. Ms. Sullebarger 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. **24 E. Sharon, Ms. Meghan Gullette, Addition expansion/renovation for ADA Compliance.** Ms. Gullette was present to represent the application stating the intent is to make the home safe and fully ADA compliant to meet the family needs. Ms. Sullebarger stated that the design is integrated and does not impact the street view and supports the application. Ms. Sullebarger moved to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote.
  2. **25 Coral, Mr. Daniel Imwalle, Fence.** The applicants were not present to review the application.
- IV. **Persons Addressing the GPHP Commission/Other Business**
  1. **Driveway Setbacks, Vice Chairman Tom Kerr.** Vice Chairman Kerr shared a presentation discussing implications of a changing ordinance relating to driveway setbacks. The intent is to help residents on thin/narrow lots install driveways in an appropriate manner. Mr. Kooris asked if ‘centered’ allows an impervious surface run from 1 ribbon to the structure. He stated that homeowners may not want strip of grass next to the house for maintenance reasons. Mr. Mayzum asked for clarification on the last page of ordinance. Ms. Sullebarger asked if the driveway could be placed on the property line and Chairman Breidenstein stated the verbiage would allow a driveway up to the property line. Mr. Kooris stated concern if neighbor wants to put in landscaping along property line and then people walk on it or driveway salt onto landscaping. Vice Chairman Kerr is taking the feedback and questions into consideration for further verbiage development.

2. **Mr. Denny Dellinger/Eckstein School.** Chairman Breidenstein introduced the topic stating this is conditional use application. This means the Planning Commission is a recommending body and not approving the application; conditional use applications are approved by Council. This is a quasi-judicial process and any testimony will be sworn. Mayor Lofty will not participate in a substantive manor but will participate in a procedural manner including swearing in process. Mr. Dellinger had no objection to the Mayor's role and Mayor Lofty administered the oath to Mr. Denny Dellinger, Mr. Mark Hutton and Ms. Janet Davies who represented the application. Mr. Dellinger and his partners introduced themselves and Mr. Dellinger presented the plans and Mr. Hutton and Ms. Davies provided perspective regarding the market need. Following the presentation, Vice Chairman Kerr noted the requirements to have any demolition approved and the 3 'impact' standards used to judge appropriateness. Ms. Sullebarger asked if the current discussion is focused on conditional use or design. Chairman Breidenstein stated the true focus is conditional use but don't want to lose track of appropriateness for demolition. Chairman Breidenstein noted the time restraints for action by the GPHPC, and asked the applicant if he would waive the deadline for action, and the applicant agreed. Once conditional use has been addressed and acted upon, the applicant will then return for an appropriateness review.

**Public Comment:**

1. **Mr. Bill Parrish** – He proposed another meeting to gather additional information and he stated not enough was said about the house and Eckstein School and structure. Focus should be on structure preservation and history associated with structure. Rules applied to Eckstein Cultural Arts Center should be applied evenly. Chairman Breidenstein suggested a private meeting between neighbors and owners to understand overall neighborhood impact. The Planning Commission cannot require a meeting but believes it would help clarify proposed changes. Chairman Breidenstein stated that financing is not of concern to the Commission and never consideration for Planning Commission.

This topic will be included in the May meeting as time expired due to 7pm Council meeting.

**IV. Other Business - No other business was discussed**

- V. **Adjournment:** At 7:00 p.m. Mayor Lofty motioned to adjourn the meeting including continuing the conversation on the 3 May meeting. Ms. Sullebarger seconded the motion and it passed unanimously via Planning Commission voice vote.

**Next regular meeting – Monday May 3, 2021 at 5:30 pm**

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell