

Glendale Planning and Historic Preservation Commission
Monday, November 7, 2022
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 7 November 2022 at the Glendale Council Chambers.

In Attendance: Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Secretary Leslie Cooper and members Beth Sullebarger, Dan Mayzum and Mayor Don Lofty. Village Administrator David Lumsden and Village Clerk Becky Terrell were also present. Members Bob Kooris and Randy Green were 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 3 October 2022 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.

Old Business

1. **20 W. Fountain Ave., Gregory & Marcia Moye, new single-family home (deferred from August & September meetings).** Village Administrator Lumsden provided background regarding the application and stated that there have been no revised plans submitted to the Village Office. Chairman Breidenstein stated that action must be taken otherwise by law the application would be approved. Ms. Sullebarger moved to deny the application as submitted on the basis that the application does not conform to design requirements regarding massing, placement and orientation specifically calling out the garage placement. Mr. Mayzum seconded the motion. Mr. Michael Beaugrand, resident, asked about the garage specification as front facing garages exist and he followed up by asking how the scope of comparison is defined. Chairman Breidenstein said that the scope is not firmly defined, but driven by immediate neighbors [3 existing homes on W. Fountain]. Secretary Cooper asked if the issue

was also that the garage was attached and Chairman Breidenstein stated that it was implied in the denial and Ms. Sullebarger said that having it attached and in the front are both issues. Motion passed via unanimous Planning Commission voice vote. Chairman Breidenstein stated that the applicant has the right to appeal the action to Council.

2. **925 Congress Ave., Byron Williamson & Sandra Hendrix, garage addition, sunroom addition & window replacement (deferred from September meeting).** Mr. Ron Yobey, architect, was present to represent the application. An existing easement for the property has been identified and no variance is required as the CAGIS map was not accurate. The driveway addition has been adjusted to meet the setback requirements. The back extension roofline was also adjusted based on the feedback. Ms. Sullebarger noted that the windows were noted as bronze and asked for clarification and Mr. Yobey said the trim was to be a bronze color. Ms. Sullebarger stated that the color is integral to the style of the house and asked if white is an option vs. the bronze. Ms. Hendrix wants bronze trim/frame and noted that there are many dark framed windows in the Village. Mr. Mayzum said the dark windows will draw the eye architecturally speaking and may distract and Ms. Hendrix stated that the door will also be a dark brown. Vice Chairman Kerr noted that the gable revision is significantly improved. Vice Chairman Kerr motioned to approve the application as submitted. Secretary Cooper seconded the motion. The motion passed via unanimous Planning Commission voice vote.

II. New Business

Appropriateness Review of Official Applications

1. **23 E. Sharon Ave., Matt Niehaus, garage.** Mr. Niehaus, homeowner, was present to present the application providing a summary of materials and layout. Mr. Mayzum asked if this was a resubmittal and Chairman Breidenstein stated that this was a resubmittal with revised materials based on previous feedback. Vice Chairman Kerr motioned to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote.
2. **321 E. Willow Ave., Theresa Beuerlein, Replacement windows.** Mr. Beuerlein, homeowner, was present to represent the application. The intent is to improve the windows and the proposed windows will include true divided lights. Every window will be replaced excluding the original sunroom. Vice Chairman Kerr motioned to approve the application with the option of choosing one over one or if desired to have simulated divided light. Ms.

Sullebarger seconded the motion and the motion passed via unanimous Planning Commission voice-vote.

3. **2 Forest Pl, Alene Rice, replacement storm windows.** Ms. Rice, homeowner, is trying to protect the original windows and the existing storms are too damaged to repair. Ms. Sullebarger stated that Allied Storms are appropriate for historic homes and moved to approve the application. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice-vote.
4. **1179 N. Troy Ave., Daniel Groll, replacement decking.** Mr. Groll, homeowner was present to represent the application. Vice Chairman Kerr stated that the application is appropriate and moved to approve the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Planning Commission voice vote.
5. **1021 Morse Ave., Mardelle Jones, in-ground pool (Conditional Use).** Mr. Jim Scott, contractor, was present to represent the application. He noted the size and placement of the salt water pool that includes a retractable cover and other equipment that will be shielded by landscape. There will also be hardscape and Ms. Sullebarger asked if lighting is installed [in the pool]. Ms. Sullebarger stated that there are 3 standards that must be met as part of a conditional use application: conforms to Village masterplan, no impact to neighbors and no impact to traffic. Ms. Patty Pridemore, 400 E. Sharon Rd expressed concern regarding impacting the existing trees which act as a privacy shield. They requested the pool location be moved to the south. Ms. Sullebarger asked about the salt water pool discharge [discharges toward street]. Mr. Scott said that moving the pool to the south puts it at risk that rain water could push the liner of the pool up and wash out the yard. Ms. Debbie Marsh, resident at 1031 Morse expressed support for the new pool and have no issues with application, noting the neighbor across the street at 1036 Morse is also supportive. Ms. Sullebarger asked if the pool can be closer to the house and Village Administrator Lumsden said that zoning requires 12.5' setback from house. Chairman Breidenstein said a variance could be considered if necessary. Ms. Sullebarger moved to defer action to allow time for information gathering regarding the trees. Mr. Mayzum seconded the motion. Motion passed via unanimous Planning Commission voice vote.
6. **65 Coral Ave., Nidhi Bedi, new single-family home & in-ground pool (Conditional Use).** Mr. Bedi, was present to represent the application. The pool is a covered swim spa and a fence will be installed. Ms. Sullebarger said the design is low scale and materials are appropriate and asked about the window style. Mr. Mayzum asked the siding material

[hardee board]. Vice Chairman Kerr said the design looks top heavy and unbalanced but the garage placement is appropriate because other houses in the immediate vicinity also have front loading garages. Ms. Sullebarger motioned to recommend approval of the pool to Council as a conditional use. Mr. Mayzum seconded the motion and it passed via unanimous Planning Commission voice vote. Ms. Sullebarger moved to approve the application regarding the house design in concept with the condition that the homeowner return in December with details regarding the windows and fence design/materials and a plan to break up the façade massing. Vice Chairman Kerr seconded the motion and it passed via unanimous Planning Commission voice-vote.

~~7. **1120 N. Troy Ave., Michael Gillespie, accessory structure. M**, COMMENTS Ms. Sullebarger moved to approve the application as submitted. Mr. Kooris seconded the motion and the motion passed via unanimous Planning Commission voice vote.~~

8. **100 E. Sharon Ave., Stephen Geary, demolition of accessory structure. Mr. Geary**, homeowner, was present to represent the application. Mr. Geary stated that the interior has collapsed and is dangerous to enter. Village Administrator Lumsden stated that he has reviewed photos and there are temporary structures supporting the building. Vice Chairman Kerr looked at it a few years ago and was afraid to walk into it. Mr. Geary said house is dated 1855 but there is no confirmed date regarding the barn. Vice Chairman Kerr says foundation is also deteriorating there was an order to demolish the structure previously but measures had been taken to remediate. Vice Chairman Kerr motioned to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Planning Commission voice vote.

IV. Public Comment & Other Business –

There were no public comments and no Other Business discussed

V. Adjournment: At 6:48 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 December 5, 2022 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell