



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: November 19, 2018.

Commissioners present: Mauck, Monroe, Scatterday, Schessler, Schwarz and Wright

Commissioners absent: Contraguerro, Jebbia

Staff present: Connelly and Klatt

The meeting was called to order at 5:00 p.m. in the City Council Chambers by Chairman Mauck. Chairman Mauck asked the record reflect Commissioners Jebbia and Contraguerro were absent.

NEW MEMBER SWEARING-IN:

City Clerk Brenda Delbert issued the oaths to Commissioners Christina Schessler and William Schwarz.

MINUTES:

Regular Meetings: October 15, 2018. Motion to approve the minutes by Commissioner Monroe. Seconded by Commissioner Wright. All in favor.

COMMUNICATIONS:

None.

Chairman Mauck requested a motion to suspend the regular order of business and take up New Business item 7.1 on the agenda. A motion was made by Commissioner Scatterday, seconded by Commissioner Monroe. All were in favor.

NEW BUSINESS:

Site Plan Review – Salvation Army – 140 16th Street

Commander Benny Carringer appeared to present the application to construct a 24-space parking lot on 16th Street. Commander Carringer described the projects landscaping, lighting, access and ADA compliance. Discussion ensued regarding the existing utility pole that may affect access onto the property. The applicant stated he would get the issue addressed with the power company. Staff informed the commission if the site plan changes due to the pole, an amended plan would need to be reviewed by the Commission. Commissioner Scatterday inquired if the storm water management has been reviewed and if the 24 spaces are required based on the code. Mr. Connelly informed the Commission that he did not have a direct conversation with Mr. Jebbia, however it is his understanding the size of the development does not require on-site handling and that the proposed parking exceeds the minimum required. Mr. Carringer stated the landscaping company is using the side buffers to assist with stormwater runoff.

In action on the matter, Commissioner Monroe motioned to approve the site plan. Seconded by Commissioner Scatterday. All were in favor.

Commissioner Monroe motioned to return to the regular order of business. Seconded by Commissioner Scatterday. All were in favor.

PUBLIC HEARINGS:

Class II Home Occupation – Ryan Miller – 106 Grant Avenue

Ms. Miller appeared to present her application to operate an upholstering business out of her house. Ms. Miller stated she has been in business for four years in Valley Grove, WV and recently purchased this house in city limits. A discussion with the Commission ensued regarding the frequency of customers to the house and proposed signage. Ms. Miller stated she expects 5 customers per week

and that the customer will park in front of the house for approximately 30 minutes. Her workshop is in the basement. Commissioner Wright inquired into the ability to allow the applicant keep the small yard sign.

No one spoke during the public hearing.

In action on the matter, Commissioner Monroe motioned to approve the Class II Home Occupation with the ability to keep the small yard sign up against the house. Seconded by Commissioner Schessler. All were in favor.

Special Use Permit (amended) – Tin Roof Family Restaurant – 1913 Warwood Avenue
Chairman Mauck recused himself from participating in the discussion and voting.

Mr. Coogan and Mr. Lombard appeared to present their plans to expand on the original application. They intend to occupy the other remaining storefront with the restaurant and provide additional parking in the rear of the building. Commissioner Monroe inquired if there were any other changes proposed to the business as it pertains to the original application and the nature of the business: bands, events, etc. Mr. Coogan stated the only changes are the name and the size. A lengthy discussion ensued on the proposed parking for the business. Staff stated he would work with the applicant to ensure compliance is achieved.

No one spoke during the public hearing.

In action on the matter, Commissioner Monroe motioned to approve the amended application. Seconded by Commissioner Schessler. All were in favor with Commissioner Mauck abstaining.

Religious Land Use – Faith Community Church – 403-409 Kenny Street

Deacon Ray Carney appeared to present the church's background information, associations and plans to locate at the above address. Mr. Carney provided background as to why they are looking to build here based on the fire at their previous location on Main Street. He reviewed the phased approach to the project and the types of ministries they will be pursuing. The existing duplex will be renovated and an addition will be constructed onto the south side. Parking will be developed off of Main Street onto the site. Commissioner Mauck inquired as to why only 4 properties were advertised if the applicant owns more land. Deacon Carney only indicated 403-409 on the application. Staff will advertise for an amended permit to allow for all of their property to be included. The applicant then showed a 4-minute video to help explain the request. Commissioner Wright inquired into the emergency shelter. Staff advised Ms. Wright the Commission wouldn't be the appropriate oversight agency. The future parking plan will require Commission approval.

No one spoke during the public hearing. Mr. Klatt advised the Commission not to limit those wishing to speak in favor of the request in exchange for the video being shown as previously mentioned.

In action on the matter, Commissioner Monroe motioned to approve the Special Use permit. Seconded by Commissioner Schwarz.

REPORTS:

Standing Committees: none

Planning Staff: none

UNFINISHED BUSINESS: none

NEW BUSINESS:

Resolutions

Panhandle Cleaning – 3724 ½ -3730 McColloch Street

Commissioner Schwarz read the above resolution into the record. Councilwoman Monroe motioned for their approval. Seconded by Commissioner Wright. All were in favor.

Teda J Family LP – 200 Warwood Avenue

Commissioner Schessler read the above resolution into the record. Councilwoman Scatterday motioned for their approval. Seconded by Commissioner Monroe. All were in favor. In response to an inquiry from Commissioner Scatterday, staff provided a brief update with the issue of bringing the site into compliance.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:30p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James F. Mauck". The signature is written in a cursive style with a large initial "J" and "M".

Chairman Mauck