

Glendale Planning and Historic Preservation Commission
Monday, May 4, 2020
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 4 May 2020 via Virtual Zoom session due to the Shelter in Place orders. The meeting meets all Open Meeting regulations as revised by Ohio House Bill 197.

In Attendance: Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Secretary Jill Beitz and members Bob Kooris, Beth Sullebarger, Randy Green, Dan Mayzum and Mayor Don Lofty. Village Administrator Walter Cordes, Administrative Assistant 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. He welcomed everyone to the virtual Zoom meeting and asked Administrative Assistant Lumsden to instruct all attendees on how to utilize the functionality.

Agenda Items

- I. **Review and approval of 2 March 2020 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Mr. Green seconded the motion and it passed unanimously.
- II. **Old Business** – no old business was discussed.
- III. **New Business**
Appropriateness Review of Official Applications:
 1. **805 Ivy Ave., (a) rear roof mount solar installation & (b) black aluminum (simulated wrought iron 50% open) fencing with 2 gates, Ms. Louinda “Lee” Arnold. Ms. Arnold** represented the application stating that the fence application is in the back yard. There are fences behind the house and the south side. The application is to add fencing and gates on the north side of the property to fully contain the yard for her herding dog. The fence is aluminum with an older appearance and matches the fence on the south side of the property. The solar panel application is to replace the electric bill so there are enough panels on the back wing and garage facing south. These would not be visible from the street as they are located in the rear. Ms. Sullebarger stated that she drove by the property and noted that the rear L does have some exposure from the south east because the street curves. She asked how close to the west edge of the rear wing will the panels be located. Ms. Arnold didn't know the exact placement but did state that this is the only place on the house that they can be installed due to the trees. Ms. Sullebarger noted that the Village is in support of alternate energy and the request is that any view of the panels be minimized, hence her question. Administrative Assistance Lumsden displayed the drawings provided with the application. Ms. Sullebarger stated that probably 2 of the panels on the west wing would be visible from the road. She noted that solar panels were approved on a home located on Fountain Avenue which are visible in the winter. Village Administrator Cordes stated that he agrees that the application meets the spirit of the code as the homeowner does the best to hide the panels. Ms. Sullebarger stated that he most important things are that they are in the rear set at the pitch of the roof and will blend with the shingles. Mr. Green asked if the panels will be ‘triple black’ (black frame, black cross pieces and black cells). Ms. Arnold stated that she will check with the solar company and will request triple black panels. Mr. Green asked if

the neighbors have been spoken to about the address. Ms. Arnold has spoken to the Stackpoles but not the neighbors on the other side. Mr. Green stated that it is not a requirement but is a suggestion. Mr. Green motioned to approve both applications with the request that the solar panels be triple black. Ms. Sullebarger seconded the motion and it passed via unanimous voice vote.

2. **14 Little Creek Lane, Rear Yard Swimming Pool – Conditional Use, Mr. Jeffrey Witte.** Mr. Witte represented the application. Chairman Breidenstein stated that this is for a conditional use which has to be approved by Council and the final action will be a recommendation to approve the conditional request to Council. Mr. Witte stated that they purchased the house with the anticipation of adding accessory buildings and a swimming pool. The additional garage has already been granted a building permit. The pool is a single piece fiberglass pool with a concrete deck and will be fenced separately from the back yard. This application will happen during the June meeting for a 5' high aluminum fence. He stated that there is a pool on the property to the rear and to the east of that property as well as 5 other pools in the Little Creek subdivision. There is an extensive area of grass and trees, so there is a natural buffer and the eastern neighbor will not see the pool once the garage is constructed. The western neighbor is the ARB Chairman and has been involved in the proposals from the onset and the ARB has already approved the design. Chairman Breidenstein asked if the proposed garage on the survey is part of the application. Mr. Witte said the garage is not included as a building permit has already been issued. This application is strictly for the pool and the fence will be handled separately. Village Administrator Cordes stated that the home is not in the historic district and this discussion is about the conditional use application only. Village Administrator Cordes then asked Mr. Witte about the setback being 4' instead of the originally submitted 5' and Mr. Witte clarified the various setbacks with the pool being ~8' from the property line. Ms. Sullebarger stated there are 3 factors for Conditional Use: 1. Impact on Neighborhood, 2. Impact on Village and 3. Impact on Traffic. The neighborhood impact is the only applicable factor. She asked if Mr. Witte has talked with the Rieders. Mr. Witte stated that the only conversation has been about the removal of a dead tree and the Rieders are one of the homeowners with an existing pool. Village Administrator Cordes stated that the residents have been notified and there have been no notices to the Village of opposition to the plan. Chairman Breidenstein asked if Dr. Zobay had any comments as a neighbor in attendance. Dr. Zobay expressed no concerns. Mr. Green moved to recommend that this conditional use be sent to Council for approval. Secretary Beitz seconded the motion and it passed via unanimous voice vote. Mayor Lofty abstained as this matter is coming before Council.
3. **725 Greenville Ave., Rear Yard Swimming Pool – Conditional Use, Mr. John Creech.** Mr. Creech represented the application. Chairman Breidenstein recused himself from this matter as his employer and Mr. Creech's employer have a business relationship. Vice Chairman Kerr noted that this has already been reviewed by the Zoning Board of Appeals and a variance has been granted given that the pool is being partially installed in a side yard. There was no discussion from the Commission. Mr. Creech stated that part of the application is to replace a portion of a split rail fence in addition to the pool conditional use. Vice Chairman Kerr asked about the portion of the fence being replaced and if it is visible from the street. Mr. Creech showed an image of the fence and it is being replaced with fence in the same design as another fence element. Mr. Creech stated that he has talked to the neighbors and none of them have expressed any concerns. Ms. Sullebarger motioned to forward the application to Council for approval with a positive recommendation. Secretary Beitz seconded the motion and it passed via unanimous voice vote. Mayor Lofty abstained as this matter is coming before Council. Village Administrator Cordes asked if this included the fence replacement and it was confirmed that the motion does include the fence.

4. **30 E Sharon Rd., 4' front yard wooden picket fence, Mr. Jordan Barhorst. Mr. Barhorst** represented the application stating that they are looking to install a fence on the south and eastern line. There is an existing fence and tree line to the west, so the need is to enclose the 2 property lines. The fence would be painted white to match and there will be 3 gates installed. Chairman Breidenstein asked if this was the actual design as it is not 50% open and Mr. Barhorst said that this is a representation of the picket style and it will be a 50% open fence. Village Administrator Cordes stated that he will note it. Chairman Breidenstein asked how far the fence will be from the driveway and Mr. Barhorst stated that it will be 3' off of the driveway which is shared. Vice Chairman Kerr stated that this fence is similar to the fence that is 3 doors down at the Beaugrands. Mr. Kooris suggested using a full body white stain instead of paint as it will penetrate and will not readily peel. Secretary Beitz moved to accept the application as submitted. Vice Chairman Kerr seconded the motion and it passed via unanimous voice vote.
5. **16 Village Square, ADA concrete ramp with railing, Ms. Rebecca Terrell. Ms. Terrell** recused herself as Clerk for the purpose of this application. Ms. Terrell noted that the request is to have an ADA ramp installed and black aluminum railing installed on the ramp and the landing area. The concrete will be fully enclosed except for ramp access. The use as proposed. Ms. Beitz seconded the motion and the motion passed unanimously via voice vote. Ms. Sullebarger moved to approve the application as submitted. Secretary Beitz seconded the motion and it passed via unanimous voice vote.
6. **805 Congress Avenue, Replace side yard fence with 6' privacy fence, Ms. Lisa Malblac. Ms. Malblac** was present via phone to represent the application. This is to replace a 4' picket fence with a 6' picket fence. Chairman Breidenstein stated that for privacy fences the code requires that the good side of the fence face the neighbors and Ms. Malblac agreed. Vice Chairman Kerr moved to approve the application as submitted stating that it is fully in the back yard and not visible from the street. Mr. Green seconded the motion and it passed via unanimous voice vote.
7. **765 Ivy Avenue, Replace all windows on original structure, Mr. Ted Leonard and Ms. Susan Leonard. Mr. Leonard** represented his application. He stated that Ms. Sullebarger discussed the windows with the owners as they just recently purchased the house. Several windows have broken panes and there is wood rot and flaking paint on the windows so there is an issue with maintenance. The request is to replace the windows for energy efficiency and appearance using the 400 series Andersen Woodwright window which are Fibrex-clad wood to eliminate maintenance. Ms. Sullebarger acknowledged that the Andersen window is high-quality and appropriate in design but she also tried to talk them out of replacing the windows. The windows are original to the house and they appear to be in very good condition. She acknowledged that the code states that they can replace the windows with a compatible design but the historic guidelines request that original windows not be replaced. Mr. Kooris asked if the windows will be sized to fit the openings with no fillers. Mr. Leonard stated that these are inserts and the framing will remain. Mr. Kooris suggested having the installers fill the window weight pocket which lets in a lot of air. Mr. Mayzum asked if all the lights in the windows will be matched as some are 12 over 12 and some are 6 over 6. Mr. Leonard stated that the lights will be the same and the grids will meet Village requirements with interior and exterior grids and spacers. Mr. Kooris motioned to approve the application as submitted. Mr. Mayzum seconded the motion and the application passed with the following vote: Vice Chairman Kerr – yes, Mr. Kooris – yes, Ms. Sullebarger – no, Mr. Green – yes, Mr. Mayzum – yes, Secretary Beitz – yes.

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

Chairman Breidenstein stated that he drafted a Resolution of Recommendation in advance of this evening's conditional use hearing of Village Council regarding the Bethany application. The Resolution was sent to the Commission members via email for review mid-afternoon. He asked for feedback. No changes were recommended and he asked for a motion to approve and forward the Resolution. Secretary Beitz moved to approve and forward the Resolution of Recommendation. Ms. Sullebarger seconded the motion and it passed via unanimous voice vote. Mayor Lofty abstained from the vote as this will come before Council.

Adjournment: Mayor Lofty motioned to adjourn the meeting. Vice Chairman Kerr seconded the motion and it passed via unanimous voice vote. The meeting adjourned at 6:30pm

Next regular meeting – Monday 1 June 2020 at 5:30 pm

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell

DRAFT