

**Glendale Planning and Historic Preservation Commission**  
**Monday, December 6, 2021**  
**Meeting Minutes**

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 6 December 2021 at the Glendale Town Hall.

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

**Agenda Items**

**I. Review and approval of 1 November 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. New Business**

**Appropriateness Review of Official Applications**

1. **805 Congress, Lisa Malblanc, fence.** Ms. Malblanc was unable to attend the meeting and requested that the review be rescheduled for January. Mr. Green moved to defer action on the application. Secretary Cooper seconded the motion. Vice Chairman Kerr requested that technical drawings and images be provided for the January review vs. the rough diagram submitted. Mr. Green asked for fence clarification including placement and height as the current drawing shows the fence may fall in front of the back of the house. Village Administrator Lumsden stated that he will talk with the applicant with the follow up items.
2. **915 Greenville Ave, Barbara Lumsden, Addition.** Mr. Rod Sidley, architect, was present to represent the application. Village Administrator Lumsden stated that he did not conduct

the zoning review given familial status with the applicant and the review was done by another member of the Village office. Mr. Sidley stated the application is for a 1 story addition to an existing single-story sunroom in the rear of the house. There are 2 sets of drawings and he is requesting that both be approved if possible. The applicant is leaning to the second/alternate plan in which the west facing wall is solid. Ms. Sullebarger asked about the window materials and Mr. Sidley stated that they will be Marvin fiberglass with divided light including spacers. Mr. Green asked if the neighbors have been notified of the potential addition and Mr. Sidley stated that he was not aware of anyone being contacted. Mr. Mayzum asked the age of the current roof and if the roof can be matched. Mr. Sidley said that the new roof would not be contiguous to the current roof but the new roof will be color matched as closely as possible. Ms. Sullebarger moved approval of both designs to allow the homeowner to choose. Mr. Mayzum seconded the motion and the motion passed via unanimous Commission voice-vote.

3. **885 Greenville Ave., Matt and Becky Knollman, accessory structure.** Mr. Rod Sidley, architect, was present to represent the application stating this is a new garage behind the existing house designed with a carriage house feel including a second floor. This also includes the installation of a fence with a 4' height and a 6' decorative fence facing the street. I think Dan Mayzum said the fence facing the street had to be limited to 4'. Ms. Sullebarger stated the plan is attractive and asked why the garage is set so far back and Mr. Sidley said the homeowner requested the placement to allow for paved space for basketball hoop. Ms. Sullebarger noted the 12' property line setback is met. Mr. Mayzum asked if a new driveway is included and Mr. Sidley stated that it is. Ms. Sullebarger asked if the reveal of the siding will be replicated, and Mr. Sidley stated that the intent is to make it as close to the house as possible. Ms. Sullebarger stated the garage is board-and-batten and has some age but has been significantly altered over time. She believes this garage is not historically significant but noted that other accessory buildings may be historically significant and are undocumented. Ms. Sullebarger expressed interest in doing a survey to document accessory structures so that the Commission can consider if they should be protected. Chairman Breidenstein asked that she bring this topic up in the January meeting so it can be reviewed and possibly included in the 2022 plan. Mr. Green asked if 5-6 trees will be removed and Mr. Sidley stated that some large trees not in good shape will be removed and new landscaping installed, but he did not know the exact number slated for removal. Mr.

Mayzum moved to approve the application as submitted. Ms. Sullebarger seconded the motion and the motion was approved via unanimous Commission voice-vote.

**IV. Public Comment & Other Business** - No Public Comments or other business was discussed

**V. Adjournment:** At 5:46 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 January 10, 2022 at 5:30 pm**

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell