

Glendale Planning and Historic Preservation Commission
Monday, April 3, 2023
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 3 April 2023 at Glendale Council Chambers.

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

6 March 2023 Regular Meeting Minutes. Ms. Sullebarger moved to approve the minutes as submitted. Mr. Green seconded the motion. The motion passed via unanimous Planning Commission voice vote.

II. Old Business

III. New Business

Appropriateness Review of Official Applications

1. **320 E. Sharon Ave., Emily & Andrew Wuest, paver patio. Mr. Wuest,** homeowner, was present to represent the application. He is requesting a paver patio as part of the outdoor living area improvement. Mr. Green moved approval of

the application as submitted. Mr. Kooris seconded the motion. The motion passed via unanimous Planning Commission voice vote.

2. **1021 Greenville Ave., Jesse Klemm, fence. Mr. Klemm**, homeowner, was present to represent the application stating the fence is to contain their dog and shield the neighbor. The current fence is chain-link to the back and left with no fence to the right. The proposed fence would run from the deck, tie into the rear chain-link fence and be white vinyl. Mr. Green moved approval of the application as submitted. Mr. Mayzum seconded the motion. The motion passed via unanimous Planning Commission voice vote.
3. **280 E. Sharon Ave., Elizabeth Weber, shutter removal. Ms. Weber**, applicant, was present to represent the application. As part of the exterior power wash and painting project, the painters were unwilling to paint the shutters in their current condition and thus they were not reinstalled. She does not want to install vinyl shutters as they are inappropriate and still has the original shutters in her possession. Mr. Green said that the property has always had shutters and should continue to have shutters. He asked how many windows on the frontage (6 on front and 8 on side). Ms. Sullebarger said the most important is the Sharon Avenue façade (6 windows), and it is important to maintain the look. The building is from the mid-1800's, and shutters are seen in the closed position on a pre-1900 photograph. Mr. Green said in his opinion the shutters on the front are the most important, and Ms. Sullebarger suggested installing the shutters in phases. Mr. Mayzum suggested applying to the Procter Fund for potential funding of new shutters as this is an historic building and also suggested looking at the reuse shop in Northside or Wooden Nickel downtown as they both have architectural items available. Mr. Addison Clipson, former owner, provided a drawing showing shutters on the structure and discussed the history of the building and the difference between shutters and blinds. Mr. Kooris suggested shutters on the original brick building only, and Ms. Sullebarger said the street elevations are the most important. Ms. Weber asked if the Planning Commission wanted the previous shutters installed in the interim and the Planning Commission said there is no need to install the old shutters and Chairman Breidenstein said that this matter could be revisited if resolution time became extended. Mr. Kooris moved approval of the application with the change that wood shutters be installed on the South and East façades of

the original brick portion, sized appropriately, and include appropriate hardware. Vice Chairman Kerr seconded the motion. The motion passed via unanimous Planning Commission voice vote.

IV. Public Addressing the GPHPC & Other Business

There was no Public Comment

- V. Adjournment:** At 6:09 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 May 1, 2023 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell