

Glendale Planning and Historic Preservation Commission
Monday, March 2, 2020
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 2 March 2020 at 80 East Sharon Avenue.

In Attendance: Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Secretary Jill Beitz and members Bob Kooris, Beth Sullebarger, Dan Mayzum and Mayor Don Lofty. Village Administrator Walter Cordes and Village Clerk Becky Terrell were also present. Member Randy Green 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 3 February 2020 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Mr. Mayzum seconded the motion and it passed unanimously.

- II. **Old Business** –
 1. **80 E. Sharon Avenue, Fire Department Call Box Sign; Councilwoman Debbie Grueninger.** Ms. Grueninger represented the application stating that the yellow call box needs signage to clarify its use. The materials will be a white plastic or aluminum sign 8.5” x 11” in size and provided a visual example. Vice Chairman Kerr asked that the text be centered on the sign and Ms. Grueninger agreed. Mr. Kooris motioned to approve the application with the requirement that the text be centered. Ms. Sullebarger seconded the motion and it passed by unanimous voice vote.
 2. **Municipal Parking lot on east of railroad, Village Administrator Cordes.** Village Administrator Cordes represented the application. He stated that the plans are required to support the quiet zone. Kleingers and the Village have been working on fencing and cross walk details and ODOT standards were consulted. The work needs to be bid and the plans need to be approved before the bid can be released. Village Administrator Cordes reviewed the current and proposed layouts including landscaping. The parking spaces will be angled at 9’ widths to maintain the number of spaces. It is required that the fence placement be on Village property and not CSX property. This requires of the blacktop be removed and Mayor Lofty stated that when initially built the land was leased from CSX and the final parking lot may have extended beyond the initial agreement. Village Administrator Cordes stated that trees in poor condition will be removed and new trees planted. Ms. Sullebarger stated the plan is an improvement and moved to approve the application as submitted. Secretary Beitz seconded the motion. Mr. Beaugrand asked if the Village will no longer lease land from CSX and Mayor Lofty stated that we will no longer be leasing. The motion passed by unanimous voice vote.

- III. **New Business**
Appropriateness Review of Official Applications
 1. 555 Albion Ave., Community of the Transfiguration: Final rebuild plans for Administration Building. Ms. Christie Boron from Emergence Design and Sister Jean Gabriel of the Sisters of the

Transfiguration represented the application. This is an opportunity for the applicant to address the requested changes. Chairman Breidenstein stated that there is a hard stop at 7pm for Council meeting and asked any presenters not repeat anything and keep time to 5 minutes. Sister Jean Gabriel, Superior of the Transfiguration. The property was purchased in 1898 at the founding of the community and there was 1 building on the 13-acre lot. All changes made over the years are made as a response to their missions. The Chapel was built in the 20's and was consecrated in the late 20's and the Village followed shortly thereafter. St. Faith, on Hedgerow, was build to house the school. In a meeting with residents there was concern expressed by the neighbors that the construction and design is not friendly to the immediate neighbors. In response, the design of the water detention system was discussed. Replaced Mr. McSwain's driveway to access Hedgerow at the Sister's expense. A 6' fence the length of his property (approx. 500') was also installed at the Sister's expense. The ambient light complaint has been addressed by installing lights that shine down and therefore minimizing the light. The construction workers have been instructed not to park on Hedgerow in spaces made available to them. Barriers have been erected to try and prevent cut through traffic. The gate for the upper Oak end should be installed shortly. The bottom gate has been delayed because of the rate of construction traffic flow. The Sister's hope to have addressed the concerns of the neighbors.

Ms. Boron reviewed the changes made as a result of the February Planning Commission meeting. The Sister's desire to compartmentalize the uses of the site for safety purposes. So the school, convent and retreats facilities are segregated primarily to keep the children safe. The desire in the new building placement is to keep them insular to the site so they are not right on the property edges. Actual setbacks for the buildings are 2-3x the minimum required setbacks with details provided on the handouts. The closest building is 160' off of the southeast corner of Mr. Kwiecinski's property and 300' from his house. Ms. Boron explained the zoning definition of building height and grade as they are not intuitive. The maximum building height is 60' and residential homes can be up to 45' depending on placement vs. the setback. She then went through the height of the various buildings, found on the provided documentation and all well within zoning height requirements. The new Admin building height is 39', meeting the commercial and single-family height requirements as defined in the zoning codes. She expressed surprise at the objection to the Admin building height given its height given the rest of the site and stated that the building is 2 story with a walkout basement and not a 3-story building. She reviewed renderings that now include context as last month's presentation did not have context for how the Admin building is situated. The request to break up the west façade was made and is now reflected in the rendering but the preference is not to include the design request as it does not fit into the overall design. The awning at the lower entrance was added and is on the rendering and is also an item that is not preferred as it is a natural stone façade and could create a leak point. Additionally, the door is not a main entrance and has no need for sheltering and is primarily an egress. There is also a plan to have an Elm tree planted on the corner. She then walked through the north approach rendering which showed the massing relative to the site.

Chairman Breidenstein asked the height of the previous admin building and Ms. Boron stated that it was 1 story plus walkout basement. The new Administration building has an additional floor and gable roof vs. the previous building and there are no classrooms or library in the building. Mr. Kooris asked how large a tree will be installed and Ms. Boron said she will have to follow up with a landscaper to answer the question.

Chairman Breidenstein asked Mr. Cordes about the zoning code height interpretation and he concurred with the presentation regarding the calculation. Ms. Sullebarger asked if there

could be another location for the building. Ms. Boron stated not without having to tear out an existing parking lot and creating more issues. Chairman Breidenstein stated that the Faith Building plans are not to use long term. Ms. Boron stated that no final decision has been made, but the building is currently used as the Construction office. St. Faith will not be used for school/educational purposes if used in the future.

In Favor:

Ms. Luana Loria, 10 St. Edmunds Place. She moved to Glendale to be close to Bethany School where her daughters attend. She is a proponent of the plan as the new building is more aesthetically pleasing than the current building.

Opposition/Questions:

Mr. Jim Jellison, 400 Oak Road. There have been promises of landscaping that have not happened and is curious to the installation timing. Ms. Boron stated that most landscaping is done for the others, but not fully planted out due to timing and should be completed in the spring. The rest of the landscaping should be done when the construction is completed. He then asked about the landscaping status around the new garage and Ms. Boron stated that she wasn't sure what was left and she would follow up. He also stated that the landscaping around the new gym died due to the drought and asked if there is a budget in place. Intent is to choose native plants that should thrive in the environment.

Mr. Gordon Kwiecinski, resident 775 Hedgerow. Thank the Sisters and team for hosting the neighborhood meeting. Mr. Kwiecinski submitted an email exchange to be included in the minutes. Despite best efforts the water issues remain and he showed a video of storm run-off. The off-site drainage site is blocked with silt and is located on the west side of Hedgerow and has been brought up to the County and the Village. The water does flow slower and longer as stated by Sister Jean. The property damage as a result of the construction was discussed including the cracked street/concrete, sign damage and lawn damage issues. He showed different renderings of the site plan from the point of view of his property. Vice Chairman Kerr asked about the proximity to the sidewalk is different than the previous rendering and Mr. Kwiecinski stated that was a limit of his software. He asked that the actual visual of the neighbors be understood regardless of the fact that the building height meets code requirements. One of his concerns is that when the master plan was submitted and approved, there were 55,000 square feet of classroom/learning space plus St. Faith is dedicated to the goal enrollment of 270 students. He sees most of the educational space from his front yard. He compared this project to the Christ Church and UDF construction projects including the requested changes to make the items fit better into the neighborhood. As those are in the historic district they are held to a different standard. Bethany is outside of the historic district and therefore under conditional use which is a different process. He believes that if Bethany was in the historic district it would fall under a different scrutiny and the construction has been negative to the neighbors. His ask is to reject the request for amendment.

Mr. Ron McSwain, 765 Hedgerow. He stated that he is the neighbor most impacted by the Bethany construction. He expressed concern with the length of time spent under construction and the recent confrontation exhibits a lack of understanding and appreciation from outsiders regarding how Glendale operates. He gave examples of the activities in the Village and the support a neighborhood provides to its residents. He then gave a presentation of the construction site as it stands today from the point of view of his home. The St. Faith building

tear down request will remove a visual buffer for the neighbors. The two buildings that were set to be remodeled and are now proposed to be or have already been demolished. He discussed the perceived building height relative to the site and the impact of large tree removal as it used to be a natural barrier between the properties and provided a visual barrier.

Ms. Peggy Shardlow, 1 Ault Lane. She said that they are also experiencing water run-off and driveway damage. She asked if a grant that was applied for previously was awarded and the current status. Village Administrator Cordes stated that the grant was not accepted and was being revised and submitted again.

Chairman Breidenstein stated that the Commission's final action is a recommendation to the Village Council and then Council gets the final word. Tonight, the Planning Commission can pass, fail or defer action with permission of the applicant. Without permission to defer, no action is seen as approval.

Ms. Sullebarger acknowledged that the neighbors have been greatly impacted by the construction and have struggled with continued drainage issues. Drainage/Runoff issues cannot be addressed by the Planning Commission but need to be addressed by the County and Village office. She also acknowledged the loss of the trees after visiting the site and hopes that the trees will quickly recover. She sees the school as an important institution with a charitable purpose founded by a leading family in the Village, the Matthews. She stated that the new buildings are attractive and the architect has made an effort to make an attractive and appropriate design. The buildings meet the residential and commercial zoning requirements and there is no alternate placement available for the building to keep the students centrally located. She motioned that the application be made to Council approval for conditional use as proposed. Ms. Beitz seconded the motion. DID THE MOTION PASS AND WHAT WAS THE VOTE?

IV. Persons Addressing the GPHP Commission/Other Business

DID ANYONE ADDRESS THE COMMISSION FOLLOWING THE MEETING

Adjournment: ADJOURNMENT TIME AND WHO MOTIONED, PASSED AND FINAL VOTE

Next regular meeting – Monday 6 April 2020 at 5:30 pm

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell