

Glendale Planning and Historic Preservation Commission
Monday, August 7, 2023
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 7 August 2023 at the Glendale Town Hall in Council Chambers.

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

5 June 2023 Regular Meeting Minutes.

Ms. Sullebarger moved approve the minutes as submitted. Mr. Green seconded the motion and it passed via unanimous Planning Commission voice vote.

10 July 2023 Regular Meeting Minutes.

Mr. Mayzum moved to approve the minutes as submitted. Mr. Kooris seconded the motion and it passed via unanimous Planning Commission voice vote.

II. Old Business

No old business was discussed

III. New Business

1. **830 S. Troy Ave., Colin Heineke & Jay Casey, deck alterations.** Mr. Heineke, homeowner, was present to represent the application stating that the hope is to restore the home to historic accuracy. The request is to remove the aged 1979 deck enabling needed

- repairs. Removing the deck requires temporary step installation until the new porch is built. Mr. Kooris asked how long the steps would be in place and Mr. Heineke said it could be multiple years given the number of projects. Mr. Kooris expressed concern regarding the duration of the temporary stairs. Chairman Breidenstein asked if there are steps in the front [yes, concrete] and asked if the proposed railing matches the front railing [no as the existing railing is also not appropriate]. Ms. Sullebarger moved to approve the application with the condition that the temporary stairs be allowed for a period of 2 years. Mr. Green seconded the motion and the motion passed via unanimous Commission voice vote.
2. **1060 Church Ave., Margaret Ruckenbrod & Cody Thomas, Siding. Mr. Thomas,** homeowner, was present to represent the application stating that the current siding contains asbestos and will be replaced by Hardie Board. Mr. Green asked if the boards are prefinished [yes] and Mr. Mayzum asked if it will be smooth or wood-grain [wood-grain]. Mr. Kooris asked the overlap [7 1/2"]. Ms. Sullebarger asked if there is a smooth version [yes] and it was suggested that smooth siding be used as it is more historically accurate and is easily maintained. Mr. Mayzum asked if the trim will have to be smooth as well [yes]. Ms. Sullebarger moved approval with the condition that the Hardie Board have a smooth finish. Mr. Mayzum seconded the motion and the motion passed via unanimous Commission voice-vote.
 3. **65 Coral Ave., Nidhi Bedi, Deck & Driveway Alterations. Mr. ??,** contractor was present to represent the application stating that much of the base work is completed. The request is to change the originally approved deck and driveway including adding a grilling area and eliminating the wading pool. The driveway was originally straight and the request is to add a semicircular driveway in front. Mr. Kooris asked if the back decking will be run straight or diagonal [straight]. Ms. Sullebarger asked if gravel could be considered for permeable surface, given the current stormwater runoff issues [driveway will be concrete; gravel will hurt curb appeal and is not preferred]. Mr. Green moved to approve the application as submitted. Mr. Kooris seconded the motion and the motion passed via unanimous Commission voice-vote.
 4. **1 Forest Place, Cordelia and John Edmiston, Porch Roof Extension. No applicant** was present to represent the application. The Planning Commission opted to review and provide feedback to the plan but not to take action without the applicant present. The current and proposed materials are in question and would need to be addressed. There are also questions regarding the new gable positioning, and there is a question regarding gutter replacement.

Mr. Kooris suggested that the homeowners bring their architect to the next meeting so questions can be answered. Mr. Green moved to table the application until the September meeting. Mr. Kooris seconded the motion and the motion passed via unanimous Commission voice-vote.

5. **1115 Congress Ave., Emily Sweeney, Shutter, Window and Deck Replacements. Ms. Sweeney**, homeowner was present to represent the application. The goal is to remove the front porch and replace it with an historically accurate porch design. The shutters are currently in disrepair and will be replaced including shutter dogs and hardware. The windows are proposed to be replaced with simulated divided light. The flat roof needs to be replaced and the architect suggested a metal roof. Ms. Sullebarger said the proposed changes are a vast improvement to the current home. She then asked about the windows and said the first-floor windows protected by the storm windows appear to be original windows in good condition. Ms. Sweeney said part of her concern is that the windows are a safety hazard should an exit be needed. Mr. Green asked the material of the new windows [aluminum-clad wood] and suggested buying a copper or wood cap for the shutters as all the damage comes from water penetration through the top of the shutters. Mr. Mayzum asked the design and material for the railing [wood] and the columns [PVC/composite material]. Mr. Green moved to approve the application as submitted including a metal porch roof. Mr. Kooris seconded the motion and the motion passed via unanimous Commission voice-vote.
6. **4 St. Edmunds Place Drive, Kevin Wheeler, Pool Installation (Conditional Use). Mr. Kevin Wheeler**, homeowner, was present to represent the application requesting that a pool be installed in the back yard. Ms. Sullebarger stated that in a Conditional Use request the conditions considered are impact on traffic the neighborhood, and conformance with the Village plan. Mr. Mayzum asked about the fencing [black metal fencing with required locks]. Ms. Sullebarger motioned to recommend approval of the Conditional Use Application to Council. Mr. Green seconded the motion, and the motion passed via unanimous Commission voice-vote.

IV. **Public Comment & Other Business** –

- **Mr. Kevin Parrish**, resident. Asked if there are future projections to acknowledge the underground tunnels that exist in the Village. Chairman Breidenstein said that he is not aware of any plans or actions. Mr. Green and Mr. Kooris clarified that the Planning Commission's role is to review building/signage applications for historic accuracy and design.

- **Chimney Ordinance Revision.** Village Administrator Lumsden provided revised chimney language and it refers to new dwellings only, removing requirement of chimneys on accessory structures. Mayor Lofty asked if the chimney requirement is excluded for commercial structures. Village Administrator Lumsden stated that the definition of dwelling excludes commercial buildings. It was asked if the new UDF has a chimney installed, and it was determined that no chimney exists on the structure. Ms. Sullebarger motioned to recommend the verbiage to Council for action. Mr. Green seconded the motion, and the motion passed via unanimous Commission voice-vote.
- **38 Village Square.** Chairman Breidenstein and Mayor Lofty recused themselves from the discussion as they are both members of the Glendale CIC. Mr. Kooris stepped in as acting chair during the discussion introducing the topic showing the proposed plat division. Ms. Sullebarger asked if there were setback or other requirements and Village Administrator Lumsden stated that there is a rear-yard requirement but a variance has been granted by the Zoning Board of Appeals. It was noted that there is no change in ownership, the change is in splitting the property into 2 lots and the parking lot would be made tax-exempt. Mr. Green moved to accept the plot for the lot 98/99 split as proposed by the Village. Ms. Sullebarger seconded the motion. Mr. Kooris asked if there was public comment, and Mr. Parrish noted that the Chairman recused himself and left the room while Mayor Lofty recused himself but commented during deliberations. The motion passed via unanimous Commission voice-vote.

Mayor Lofty noted that Beth Sullebarger received the Advisory Council on Historic Preservation and Secretary of the US Department of Housing & Urban Development's Award for her work on the rehabilitation of the Commodore Place Hotel in Cleveland. This is an award given to one project a year.

- V. **Adjournment:** At 6:22 p.m. Mayor Lofty motioned to adjourn the meeting Mr. Green seconded the motion and it passed unanimously via Planning Commission voice vote.

Next regular meeting – Monday September 11, 2023 at 5:30 pm in Council Chambers

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell