

Glendale Planning and Historic Preservation Commission
Monday, January 4, 2021
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 4 January 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 Dan Mayzum and members Bob Kooris, Beth Sullebarger, Randy Green, Leslie Cooper 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. and declared a quorum present.

Agenda Items

I. Review and approval of 7 December 2020 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. Nomination and Election of Officers.

Chairman, Vice Chairman and Secretary. Ms. Sullebarger nominated the slate as follows: Mr. Tom Breidenstein for Chairman, Mr. Tom Kerr for Vice Chairman and Ms. Leslie Cooper as Secretary. Mr. Mayzum seconded the nomination(s). The motion passed by unanimous Planning Commission voice vote.

Review Rules of the Commission Review Design Guidelines per Section 154.46(B) (3).

No topics regarding the Rules of the Commission were identified for further review.

The following Design Guidelines were discussed for potential action:

- **Setbacks:** Per previous discussion, Vice Chairman Kerr has been doing research regarding the ordinance requiring a 5' setback of sidewalks and driveways and plans to present information with potential change options at the February meeting. Following that he thought the Commission should consider the options until the March meeting, at which point there could be a vote to recommend changes to the Guidelines.
- **Signs:** Chairman Breidenstein stated that the Village Office and Solicitor have assembled comments and discussion and have presented proposed changes and verbiage for his review.
- **Village Parking Signage:** Vice Chairman Kerr asked if parking signage would be changed to blue with white text vs. the current colors and would adhere to norms. Mayor Lofty recommended that Mr. Tom Alderfer be contacted for further discussion.

Adoption of meeting dates 2021 (see attached exhibit A). Chairman Breidenstein introduced the 2021 meeting schedule stating the Planning Commission typically follows the Council schedule. Mr. Green moved to adopt the schedule as presented. Vice Chairman Kerr seconded the motion and the motion passed via unanimous Planning Commission voice vote.

Acknowledge Mayor's Intent to Re-Appoint Leslie Cooper to the Commission. Mayor Lofty stated that he will be reappointing Ms. Cooper to the Planning Commission as the term she filled expired December 2020.

III. **Old Business** – no old business was discussed.

IV. **New Business**
Appropriateness Review of Official Applications

1. **John and Joan Eadicicco, 1045 Laurel, 19 Village Square, window replacement.** Mr. Eadicicco was present to represent the application. He stated that they are asking to replace 35 windows which are drafty and a variety of ages due to house additions. The windows are NuVue inserts and NuVue has been used and approved in other Village buildings. Chairman Breidenstein asked if all the windows being replaced were original to the house noting a comment about vinyl windows in the application. Mr. Eadicicco stated some windows were replaced in the 80s/90s, a French door and windows replaced in the 2000's and some original windows. Mr. Kooris stated that simulated divided light windows need to be used to match the grid pattern and size and Mr. Eadicicco's intent is matching windows. Mr. Mayzum stated that the proposed windows (inserts) will result in less light/glass than the existing windows. Mr. Kooris concurred and noted that true divided lights further decrease the light. Ms. Sullebarger clarified the reference to NuVue approvals (785 Woodbine, 9 -12 Village Square) are not the same style of window proposed in the application and suggested that there might be an alternative that would provide a better result and the other approvals should not be considered precedent. Chairman Breidenstein concurred that each application is unique and needs to be reviewed as a unique case. Mr. Mayzum asked if the applicant considered other windows [yes] and if the windows discussed were inserts [yes]. Ms. Sullebarger stated that the Andersen Renewal product has a profile that better matches historic homes, and Mr. Green suggested fiberglass outside and wood inside as vinyl may not be the best interior finish. Mr. Eadicicco stated the Andersen quote is cost prohibitive and he will talk with NuVue regarding other options. Mr. Kooris asked for dimensions for the existing and new windows and suggested that Mr. Eadicicco also look at that with any proposed replacement citing the exercise conducted by Christ Church during a recent window application. Storm windows and sash-only replacements were also discussed. Chairmain Breidenstein asked that Mr. Kooris help Mr. Eadicicco prepare for the February meeting as a subcommittee of the Planning Commission. Mr. Green motioned to defer action to the February meeting. Ms. Sullebarger seconded the motion, and the motion passed via Planning Commission voice vote.

V. **Persons Addressing the GPHP Commission/Other Business**
No persons addressed the Planning Commission.

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

V. **Adjournment:** At 6:22 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 February 1, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell