

Glendale Planning and Historic Preservation Commission

Regular December Meeting

Monday, December 5, 2022, 5:30 p.m.

80 E. Sharon Ave., Glendale, Ohio 45246

Minutes

Attendance

Don Lofty	Mayor	Present
Tom Breidenstein	Chair	Present
Robert Kooris	Commission member	Present
Tom Kerr	Commission member	Present
Beth Sullebarger	Commission member	Present
Randy Green	Commission member	Present
Leslie Cooper	Commission member	Present
Dan Mayzum	Commission member	Absent
David Lumsden	Village Administrator	Present

I. Call to Order

Mr. Breidenstein called the meeting to order at 5:30 p.m., confirming the presence of a quorum.

II. Approval of Minutes

The minutes of the November 7, 2022 meeting were presented. Mr. Breidenstein recommended deferral of approval of the minutes to incorporate further edits. Ms. Sullebarger moved to defer the approval of the minutes. Mr. Kerr seconded. The motion passed unanimously by voice vote.

III. Old Business

1. 1021 Morse Ave., Mardelle Jones, in-ground pool (Conditional Use)

Mr. Breidenstein introduced the application, stating that the applicant had provided additional information, including the report from an arborist about the potential impact of the project on trees in the vicinity. Ms. Jones reviewed the details of the report.

Ms. Sullebarger observed that the spruce trees on the neighbor's property were 5 feet away from the fence and would probably not be damaged by construction

activity on the Jones property. To ensure this, however, Ms. Sullebarger recommended that the applicant maintain a buffer zone extending 3 feet from the fence during construction. Ms. Jones agreed and said she would erect a temporary construction fence for that purpose. With no further comment on the application, the motion to recommend approval, with provision of a 3-foot buffer, of the Conditional Use application was unanimously approved by voice vote.

2. **65 Coral Ave.,** Nidhi Bedi, new single-family home

Mr. Breidenstein introduced the application, stating the application was reviewed at the November meeting, and that the Commission members had recommended a few minor adjustments to the front façade.

The applicant's representative presented a visual rendering of the revised façade design. Mr. Kerr stated the redesign addressed his concerns of massing of the front façade very well.

The applicant's representative presented information regarding the design of the proposed windows. Mr. Kerr asked if the windows were simulated divided light, including a spacer bar between the glass, and the architect stated he would comply with any conditions related to the windows.

With no further comments, Mr. Kerr moved to approve the application as submitted and revised, including the condition that all windows be simulated divided light. Mr. Kooris seconded. The motion passed unanimously by voice vote.

IV. Public Addressing the GPHPC & Other Business

No members of the public addressed the Commission.

Mayor Lofty distributed a list of meetings for 2023. Mr. Green moved to approve the list as the Planning Commission's meeting schedule, and Ms. Cooper seconded. The motion passed unanimously by voice vote.

Mr. Breidenstein said that at the upcoming January meeting, the Commission will also review its bylaws and address any questions posed by members.

V. Adjournment

With no further business pending, Mayor Lofty moved to adjourn at 5:46 p.m. Mr. Kerr seconded. The motion passed unanimously by voice vote, and the meeting adjourned.