

# Draft Minutes – To be reviewed/approved Feb. 3, 2020

## Glendale Planning and Historic Preservation Commission Monday, January 6, 2020 Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 6 January 2020 at 80 East Sharon Avenue.

**In Attendance:** Chairman Tom Breidenstein, Secretary Jill Beitz and members Bob Kooris, Beth Sullebarger, Randy Green, Dan Mayzum and Mayor Don Lofty. Village Administrator Walter Cordes and Village Clerk Becky Terrell were also present. Vice Chairman Tom Kerr was not 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 2 December 2019 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Secretary Beitz seconded the motion and it passed unanimously.
- II. **Nomination and Election of Officers:**

Chairman Breidenstein opened the floor for nominations for the roles of Chairman, Vice Chairman and Secretary during the coming year. Ms. Sullebarger nominated that the current officers be nominated as follows: Mr. Breidenstein for Chairman, Mr. Kerr for Vice-Chairman and Ms. Beitz for Secretary. Mr. Kooris seconded and the motion passed unanimously.

Chairman Breidenstein acknowledged Mayor Lofty's intent to reappoint Bob Kooris to the Commission. Mayor Lofty stated that Mr. Kooris will be nominated and presumably approved at the Council meeting following.

**Review Rules of the Commission.** Chairman Breidenstein opened the floor for suggestions/changes to the Commission's rules and there was no discussion.

**Review Design Guidelines per Section 154.46(B)(3).** Ms. Sullebarger stated that the sign guidelines are currently under review and should be completed in 2020. Chairman Breidenstein represented Vice Chairman Kerr's request to discuss the 5' driveway setback on small lots be reviewed, believing that this discriminates against narrow lots citing an example where a driveway was declined. It was decided that this is a zoning ordinance change and not Design Guidelines. Mr. Kooris stated that if this is under review that neighbor notification be included. Chairman Breidenstein asked if the 5' setback is a recent ordinance, and Village Administrator Cordes stated that it was within 20 years. Mayor Lofty stated that amending the zoning code requires a public hearing and can be initiated by Council or the Planning Commission. Chairman Breidenstein stated that there is no urgency and suggested it be tabled and stated that he will discuss separately with Vice Chairman Kerr regarding feedback and next steps. Ms. Sullebarger stated that the list of contributing and non-contributing buildings needs to be revised in light of the demolition of the Mt. Zion rectory and recent change to the Period of Significance in the

National Register Amendment. Chairman Breidenstein stated that he will follow up with best next steps.

**Approve 2020 Schedule of meetings.** Chairman Breidenstein stated that the dates are based on the proposed Council schedule and allow for normal holiday variance. Secretary Beitz moved to approve and Mr. Mayzum seconded the motion. The motion passed unanimously.

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

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

1. **310 E. Sharon Rd., Scott & Laura Morgan: Glendale House Brewery & Pizza Final. (Preliminary review held on Nov. 4<sup>th</sup>, 2019).** Mr. Scott Morgan, homeowner, represented the application. He stated that they wish to add a nano-brewery and pizza oven to maximize the property's economic utilization. A new structure (brew house) and breezeway between the house and new structure are proposed and an application is being made to ATTB, which manages proposed brewery construction. Maintaining living quarters above the brewery is a variance to their guidelines. The proposal keeps the existing garage, which is constructed from the lot's original barn. Mr. Kooris asked the hours of operation and Mr. Morgan stated they are likely to be Tuesday – Saturday and open until 10 pm. Mr. Mayzum asked if a signage application would follow separately [yes]. Village Administrator Cordes stated that original drawings were not building grade so new drawings are underway. Mr. Mayzum asked if parking was part of the review and Chairman Breidenstein stated that it could be part of the discussion regarding placement, but that there is a formula used to determine parking adequacy for zoning. Mr. Kooris asked if the congregation points will be close to the neighbors and Mr. Morgan stated that the building placement allows maximum privacy to the eastern neighbor. From the audience, Ms. Grueninger asked if a liquor license is required and Village Administrator Cordes said not if they serve only their own brewed beer which is the current ATTB application scope. Ms. Sullebarger asked if they have discussed the plans with neighbors, and Mr. Morgan stated that most have been contacted and there were no negative comments. Mr. Kooris asked if a fence is proposed, and Mr. Morgan stated that the design is not chosen but a fence is planned. Chairman Breidenstein suggested discussing the fence with the neighbors and then coming back for design review. Mr. Mayzum moved to approve as submitted with the condition that privacy fence/lighting/lighting fixtures be submitted for review prior to any installation. Mr. Green seconded the motion and it passed unanimously.

V. **Persons Addressing the GPHP Commission/Other Business**

1. Mr. Kooris asked about the condition of Coral and a demolition vehicle parked for a number of weeks. Village Administrator Cordes stated he will follow up.

VI. **Adjournment:** At 6:03 p.m. Mayor Lofty motioned to adjourn the meeting. Mr. Green seconded the motion and it passed unanimously.

**Next regular meeting – Monday 3 February 2020 at 5:30 pm**

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell