

Glendale Planning and Historic Preservation Commission
Monday, August 3, 2020
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 3 August 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 and members Bob Kooris, Beth Sullebarger, Dan Mayzum and Mayor Don Lofty. Village Administrator Walter Cordes, Administrative Assistant David Lumsden and Village Clerk Becky Terrell were also present. Member Randy Green was absent.

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 Zoom functionality.

Agenda Items

- I. **Review and approval of 29 June 2020 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Mr. Mayzum seconded the motion and it passed via unanimous voice vote.

- II. **Old Business**
No Old Business was discussed.

- III. **Appointment of Planning Commission Secretary.**
Chairman Breidenstein announced that Secretary Beitz resigned from the Planning Commission leaving the Secretary position open. Historically the newest Commission member serves as secretary and Mr. Mayzum agreed to act as interim Commission Secretary. Mayor Lofty added that the Commission application deadline is Monday 17 August and at least 1 person has expressed interest thus far. Following the deadline, a meeting of Council will be held to review applicants prior to the appointment. Given the September meeting is at the end of August the appointment could occur at the end of August or at the 5 October meeting. Timing is based upon scheduling of a Special Council meeting. Ms. Sullebarger moved that Mr. Mayzum act as interim Commission Secretary. Mr. Kooris seconded, and the motion passed unanimously.

- IV. **New Business**
Appropriateness Review of Official Applications:
 1. **420 E. Sharon Rd., Lynn & Rodney Crider, Mudroom and Brick Porch addition, sunroom remodeling.** Mr. Rod Sidley, architect, represented the application. He stated that the proposed side porch enclosure is visible from the street while the mudroom addition is at the rear and is not visible. The porch enclosure is intended to look like a porch that has been enclosed. The existing porch structure will not be replaced, it will just be enclosed with possibly some roofing work if needed. Vice Chairman Kerr called out the handrailing detail as a nice inclusion that extended the existing front porch hand rail design and visually blended in nicely. Ms. Sullebarger asked about the previously approved second floor

addition. Mr. Sidley stated that once the owner reviewed costs and implications the decision was made to focus on remodeling the first floor. Ms. Sullebarger asked if the windows will match the existing and Mr. Sidley stated the windows will match the 2 over 2 double hung windows that are prevalent and will be Marvin Integrity series with simulated divided light in a color that matches the current windows. Secretary Mayzum asked about the front elevation on sheet 2 which shows the porch covered but the steps into the porch remaining and asked if the steps will be removed. Ms. Sullebarger asked the reason for removing the steps as keeping them could be physical evidence of the history of the house and there is no need to remove them other than there is no door. and Vice Chairman Kerr liked the idea of removing the steps since they go nowhere except into the new hand rail detail. with the railing detail that is retained. Mr. Kooris moved to approve the application as submitted. Vice Chairman Kerr the motion and the motion passed unanimously via voice vote.

2. **80 E. Sharon Ave., Village of Glendale (Chief Hardwick), replace east garage doors, remove metal work above doors w/ painted Hardie panels. Mr. Rod Sidley and Chief Kevin Hardwick** represented the application. Chief Hardwick stated that this request is part of the east side renovation which was the previous entry. The intent is to remove the corrugated metal above the arched windows and replace it with Hardie board panels. The existing arched windows will remain and the garage doors will be replaced with something more functional. Chief Hardwick said that the goal is to have a dining room that can be expanded to the apron allowing the Fire Fighters and Village residents to be more interactive. Several door styles have been reviewed including bi fold, tri-fold, sliding doors and overhead doors. On the right there is a notch on the brick to accommodate the wider door but the intent is to have this filled so the two door openings would be the same size. Chairman Breidenstein asked if all the options were available on the drawings and Chief Hardwick said only the one option has been drawn out. Secretary Mayzum asked about the two round light fixtures on each corner and Chief Hardwick said they will be replaced with lights matching the addition. Ms. Sullebarger noted that she attended a meeting where the plans were discussed and she suggested replacing the corrugated with Hardie board as brick was probably not feasible. She also suggested the new doors visually match those on the addition but she is open to sliding doors. Chief Hardwick indicated that eliminating the overhead doors opens up lighting and fan possibilities and allows the arched ceiling to be shown. The intent is to have a folding door that also slides and allows maximum open space. The gridwork in the sliding doors can be matched to the new doors so they look the same. Vice Chairman Kerr expressed his understanding regarding eliminating the overhead doors. The folding/pivoting doors are preferable to the sliding door as they maximize the opening and options. Secretary Mayzum asked about the latch passenger door onto Sharon Road and if there would be enough clearance if the sliding/pivot doors were open fully. Mr. Kooris noted that the folding/pivoting doors should open and project out and not be in the way. Mr. Kooris asked if there are top or bottom tracks (both). Vice Chairman Kerr asked the cost differential between sliding and trifold doors and Ms. Sullebarger asked about funding. Councilwoman Macenko announced a generous gift from a Village family is enabling this remodeling. Vice Chairman Kerr asked if trifold/pivot doors are in budget and Councilwoman Macenko said that they are. Vice Chairman Kerr moved to approve the application with the condition that the trifold/pivoting doors be installed. Mr. Kooris said the Fire Committee should have a choice between trifold and sliding doors and it is not the Planning Commission's purview to dictate functionality. After further discussion around the overlap design of the 3 panel sliding doors which would not present as one flat door, Mr. Kooris agreed overlapping sliding doors would not be appropriate. The Commission reviews external appearance and agreed the option for overhead doors should be eliminated and the current overhead doors and tracks removed. Ms. Sullebarger asked if the sliding sections are

on the same plane so the doors look flat. It was clarified that the doors are on same plane because of the sliding/pivoting design. Vice Chairman Kerr motioned to approve the application with the condition that trifold doors be installed and the reconstruction of the brickwork on the north side of the doors be conducted. Mr. Kooris seconded the motion and it passed unanimously via voice vote.

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

1. **Vice Chairman Kerr** asked who/what dictates speed limit sign placement noting the sign at the north side of Greenville Ave next to Rogan Park is located in a low visibility location. Mayor Lofty suggested that Vice Chairman Kerr visit the Village Office and talk with Village Administrator Cordes about his concerns. Vice Chairman Kerr then called out two potential safety hazards. First a piece of rebar sticking out at Sharon and N Troy just under street pole sign. It would not come out and is a trip hazard. The second is the Piccolo railing not bolted to the sidewalk almost causing him to fall. He asked who is liable if someone leans and falls? Ms. Sullebarger asked if the Piccolo enclosure is intended to be permanent as it is on the Village sidewalk. It was noted that the fence was required as part of the liquor license. Secretary Mayzum asked if there is an official definition of temporary in this situation because a clear definition could require review at certain intervals. It was noted that the Village has verbiage for temporary signage, but unclear if there is any temporary fence verbiage.

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 6:11pm.

Next regular meeting – Monday 31 August 2020 at 5:30 pm

Submitted by Acting Secretary Dan Mayzum

As assisted by Becky Terrell