NOTICE OF MEETING
NOVEMBER 11, 2026 – 6:00 PM
PLAN COMMISSION
TENTATIVE AGENDA

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES FROM OCTOBER 14, 2026

IV. CONSIDERATION OF AMENDMENTS TO SECTION 400.070 REGARDING ADDITIONAL HEIGHT AND AREA REGULATIONS

V. ADJOURNMENT

_____

Morgan Forney
Community Engagement Officer

POSTED: _____, 2026

MINUTES
PLAN COMMISSION MEETING
August 12, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, October 14, 2026. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present	Members Absent
Brad Weitekamp	
Chairman Fernhoff	
Reed Voorhees	
John Falk	
Jon Emert	
Mike Moran	
Laura Switzer	

Also present were Frank Johnson, City Administrator; Kate Henry, City Attorney; and Morgan Forney, Community Engagement Officer.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes of the August 12, 2026 meeting. The motion was seconded by Mr. Emert and unanimously carried.

FENCE VARIANCE REQUEST – Page Degraff, 41 Frederick Lane

Jim Bischoff, Empire Fence, presented the project. The requested variance is for a 6' tall privacy fence. Mr. Bischoff stated the fence is proposed to be constructed along Wingfield and noted it will not impact drivers' visibility.

Mr. Emert inquired about how the fence will be built with the existing utility pole. Mr. Bischoff stated the intention is to build to the property line but the fence would be re-worked to leave the utility pole on the outside of the fence. In response to Mr. Weitekamp, Mr. Bischoff stated the fence will not connect to any existing fences.

In response to Mr. Moran, Mr. Bischoff stated the proposed location of the fence did take the grade of the yard into consideration. He also stated that the acute angle for one of the fence corners shown on the plans would be softened and that the fence will be a stockade material.

Mr. Voorhees noted the unusual shape of the lot and questioned the placement. Mr. Bischoff stated the plans are at the client's request. Mr. Johnson noted that the size could also be budgetary.

The Commission and Mr. Bischoff discussed the vegetation, utility pole and electrical box placement and how the fence will be constructed around

them. Mr. Bischoff stated the vegetation would be removed and the utility pole and electrical box would remain on the outside of the fence. In response to Mr. Weitekamp, Mr. Bischoff confirmed that seed/straw would be placed if needed after the vegetation was removed.

Mr. Moran moved to approve the fence variance, seconded by Mr. Weitekamp. The roll call was as follows:

Chairman Fernhoff	"Aye"
Reed Voorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Laura Switzer	"Aye"
Jon Emert	"Aye"
Brad Weitekamp	"Aye"

The motion carried unanimously and the variance was approved.

MISCELLANEOUS

Mr. Johnson stated that the Board of Aldermen would consider the requested Special Use Permit from Glendale Chrysler at the October 19 Board of Aldermen Meeting. He explained the request and the Board of Aldermen's discussions and recommendations. Mr. Johnson also noted that some members of the Board visited the site, as well as other dealerships, to view examples of the proposed garage doors.

ADJOURN

Mr. Moran moved to adjourn the meeting. The motion was seconded by Mr. Falk and unanimously carried to adjourn the meeting at 6:18 p.m.

Section 400.070 Additional Height and Area Regulations.

[R.O. 2010 §400.070; CC 1970 §33-7; Ord. No. 1305 Art. 12 §1, 4-24-1963; Ord. No. 1393 §C, 6-10-1966; Ord. No. 12-86 §§2 — 5, 8-18-1986; Ord. No. 34-87 §1, 12-7-1987; Ord. No. 10-94 §1, 7-18-1994; Ord. No. 16-16, 10-5-26]

A. The district regulations hereinafter set forth in this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Chapter.

1. When setback lines, easements, and other control lines governing the location of a building on a lot are provided on plats that were in existence before October 5, 2026, and were approved by the Board of Aldermen, unless the City determines that there is a necessary reason to not have some or all of the setback lines, easements and other control lines of the existing plat prevail over the area regulations of this Chapter, the existing plat shall prevail over the area regulations of this Chapter.

2. Public, semi-public or public service buildings, or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, and churches and temples may be erected to a height not exceeding seventy-five (75) feet, if the building is set back from each yard line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.

3. Chimneys, elevator bulkheads, monuments, tanks, water towers, ornamental towers and spires, church steeples or necessary mechanical appurtenances, may be erected to a height in accordance with existing or hereafter adopted ordinances of the City.

4. Wireless facilities and wireless support structures, subject to the regulations set forth in **Section 400.1260**.

5. Accessory buildings shall not exceed twenty (20) feet in height, unless it is necessary to match the pitch of the accessory building's roof to the pitch of the main residential structure's roof, in which case additional height may be permitted subject to the determination of the Building Commissioner. In no case shall an accessory building's height exceed the height of the main residential structure.

6. Accessory structures shall not exceed twenty (20) feet in height.

7. Accessory buildings and accessory structures ~~not exceeding twelve (12) feet in height~~ which are not a part of or attached to the main building may be built in a rear yard or side yard no nearer than six (6) feet of the side or rear lot line; except that an accessory building used as a garage abutting any alley may be built up to the street line if no portion of the building including eaves and doors shall encroach into the public right-of-way and that accessory buildings and structures not exceeding twelve (12) feet in height and less than 120 square feet may be built in a rear yard or side yard no nearer than two (2) feet of the side or rear lot line. In the case of a

corner lot, no accessory building shall be closer to any street line than permitted for the main building in relation to the same street line.

8. The setbacks for accessory buildings exceeding twelve (12) feet in height shall be the same as for the main building on the lot.

9. Accessory buildings which are not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard. Accessory buildings shall not be closer than ten (10) feet to the main building or to another accessory building.

10. A deck, whether freestanding or attached to a structure, may be built within the required rear yard area and may be built next to or adjoining a main or accessory structure. No deck shall be constructed within the side yard requirements of the "R-1" and "R-2" Zones or within fifteen (15) feet of any rear lot line. No deck and other accessory buildings shall occupy more than thirty percent (30%) of the required rear yard. Other than on double frontage lots, decks shall not be permitted in any required front yard.

11. No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced.

12. Only accessory buildings that constitute carriage houses or accessory dwelling units shall be used for dwelling purposes.

13. Every part of a required yard shall be open to the sky, unobstructed, except for accessory buildings in a rear yard, and except for the ordinary projections for skylights, sills, belt courses, cornices and ornamental features projecting not to exceed twelve (12) inches or projecting eaves not to extend more than one-half (½) the required side yard.

14. An unenclosed porch, the ceiling of which, if any, is not more than one (1) story in height, the floor of which is even with or below the height of the floor of the first story of the building to which it is attached, and which does not project more than ten (10) feet in depth from the front of the building may be built within the required front yard, provided that it maintains a front yard setback of at least twenty-five (25) feet in the "R-1" Zoning District and of at least twenty (20) feet in the "R-2", “R-3”, “R-4” and “R-5” Zoning Districts.

15. An area not to exceed three hundred (300) square feet of an unenclosed front porch shall be deducted from the lot area coverage. The area of lot coverage is calculated from the constructed footprint at grade of all buildings.

[Ord. No. B04-14 §3, 4-7-2014; Ord. No. 16-16, 10-5-26]