

**Glendale Planning and Historic Preservation Commission**  
**Monday, May 1, 2023**  
**Meeting Minutes**

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 1 May 2023 at Glendale Council Chambers.

**In Attendance:** Chairman Tom Breidenstein, Secretary Leslie Cooper and members Bob Kooris, Randy Green, Dan Mayzum and Mayor Don Lofty were present. Village Administrator David Lumsden and Village Clerk Becky Terrell were also present. Vice Chairman Tom Kerr and member Beth Sullebarger were absent.

Unless otherwise indicated, it should be assumed that Mayor Lofty has abstained on all Commission votes, either because they involved Certificates of Appropriateness or because they involved matters which are likely to come before Council where he presides.

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 Meeting Minutes.**

**3 April 2023 Regular Meeting Minutes.** Mr. Green moved to approve the minutes as submitted. Mr. Kooris seconded the motion. The motion passed via unanimous Planning Commission voice vote.

II. **Old Business**

III. **New Business**

**Appropriateness Review of Official Applications**

1. **25 Village Square, Michael Bambino, signage.** Mr. Bambino, business owner, was present to represent the application noting his oversight regarding the window sign installation and was unaware of the inside window installation requirement. Village Administrator Lumsden referenced the sign ordinance passed in December 2022 requires interior installation and noted the requested size falls within the

requirements. Chairman Breidenstein asked if the sign on the door and the window will both be installed from the inside [yes]. Mr. Kooris moved approval that the signs as designed be approved with inside installation. Mr. Mayzum seconded the motion. The motion passed via unanimous Planning Commission voice vote.

2. **865 Congress Ave., Glendale Lyceum, chimney removal. Ms. Heather Geary**, president of the Glendale Lyceum, was present to represent the application stating that there is an issue with the chimney installed on the multi-purpose building. The chimney has no supporting fireplace and the weight is causing roof issues. The chimney is not visible from Congress. Mr. Green said in the late 80's the Lyceum came before the Planning Commission with a design proposal and at final approval, a chimney was required because the zoning code requires new main or accessory buildings over 500 square feet include a chimney installation. Mr. Green moved approval of the application with the reasoning that this is an existing building and the chimney cannot be seen from the street. Mr. Kooris seconded the motion. The motion passed via unanimous Planning Commission voice vote. Mayor Lofty asked if the Planning Commission is willing to recommend a zoning code change the chimney requirements to Council. After discussion, Chairman Breidenstein noted consensus was reached that requiring a chimney or other roof structure on an accessory building of any size might be amended while maintaining the requirement for a chimney in main buildings. Mr. Green moved that the Planning Commission recommend to Council a Zoning Code revision to eliminate the requirement for accessory buildings to have chimneys or cupolas as outlined in Section 154.46(D)(4). Village Administrator Lumsden stated that a Public Hearing could be scheduled for June or July as required. Mr. Kooris seconded the motion and the motion passed via unanimous Planning Commission voice vote.
3. **950 S. Troy Ave., Natalie Lotspeich, fence. Ms. Lotspeich**, applicant, was present to represent the application stating a fence had been donated and she was under the impression that installation was allowed if 4' or under. Mr. Green asked the setback requirement and Village Administrator Lumsden said the required setback is 3' from edge of the street with no required sidewalk setback. Ms. Lotspeich indicated her plan is to paint the fence at some point, probably white. Ms. Lotspeich is also requesting a fence with turkey wire be installed near the natural barrier at the southern part of her property. Chairman Breidenstein asked if there is a gate from the sidewalk to the front entry [yes]. Mr. Green move to approve

temporary fence as applied for and as described at the meeting by the applicant, including the installation of black or green rubber coated turkey wire on the property's south side, both 4' tall. Mr. Kooris suggested that temporary fencing be addressed in upcoming public hearing. Mr. Mayzum seconded the motion. The motion passed via unanimous Planning Commission voice vote.

4. **157 E. Sharon Ave., Dan & Margie Nyman, fence.** Ms. Nyman, applicant, was present to represent the application stating that the fence is to contain their dogs. The fence is in the back yard and cannot be seen from the street, is 4' high and the property line is another 20' beyond the fence. Mr. Green asked about turkey wire installed on inside of fence and Mr. Kooris said finished side of fence needs to face neighbors [agreed]. Mr. Green moved to approve the application provided the finish side is facing outward from fenced area, turkey wire is on the inside and the vertical boards are double sided. Mr. Kooris seconded the motion and the motion passed via unanimous Planning Commission voice vote.

**IV. Public Addressing the GPHPC & Other Business**

- Mayor Lofty requested a follow up discussion to clarify the definition of temporary fencing. Mr. Green asked Village Administrator Lumsden to do some research regarding temporary fencing in other local communities that can potentially be reapplied.

- V. Adjournment:** At 6:08 p.m. Mayor Lofty motioned to adjourn the meeting, Mr. Mayzum seconded the motion, and it passed unanimously via Planning Commission voice vote.

**Next regular meeting – Monday June 5, 2023 at 5:30 pm**

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell