

**Glendale Planning and Historic Preservation Commission**  
**Monday, December 2, 2019**  
**Meeting Minutes**

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 2 December 2019 at 80 East Sharon Avenue.

**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 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.

**Agenda Items**

I. **Review and approval of 4 November 2019 regular meeting minutes.** Ms. Sullebarger moved to approve with minor revisions Chairman Breidenstein shared via email. Mr. Kooris seconded the motion and it passed unanimously.

II. **Old Business**

1. **1115 Congress Ave., Terry Nagel: 12' x 28' (336sft) – Rescind.** Chairman Breidenstein stated that the shed approved in the November meeting was greater than 300 square feet and did not receive adequate review necessitating the need to rescind approval and review a revised application. Mr. Green moved to rescind the Commission's approval of Mr. Nagel's shed in November. Ms. Sullebarger seconded the motion and the motion passed unanimously.

III. **New Business**  
**Appropriateness Review of Official Applications**

1. **860 Woodbine Ave., Charles (Bill) Marsh: Appropriateness review for looped asphalt drive from Woodbine to Elk Avenues. (variance granted by ZBA 11.13.19).** Chairman Breidenstein stated that the number of driveway cuts on Elk Ave. was previously reviewed and approved by the Board of Appeals and that the Planning Commission's review is for appropriateness design. Vice Chairman Kerr asked Mr. Marsh if he considered their previous conversation of the Woodbine curb cut being perpendicular to make access from either direction easier. Mr. Marsh stated that after conversation he would take this into consideration for the design. Vice Chairman Kerr moved to approve with the condition that the curb cut on Woodbine be perpendicular. Secretary Beitz seconded the motion and it passed unanimously.
2. **740 Congress Ave., Mark Godbey: Preliminary – replace grandfathered 6' solid front yard stockade fence with block and stucco.** Mr. Mark Godbey, homeowner, represented the application. He stated that this is the only driveway on the east side of Congress between Oak and Fountain and a new porch being installed has caused a review of the front yard. The existing fence (images provided) is over 22 years old and while it is not attractive it does block noise, garbage and people. The concrete-block gates at the driveway are leaning and need significant repair work and the driveway apron needs to be widened due to approach issues. The request is to have a similar fence or wall located at the corner of Wood and

Congress, but with a stucco finish to match the home. The fence would be ~190' in length and include an electric gate at the driveway. Chairman Breidenstein asked if the fence would end at the edge of the property and Mr. Godbey stated the current fence does extend beyond the property line but the neighbors have not been approached about replacing the fence. Mr. Godbey presented a 6' high stucco design which is non-conforming but would be an improvement to the existing non-conforming fence and a mixed wrought iron/stucco design that is also an option. Vice Chairman Kerr stated that the design presented with a low stucco wall topped with wrought iron fencing materials would be similar to an existing fence on Sharon Road (the Sweeney's house) minus the posts and he suggests minimizing the size of the presented design posts as they are out of proportion. Mr. Kooris stated that there would be very little sound barrier if the stucco component is only 2' high. Chairman Breidenstein asked if architect Rod Sidley has provided fencing options and Mr. Godbey stated not yet. Mr. Green stated there is a house on Congress that has large stucco posts and wrought iron between that matches the house design. He suggested that Mr. Godbey go back and look at a solid design with an option for a blended stucco/wrought iron fence. Chairman Breidenstein agreed with Mr. Green that he should not dismiss a solid 6' fence, but also stated that there are codes that allow for substitution of materials that would be appropriate and suggested talking to Mr. Sidley. There was a question about how replacing grandfathered structures are handled within the ordinances. Chairman Breidenstein stated that there is verbiage that would allow for a similar but more appropriate design. Mayor Lofty stated that the height is more consideration for the Zoning Administrator and the Board of Appeals and is fundamentally a zoning issue and not an appropriateness discussion. First step is discussing zoning considerations with Village Administrator Cordes. Any discrepancy can be appealed to the Board of Appeals and then it would move to the Planning Commission for design review.

3. **1115 Congress Ave., Terry Nagel: Revised submission 12' x 24' (288sft) rear parking lot shed.** Mr. Terry Nagel, homeowner, represented the application. The revised plan accounts for size, gabled roof line and design to better match the existing building. The house roof is taupe and the shed roof color will match as closely as possible. Ms. Sullebarger moved to approve the application as submitted. Mr. Green seconded the motion and it passed unanimously.

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

1. Chairman Breidenstein stated that January meeting includes the Guidelines, Rules of Procedure and code annual review, plus election of officers. Vice Chairman Kerr requested that the 5' driveway setback requirement and its implications for a small lot be reviewed. It may not be possible for a driveway to meet the 5' setback to reach a backyard garage in a narrow lot. Chairman Breidenstein requested an email summary of the request since Vice Chairman Kerr will not be able to attend the January meeting.
2. Mr. Kooris asked if a School Zone exists on Oak/Albion for Bethany as there are kids that walk down Albion and Oak after school.
3. Village Administrator Cordes updated the status regarding the Sharon Road crosswalk grant application. The grant application for \$34,000 was submitted and is under review. The decision is expected in December with fund distribution in the spring. Mr. Kooris asked if there is a warning notifier regarding stopped traffic and Village Administrator Cordes stated that it is part of the design.

- V. **Adjournment:** At 6:18 p.m. Mayor Lofty motioned to adjourn the meeting. Mr. Kooris seconded the motion and it passed unanimously.

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

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell