



**MINUTES**  
**PLAN COMMISSION MEETING**  
**APRIL 8, 2026 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Plan Commission of the City of Glendale was held on Wednesday, April 8, 2026. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Members Absent

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

Also present were Frank Johnson, City Administrator; Gabby Wesche, Community Engagement Officer; Kate Henry, City Attorney; and Tim Breihan, principal with H3 Studio.

**APPROVAL OF MINUTES**

Moved by Mr. Moran, seconded by Ms. Switzer and unanimously carried, to approve the minutes from the December 10, 2025 meeting.

**PRESENTATION – Blueprint  
Glendale Comprehensive  
Plan, Tim Breihan with HR  
Studio**

Chairman Fernhoff explained that tonight’s meeting will feature a presentation by Tim Breihan with H3 Studio in which the main elements of the Blueprint Glendale Comprehensive Plan will be outlined. The meeting will then feature a public hearing to provide the public an opportunity to ask questions and express concerns. Lastly, the Plan Commission members will discuss the document and consider adoption.

Mr. Breihan explained that if approved, this would be the City of Glendale’s first Comprehensive Plan, and it will serve as a framework to guide development and land use moving forward for the entire city. He presented the main points of the Blueprint Glendale Comprehensive Plan including community goals, strategies, and action items identified through various public engagement meetings and consultation with the City’s steering committee.

Mr. Breihan explained that land use refers to how land is occupied or utilized, and informs the City of Glendale in the development, revision, and administration of the zoning code. He noted that an update of the City’s zoning code would be the next process undertaken by the City, following adoption of the Comprehensive Plan.

The final element of the Comprehensive Plan is a strategic action plan, which is designed to implement the goals and land use and infrastructure objectives identified in the Comprehensive Plan. The strategic plan for implementation facilitates the completion of tasks and accomplishments incrementally.

## **PUBLIC HEARING**

Chairman Fernhoff declared the public hearing open at 6:31 p.m. Public comments included the following:

**Erin Petrie, 1012 Brownell Ave.:** Ms. Petrie noted that the City has limited greenspace, especially after the expansion of the parking lot at North Glendale Elementary School. She would like to see the Jackson property that was sold next door to the downtown business center turned into a park instead of a new building and parking lot.

**Gail Goodenow, 931 Glenmoor Ave.:** Ms. Goodenow asked what the term non-conforming properties means and if someone could purchase two smaller lots and combine them into one.

Mr. Breihan explained that some existing lots do not meet the minimum lot area and/or dimension requirements for properties in residential zoning districts, so they are referred to as non-conforming properties. He and Mr. Johnson also explained that the Comprehensive Plan allows for lot combination but does have some limitations in place for maximum lot size.

Ms. Goodenow also asked if the City would consider having Glendale residents vote to approve/adopt the Comprehensive Plan. Ms. Henry explained that state statute requires that Plan Commissions approve comprehensive plans, not a vote of the public.

**Jeanette Mentasana, 1021 Brownell Ave.:** Ms. Mentasana asked who the non-resident stakeholders referenced in the Comprehensive Plan refer to. Mr. Breihan noted that it would be people who don't live in Glendale, but may own a business or spend time in Glendale. He noted that he used the term non-resident stakeholders to refer to non-residents who completed a survey.

Ms. Mentasana also asked for more information about new sidewalks referenced in the Comprehensive Plan on Brownell Ave. and Idlewild Lane. She wanted to know if new sidewalks will be added at these locations. Mr. Johnson noted that the infrastructure map is a guide or plan for adding sidewalks if that's what the City would like to do. Mr. Johnson explained that Mr. Breihan identified locations where added sidewalks might be most beneficial, but it doesn't mean it will definitely happen. Ms. Mentasana expressed support for sidewalks and traffic calming in this area.

Chairman Fernhoff closed the public hearing at 6:43 p.m.

**DISCUSSION – Blueprint  
Glendale Comprehensive Plan**

Chairman Fernhoff asked the Plan Commission members for comments and concerns.

Ms. Switzer asked for clarification on how the zoning code will be adopted in the next stage of the process. Mr. Johnson explained that the Plan Commission will recommend adoption to the Board of Aldermen, and the Board of Aldermen would hold a public hearing and then adopt the zoning code.

Ms. Henry clarified that the Comprehensive Plan is officially adopted by the Plan Commission by resolution.

Mr. Moran noted that the Comprehensive Plan isn't a shackle that limits the City, but a document that guides city policies and development moving forward, and it can change with time based on community preferences, market forces, etc.

Mr. Emert asked how often cities update their comprehensive plans, especially in communities that are already built out like Glendale. Mr. Breihan said every 10-15 years on average.

Ms. Switzer said she enjoyed the process and hearing from her neighbors and residents living in other areas of the city.

Mr. Weitekamp appreciated the fine detail provided in the Comprehensive Plan.

**RESOLUTIONS**

**R01-26 – Comprehensive Plan  
Approval**

Chairman Fernhoff introduced Resolution 01-26, a resolution of the Planning and Zoning Commission of the City of Glendale, Missouri, to approve the Comprehensive Plan of the City of Glendale, Missouri.

Moved by Mr. Moran, seconded by Mr. Weitekamp, and unanimously carried to approve Resolution 01-26. The vote was as follows:

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

**ADJOURN**

Mr. Moran moved to adjourn the meeting. The motion was seconded by Mr. Falk and unanimously carried to adjourn the meeting at 7:00 p.m.