

Council of the Village of Glendale, Ohio

Regular July Meeting

Monday, June 28, 2021

7:00 p.m.

Agenda

The Regular July Meeting of the Council of the Village of Glendale is being held as a 'hybrid' meeting on Monday, June 28, 2021 at 7:00 p.m. This hybrid style of meeting will be held in-person at Town Hall, 80 E. Sharon Ave., with remote access available via Zoom Video Meetings for those wishing to participate remotely. The meeting will be available on YouTube Live for those wishing to simply view the meeting. A link to view this meeting will be prominently posted on the Village website at www.glendaleohio.org. Those interested in attending via Zoom should contact Village Administrator David Lumsden at dlumsden@glendaleohio.org or (513) 771-7200.

I. Establishment of Quorum & Approval of Agenda

II. Approval of Minutes

1. June 7, 2021 Regular Council Meeting

III. Public Presentation & Comment

1. Bill Parrish

IV. Old Business

1. **Ordinance 2021-25** An Ordinance Authorizing the Creation of the "Glendale Family Fund" Department as Part of the Community Fund and Increasing Estimated Revenues and Appropriations for 2021 (*2nd reading*)

V. New Business

1. **Resolution 2021-13** A Resolution Authorizing the Village Administrator to Prepare and Submit an Application to Participate in the Transit Infrastructure Fund Program and to Execute Contracts as Required
2. Discussion on Glendale Planning and Historic Preservation Commission Resolution 2021-001, "A *Resolution of Recommendation*" Reflecting the Recommendation of the Glendale Planning & Historic Preservation Commission to the Council of the Village of Glendale, Recommending Approval of The Application of Denny Dellinger (Agent for Owner, 42 Washington Ave. LLC) for a Conditional Use Permit for a Residential Assisted Living Home at 42 Washington Avenue"

VI. Reports from Mayor, Administrator, Standing Committees & Special Committees

Mayor's Report

Births & Deaths

None reported.

Village Administrator's Report

Committee reports

Finance Committee

Fire Committee

Laws & Claims Committee

Police Committee

Public Buildings & Historic Preservation Committee

Recreation & Playgrounds Committee

Streets, Public Improvements & Lights Committee

Utilities Committee

Reports from the Clerk & Treasurer

VII. Adjournment

The next regular Council meeting is scheduled for August 3, 2021.

VILLAGE OF GLENDALE
STATE OF OHIO
ORDINANCE 2021-25

AN ORDINANCE AUTHORIZING THE CREATION OF THE "GLENDALE FAMILY FUND"
DEPARTMENT AS PART OF THE COMMUNITY FUND AND INCREASING ESTIMATED REVENUES
AND APPROPRIATIONS FOR 2021

WHEREAS, the Village of Glendale Police Department and volunteers seek to assist families in need in the Village of Glendale through donations for such items as school supplies and holiday presents;

WHEREAS, it is necessary to account for these donations and expenditures to facilitate their management and distribution;

BE IT ORDAINED, by the Council of the Village of Glendale, State of Ohio, a majority of all members thereof concurring:

SECTION I A department of the Community Fund (fund 809), to be named "Glendale Family Fund", to be accounted as department '394 Glendale Family Fund' is necessary to assist with managing finances of, and donations to, the volunteer programs of the departments of the Village is hereby created.

SECTION II The 2021 estimated revenues and appropriations for this fund are to be \$5,000.00 posted as listed:

809.000.1830	Contributions	\$5,000.00
809.394.2491	Other Supplies & Materials	\$5,000.00

First Read: **June 7, 2021** Second Read: **June 28, 2021** Third Read:

Passed:

Attest:

Donald A. Lofty, Mayor

Rebecca Terrell, Clerk

**VILLAGE OF GLENDALE
STATE OF OHIO
RESOLUTION 2021-13**

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE TRANSIT INFRASTRUCTURE FUND PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

WHEREAS, the Transit Infrastructure Fund Program provides funding for the general construction or maintenance of roads or bridges and related facilities involved in the provision of service by the regional transit authority;

WHEREAS, the Village of Glendale is planning to make capital improvements to traffic signaling devices located at Sharon Ave. & Route 4, Congress Ave. & Sharon Ave., and Congress Ave. & Washington Ave.;

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the Transit Infrastructure Fund;

BE IT RESOLVED, by the Council of the Village of Glendale, State of Ohio, a majority of all members thereof concurring:

SECTION I The Village Administrator is hereby authorized to apply to the Transit Authority for funds as described above.

SECTION II The Village Administrator is authorized to enter into any agreements with the Transit Authority as may be necessary and appropriate for obtaining this financial assistance.

Passed: June 28, 2021

Attest:

Donald A. Lofty, Mayor

Rebecca Terrell, Clerk

**GLENDALE PLANNING & HISTORIC PRESERVATION COMMISSION
VILLAGE OF GLENDALE, OHIO**

RESOLUTION 2021-001

**A “RESOLUTION OF RECOMMENDATION” REFLECTING THE RECOMMENDATION OF THE
GLENDALE PLANNING & HISTORIC PRESERVATION COMMISSION TO THE COUNCIL OF THE
VILLAGE OF GLENDALE, RECOMMENDING APPROVAL OF THE APPLICATION OF DENNY
DELLINGER (AGENT FOR OWNER, 42 WASHINGTON AVE. LLC) FOR A CONDITIONAL USE
PERMIT FOR A RESIDENTIAL ASSISTED LIVING HOME AT 42 WASHINGTON AVENUE**

-
- WHEREAS,** the Glendale Planning and Historic Preservation Commission of the Village of Glendale, Ohio (“GPHPC”) is empowered by statute (ORC § 713.11) and by the zoning code (§ 154.62) to review applications for conditional use permits, and, following such review, to send its recommendation to the Village Council for action consistent with said statute and zoning code; and
- WHEREAS,** 42 Washington Ave. LLC owns real property at 42 Washington Avenue, in an area of the Village that is zoned “B” Residential; and
- WHEREAS,** under § 154.21(B)(14) of the zoning code, “Nursing or convalescent homes” are classified as conditional uses in the “B” Residential zoning district; and
- WHEREAS,** on March 22, 2021, Denny Dellinger, as agent for owner, applied to the GPHPC for conditional use permit to allow the use of the subject property as a Residential Assisted Living Home, a type of nursing or convalescent home; and
- WHEREAS,** on March 24, 2021, the Village Clerk notified, or caused to be notified, via certified mail and first-class mail, all property owners within 200 feet of the subject property of the nature of the application and of the GPHPC meeting date and time, all consistent with the Village Clerk’s obligations under § 154.62 of the zoning code; and
- WHEREAS,** on March 29, 2021, and again on May 3, 2021, and once again on June 7, 2021, after due and proper advertising and notice, the GPHPC held meetings on the Dellinger application. The GPHPC heard from representatives of the applicant, from representatives of the prospective operators of the Residential Assisted Living Home, and from members of the public, allowing opportunity for those opposed to the application, those in favor of the application, and those who were undecided to speak. The applicant provided tours to interested GPHPC members of an existing Residential Assisted Living Home in Symmes Township (Mimi’s House) operated by the prospective operators of this facility; and
- WHEREAS,** GPHPC member Mayor Donald Lofty recused himself from participation in the GPHPC meetings as a member of the GPHPC because of his role as Mayor of the Village in order to preserve his ability to preside at Council when the application comes before the Council for review; and
- WHEREAS,** following the close of said meetings, the GPHPC deliberated in public session, and weighed all aspects of the Dellinger application; and
- WHEREAS,** the applicant waived the requirement from § 154.62 of the zoning code that the GPHPC must vote on the application within thirty (30) days; and
- WHEREAS,** upon the conclusion of its deliberations on June 7, 2021, the GPHPC voted to recommend approval of the Dellinger application to the Village Council.

THEREFORE, BE IT RESOLVED, by the Glendale Planning and Historic Preservation Commission, all eligible members voting with 5 for and 2 opposed, and Mayor Donald Lofty abstaining:

SECTION I The GPHPC hereby recommends approval to the Village Council of the application of the 42 Washington Ave. LLC, by and through its agent, Denny Dellinger, as presented at the March 29, 2021, May 3, 2021, and June 7, 2021, meetings of the GPHPC.

SECTION II The basis of the GPHPC recommendation of approval, per the requirements of § 154.62(B) of the zoning code, is as follows:

1. The applicant has adequately demonstrated that there will be no significant negative effects on the neighborhood from the operation of a Residential Assisted Living Home. Based on evidence and testimony presented at the various meetings, the intended facility abuts a public park to the rear, and a cemetery to the front, and low density housing on either side. Past experience with such a living arrangement in the Village (a nursing home on Albion Lane as part of the Bethany campus) was positive, based on comments received at the various meetings. Additionally, adaptive re-use of this property (which has been vacant for many years, has declined in its physical condition, and has had a deleterious effect on the neighborhood), will have a positive impact on the neighborhood.

2. The applicant has adequately demonstrated that operation of a Residential Assisted Living Home is in conformance with the Village Plan. In particular, the Glendale Village Plan (2000), on page 21, states that "Other housing choices may become relevant to resident needs, such as, senior or assisted housing, live/work housing, and the adaptive reuse of commercial or office buildings for housing." Additionally, the inclusion of "Nursing or convalescent homes" as a conditional use in the "B" Residential District is an indication that a Residential Assisted Living Home is in conformance with the plan of the Village.

3. The applicant has demonstrated that the overall effects on traffic from a Residential Assisted Living Home will be negligible because there will be (at most) 16 residents at the facility, and most (if not all) of the residents will not have automobiles. There will be 4 employees on site during the day, and 2 during evening hours. Additionally, the operators of Mimi's House in Symmes Township testified that emergency vehicle runs to Mimi's House consisted of approximately 3 non-emergency runs and 1 emergency run with sirens/lights in 19 months.

SECTION III The minutes of the March 29, 2021, May 3, 2021, and June 7, 2021 meetings of the GPHPC are attached hereto and incorporated herein by reference as a summary of the evidence and testimony presented at those meetings. Reference is also made to video recordings of these meetings, as they become available on the ICRC-TV website.

SECTION IV This Resolution shall have immediate effect, and shall be forwarded to the Village Council for proceedings on the application consistent with the foregoing.

Approved and signed this ____ day of June, 2021.

Thomas W. Breidenstein, GPHPC Chairman

Attest