



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
JULY 8, 2026 – 7:15 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:15 p.m.

ROLL CALL

Members Present

Members Absent

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

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

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the June 10, 2026, meeting. The motion was seconded by Mr. Weitekamp, and unanimously carried.

**REVIEW OF PLANS FOR A
NEW HOME – Benchmark
Homes, 1175 Hillard Rd.**

Chairman Fernhoff introduced the project at 1175 Hillard Rd. and invited the applicant to present. The project was presented by Jeff Brinkman, the project manager with Benchmark Homes; Sydney Rasch, Director of Operations with Benchmark Homes; and John Odom, the project's architect.

Architecture

The ARB members discussed the proposed location of the driveway on the property. The members felt that the driveway would be better located on the low side of the property.

Mr. Moran noted that the proposed garage violates the maximum width of the garage per the design guidelines.

Mr. Moran stated that the home is not in alignment with the rest of the homes on the street in terms of number of stories, size, color scheme, or general appearance.

Mr. Weitekamp noted that the house feels confined because it is surrounded by retaining walls.

Ms. Rousch stated that some of the home's elements that the ARB members are critiquing are matters of homeowner taste. She noted that the property owners are in attendance—Lindsay Taylor and David Brinkman.

The ARB members noted that while the sides of the proposed home are flat, they commended the wrapping of the brick veneer around the corners.

Mr. Voorhees noted that the massing was harsh and noted that you can drop roofs down so the massing is less imposing.

Mr. Emert stated that he thought that the detached garage might still be possible, but if that's completely off the table, the design should be reworked to make the garage less of the focus.

Ms. Taylor stated that she preferred a rear detached garage, but she was told by the architect and civil engineer that it wasn't possible given the site's constraints.

The ARB members encouraged the applicant to reconsider the design of the home and its placement on the property so that it's more compatible with the topography and dimensions of the property.

Mr. Moran explained to the Benchmark Homes team that they don't need finalized or highly detailed plans to come before the ARB for preliminary review. He noted that many applicants find it helpful to present preliminary designs to ask if they are going in the right direction or if there's a problematic aspect that can be discussed. Then 30–60 days later, the project can be submitted for ARB review with finalized design plans (everything outside of the walls).

Mr. Johnson clarified that to receive approval from the ARB on the night of the ARB meeting, the applicant needs to have submitted all the materials on the checklist. For preliminary review, the application needs to include a site plan and sufficient supporting materials to solicit feedback.

Ms. Henry clarified that the ARB can approve the application as submitted, approve the application with modifications, or deny the application. The applicant can decide to table or postpone final review of their project to a future meeting to revise plans or gather more materials or information.

Public Comments

Mr. Johnson noted that the ARB received two written comments provided by email and shared with the members in advance of the meeting.

Brady Ward, 1125 Hillard Rd.: Mr. Ward noted that he agreed with the ARB members' comments. He would like the owners to live in their neighborhood but would like the house to fit with the houses on the street.

Michelle Graf, 1155 Hillard Rd.: Ms. Graf expressed strong concerns regarding grading issues of the property and how future stormwater issues may impact her property.

Liz Hille, 1195 Hillard Rd.: Ms. Hille expressed concerns with the proposed new home blocking the sunshine/light onto her property and how that will impact her yard/garden.

Bob Hille, 1195 Hillard Rd.: Mr. Hille said that he and his wife want this family to live on their street, and he understands that new homes that align more with modern housing demands will replace older, smaller homes, but he does see new homes that fit in with the existing homes on the street. He would like the new home to match the surrounding homes.

Tom Byrne, 61 Berry Wood Dr.: Mr. Byrne noted that he thinks it would be very helpful for the applicant to have their civil engineer attend the meeting. He said he's very sensitive to water runoff issues. He said he thought the proposed home did look like it belonged in Glendale, so he wanted to know what the standard for appearance comparison is. Mr. Moran said it's based on the other homes on the street, block, and neighborhood, and looks at the homes' scale, composition, orientation of parking, and many other things in the ARB guidelines.

The applicant and property owner asked to postpone the review of their project to a future ARB meeting.

Mr. Moran moved to postpone action on the applicant's design.

The motion was seconded by Mr. Weitekamp. The motion passed with a vote of 7 "Aye," 0 "Nay," and 0 Absent. The vote was as follows:

Brad Weitekamp	"Aye"
Chairman Fernhoff	"Aye"

Reed Voorhees	"Aye"
John Falk	"Aye"
Jon Emert	"Aye"
Laura Switzer	"Aye"
Mike Moran	"Aye"

ADJOURN

Mr. Moran moved to adjourn the meeting at 8:18 p.m. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting.

DRAFT