

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

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 3 February 2020 at 80 East Sharon Avenue.

In Attendance: 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 and Village Clerk Becky Terrell were also present. Chairman Tom Breidenstein was not present.

Vice Chairman Tom Kerr called the meeting to order at 5:30 p.m. and declared a quorum present.

Agenda Items

- I. **Review and approval of 6 January 2020 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Secretary Beitz seconded the motion and it passed unanimously.

- II. **Old Business** – no old business was discussed

- III. **New Business**
Appropriateness Review of Official Applications
 1. **740 Congress Ave, Mark & Jan Godbey: Stucco pier w/ steel baluster fence, driveway reconfiguration. Mr. Rod Sidley**, architect, represented the application. There were no questions or discussion regarding the application. Ms. Sullebarger moved to approve as submitted. Mr. Kooris seconded the motion, and it passed unanimously.

 2. **555 Albion Ave., Community of the Transfiguration: Final rebuild plans for Administration Building. Ms. Christie Boron from Emergence Design** represented the application. Vice Chairman Kerr stated that the initial discussion will be regarding the appropriateness of design and discussion regarding other topics will occur following any vote by the Commission. Ms. Boron stated that this is a request to amend the conditional use previously approved. The decision has been made to demolish the library/laundry building (Hope) and replace with a new administration building in essentially the same footprint. She reviewed the building's floor plan and how the new building sits in relation to the current buildings.

Mr. Kooris asked where the drainage ties in, and Ms. Boron stated that it is all directly to the west of the building and was built out in the original construction. Mr. Kooris asked if there were any issues with silt, and Ms. Boron stated that it was working as designed. Mr. Green asked the status of the building earlier requested to be demolished (St. Faith), and Ms. Boron stated that the Sisters have put on hold to focus on the school property. Ms. Sullebarger asked about the materials, and Ms. Boron stated that it is identical to the other buildings. Mr. Green stated that the façade will be imposing. **Mr. Gordon Kwiecinski**, resident 775 Hedgerow, stated the proposed physical structure will be very imposing and noted the final drawings don't adequately capture the scale. The proposed change adds a third floor which

is much higher than the original building leading to the mass and scale issues. **Mr. Jason McSwain**, resident on Oak, also representing his parents Mr. and Mrs. Ron and Phyllis McSwain who are also residents. Mr. McSwain stated that the 46' building height is so large that it cannot be hidden, citing his commercial building which is 10' shorter than the proposed structure. He read a letter submitted by Mr. and Mrs. McSwain that stated the concerns. Ms. Sullebarger asked Ms. Boron about the height of the building and if the height of the building meets the zoning code. The zoning code allows a commercial building to be 60' high and the proposed structure's height is 44'. Vice Chairman Kerr asked if there were any other considerations regarding rooflines to minimize the view and Ms. Boron stated that they applied the scale and design of the other new buildings to this design to keep the overall aesthetics.

Mr. Green asked if the west side design can be modified to break up the mass visually. He understands the design intent but suggested continuing the brick around the windows on the north elevation to the west façade. Ms. Boron said this change could be applied only at the windows and not the stairwell, which will remain stone. Mr. Green made a motion of approval conditioned on that design change; Ms. Sullebarger seconded. Mr. Kwiecinski asked if making the new building 2 stories was considered. Ms. Boron stated no, as they are locked into a footprint based on the previous building and there is not enough footage without the 3rd floor.

Mr. Dan Love, resident at 825 Hedgerow, want to avoid a larger building and continuation of construction and construction traffic. He echoed Mr. Kwiecinski and Mr. McSwain's comments.

Mr. Green asked to withdraw his previous motion to approve. Mr. McSwain noted that this building will be 100 – 200' from neighbors and landscaping is not going to change the scale nor the impact. The third floor is proposed to the detriment of the neighbors while a vacant building (St. Faith) with no plan sits on the lot. He sees this as a radical expansion of the original conditional use. Mr. Kwiecinski asked the next steps if this application is approved. It was noted that the application will be back next month for review. While the conditional use has been approved by Council, next steps regarding appeal would have to be referred to the Solicitor. Since this is a change to an approved conditional use permit, research will have to be done regarding any appeal process. Mr. McSwain noted that zoning and appropriateness are different – it could be within zoning code but still not be appropriate. Mayor Lofty stated that the footprint and design should be reviewed at the same time and suggested tabling application pending new plans. Mr. Green motioned to table pending new plans. Secretary Beitz seconded; the motion passed unanimously.

Mr. Kooris asked why the Hedgerow gates are not installed as required. Mr. Green stated that while reviewing the site there were at least 3 cars that traversed between Hedgerow and Oak. It was requested that Ms. Boron/Bethany expedite the installation of the gates, and Ms. Boron stated that equipment would need to be ordered and timing would be dependent upon equipment receipt.

Mr. Green also noted dirt piled next to new sidewalk that is causing drainage issues and the drainage grate on Hedgerow is clogged with construction debris. In addition, several areas of safety fence are knocked over and it appears that the construction team is not serving the site or neighbors well. He requested that Village Administrator Cordes visit the site to review its current state. Mr. Green asked if the traffic plan approval included the detail that west/east

would be closed during construction. Ms. Boron stated that it was in a previous presentation, and Mr. Green asked that she provide a copy to Village Administrator Cordes.

Mr. Brian Reisen, resident at 345 Albion, said that his house has been negatively impacted since construction. He cited basement water infiltration and having to build back yard swales and berms to manage water runoff. He stated that he does not believe detention is working as designed. Vice Chairman Kerr asked if the Village Engineer has reviewed this issue and Village Administrator Cordes stated that the change has been submitted for review to see if the footprint impacts detention and expects an answer later in the week. He further stated that Kleingers has investigated the widespread water issues and many collection systems beyond Bethany are part of the issues including water from Woodlawn. The Village will submit an application for a grant to help rebuild the Hedgerow collection system to a new grant source with a high possibility of getting funding.

IV. Persons Addressing the GPHP Commission/Other Business

Glendale Heritage Preservation Report: Women of Glendale Exhibit 2020 Nancy Macenko.

As trustee of GHP and Chair of Women of Glendale exhibit, Ms. Macenko is providing background regarding signage being installed on the Depot during the exhibit. This is meant to be for awareness since GHP is a non-profit and after talking with Village Administrator Cordes there is an ordinance allowing temporary signage for non-profits. The exhibit opens to the public 1 March to celebrate 19th amendment. Thirty-four Glendale women who had significant impact between 1855 – 2000 including a Nobel Peace Prize nominee. Signs including the name of the exhibit on the front and the sides of the depot are considered an extension of the exhibit. The signs will be 6'x4' white weatherproof aluminum including a popular font at the time. Additionally, the signs will be lit at night from the ground. Vice Chairman Kerr asks how the signs fit with current signage ordinances.

Village Administrator Cordes stated that the sign ordinance allows for temporary signage for non-profit organizations and has been applied to the banners for pancake breakfast and yard signs. Vice Chairman Kerr asked about utilizing sandwich boards instead of affixing to the historic building, and Secretary Beitz expressed that the current plan is better than the sandwich boards. It was suggested that temporary signage be added to the sign committee review. Mayor Lofty confirmed that temporary sign regulation is unclear and should be included in the review. Vice Chairman Kerr asked if this sets a precedent in the Village and Village Administrator Cordes stated that the ordinance clearly calls out non-profits.

Following the meeting, Vice Chairman Kerr found the sign ordinance in §154.27(E) “Nonprofit village organizations, as defined and recognized by the IRS, may, in any district, post or hang signs announcing special event(s) upon the applicant's or public property for a period of not more than 14 days when an application detailing quantity, size and location is reviewed and approved by the Mayor.” This was communicated to the Commission via email and Vice Chairman Kerr also pointed out via email the 14 day maximum duration allowed by the ordinance.

Adjournment: At 6:58 p.m. Mayor Lofty motioned to adjourn the meeting. Mr. Green seconded the motion and it passed unanimously.

Next regular meeting – Monday 2 March 2020 at 5:30 pm

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell