



CITY OF WHEELING PLANNING COMMISSION

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January 12, 2022

Wheeling Planning Commission-Report to Council

Mayor and Members of City Council,

The City of Wheeling Planning Commission held its regularly scheduled meeting on January 10, 2022. Following is the action taken at the meeting of interest to City Council.

Zoning Map Change – Ed & Beth Hinebaugh – 150 North 17th Street (R-1C to I-2)

The public hearing for this request was held on December 12, 2021 at which time the owners appeared to present the request to rezone the property from R-1C to I-2 General Industry. Ms. Hinebaugh discussed they recently reacquired the property following an issue with the land contract and their proposal to raze the existing building and construct a new 5,000 square foot warehouse. The Commission, applicant, and staff discussed past uses of the property, the proposed use and layout, existing zoning regulations, and the Comprehensive Plan.

At the public hearing, the five residents and property owners spoke in opposition to the request citing the poor building and property conditions that have existed for years, unwanted secondary effects associated with living near industrial uses, and the request only benefiting the owner, not the community. Following the hearing, the matter was referred to the Zoning Subcommittee.

At the January 3, 2022 Zoning Subcommittee meeting, the Hinebaugh's discussed a potential layout of a new building to lessen potential impacts and their opinion the property is not suitable for residential use. A discussion ensued on the staff report, state code 8A, the Comprehensive Plan, and the zoning ordinance, including spot zoning if a zone other than I-2 was proposed, conditional use permits, and non-conforming uses. The Committee unanimously recommended denying the request.

At the January 10, 2022 Planning Commission meeting, the full Commission discussed the Comprehensive Plan, state code 8A, and zoning regulations previously discussed by the Committee. The applicant reiterated they do not believe the property is likely to be used for residential purposes as it is zoned and have no intention to sell it. They indicated they would use the building as a warehouse to support their rentals and other businesses, or that preferably, would build a children's party center. The applicant also indicated they will repair the existing structure, should the zone change be denied.

Following the discussion, the Planning Commission voted 5-1 to recommend City Council deny the zone change request based on it being inconsistent with the Comprehensive Plan as required in state code.

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · RUSTY JEBBLA
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jeremy West', written in a cursive style.

Jeremy West
Chair