

Glendale Planning and Historic Preservation Commission
Monday, June 7, 2021
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 7 June 2021 via Virtual Zoom session due to the Shelter in Place orders, and in person at Town Hall, 80 East Sharon Avenue. 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.

Agenda Items

I. Review and approval of 3 May 2021 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. Old Business –

45 S. Lake Ave., Window Replacement, Jackie Klein. Ms. Klein was present to represent the application providing requested additional information regarding the windows. The new windows are Silver Line windows with like for like lights and appropriate muntins can be installed. Mr. Kooris stated that there was only an internal grill pattern in the specs and after further review it appears that internal and external muntins are available. Mr. Green moved to approve the application as submitted with the stipulation that the window could be clear or have full simulated divided light [grids on inside and outside] at the choice of the applicant. Additionally, per Mr. Green, if the applicant chooses the option of full simulated divided lights for these windows, details of that choice will be made to Mr. Lumsden. Mr. Kooris seconded the motion and the motion passed via unanimous Commission voice vote.

III. New Business

Appropriateness Review of Official Applications

1. **56 E. Sharon Ave., Window Installation, Mike O'Connor.** Mr. O'Connor was present to represent the application stating the previously approved room is meant to act as a 3-season room and this application is the window addition completing the project. Each large opening will include 2 windows. Ms. Sullebarger visited the property stating it is not visible from the street. Mr. Green moved to approve the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Commission voice vote.
2. **1075 Willow Ave., Car Port and Porch Installation, Greg Dahman.** Mr. James Thompson, contractor, stated that the car port should be removed from the application due to setback issues and the application is now to have the front porch extended. Village Administrator Lumsden clarified that the car port would infringe on side yard setback and the application includes the roof and rear step replacement. Vice Chairman Kerr stated he recalled the ordinance concerning setback excluded porches and overhangs and was relevant to the main building only but did not have the ordinance reference book available and asked if someone could look it up. Village Administrator Lumsden looked up the ordinance and

- clarified that per zoning ordinance section 154.55(E), unenclosed front porches can extend into a front yard for a distance not exceeding 10'. Vice Chairman Kerr asked for additional drawings since the porch roof appeared to be cantilevered in the stick drawing with no support and Mr. Thompson said the intent is to build a porte-cochère similar/identical to 1085 Willow (next door) which does have supports. Chairman Breidenstein stated that there is not sufficient detail on the application and suggested deferring action until the next meeting on 28 June. Ms. Sullebarger moved to defer this application and Mr. Kooris seconded the motion. The motion passed via unanimous Commission voice vote.
3. **1054 N. Troy Ave, Fence, Richard & Nancy Broemsen. Mr. Broemsen** was present to represent the application stating that they are looking for a 6' high wood privacy fence and back yard shed since there is no garage. Village Administrator Lumsden clarified that the shed does not exceed 150 square feet so does not require review and approval by the GPHPC. The fence goes from the rear corners of the house into a portion of the rear yard. Mr. Kooris asked the materials [treated pine] and Chairman Breidenstein reminded the homeowner that the fence has to be installed with the good (or "finished") side out, per the zoning code. Mr. Kooris moved to approve the application as submitted. Mr. Green seconded the motion and the motion passed via unanimous Commission voice vote.

IV. **Continuation of Conditional Use Application Hearing**

42 Washington Ave/Eckstein School – Conditional Use application, convalescent home, under Section 154.21(B)(14). Continued from March 29 and May 3, 2021 meetings.

Chairman Breidenstein stated that the public hearing was completed and closed at the 3 May meeting and the application has moved to Commission deliberation. Mimi's House was open for review and many Commission members took advantage to see the facility. The evening's action is a recommendation to the Village Council regarding Conditional Use and not the physical structures on the property. That recommendation will be forwarded to Council who will then hold their own public hearing prior to any action. Chairman Breidenstein stated that there are three criteria: 1. Effect to the neighborhood, 2. Conformance with the Village Plan and 3. Effect on traffic. If the conditional use application is approved by the Village Council, then the Certificate of Appropriateness process will begin which includes the design of any facility on the property.

Vice Chairman Kerr stated that after reviewing the Village ordinances and plans, the requested use is listed specifically as an approved and permitted conditional use in this zoning district. In particular, per § 154.21(E)(14), conditional uses in the residential zoning districts include "Nursing or convalescent homes." He stated that it will likely not have a huge impact given that there is a park and cemetery that act as buffers and an anticipated privacy fence will act as the final buffer to the neighbor on the east side. He also didn't think traffic would be an issue due to the nature of the facility. He also noted that the Sisters of Transfiguration had a similar facility at the Bethany campus, so there is historic precedence.

Mr. Green concurred with Vice Chairman Kerr regarding compliance with the Village Plan and traffic. He visited Mimi's House in Symmes Township to review the facility and neighborhood and noted the issues regarding the existing structure will be dealt with during any next review phase.

Ms. Sullebarger also concurred that this is an acceptable use and meets the criteria used to assess any recommendation regarding conditional use.

Secretary Cooper stated that she does not concur with the previous statements. She does believe it will have an adverse effect on the neighborhood and traffic. Upon review of appropriate usage options, she did not see the requested use listed as appropriate.

Mr. Mayzum expressed concern regarding the traffic as there is normally low traffic flow and park usage sometimes creates traffic issues, especially during soccer season. He believes traffic could be an issue and has concern about the footprint and maximum capacity if the conditional use permit is granted.

Mr. Kooris noted that any physical facility expansion or change would have to go before the Planning Commission, so changes and potential impact could be monitored. He stated that the other similar facility at Bethany was across from his home, and that the emergency vehicle traffic was minimal. He owns a property on Washington Avenue and believes the request would improve the neighborhood.

Mr. Green asked if the maximum facility occupancy is 16 rooms and it was confirmed that State Law allows for only 16 rooms in this type of facility.

Chairman Breidenstein noted that he concurs with the reviews and opinions of Vice Chairman Kerr, Ms. Sullebarger and Mr. Green regarding the conditional use application criteria.

Mr. Green moved to approve the conditional use and forward the recommendation to Council. Mr. Kooris seconded the motion. The motion passed with the following result: Chairman Breidenstein – yes; Vice Chairman Kerr – yes; Secretary Cooper – no; Mr. Kooris – yes; Ms. Sullebarger – yes; Mr. Green – yes; Mr. Mayzum – no. Mayor Lofty abstained from voting.

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

VI. Adjournment: At 6:23 p.m. Mayor Lofty motioned to adjourn the meeting. Vice Chairman Kerr seconded the motion and it passed unanimously via Commission voice vote.

Following adjournment, Mr. Kevin Parrish spoke to the Commission, and addressed his concerns about conversion of the Eckstein School, amongst other general comments. Mr. Parrish's comments may be available via ICRC-TV video.

Next regular meeting – Monday June 28, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell