



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: January 6, 2020.

Commissioners present: Conner, Jebbia, Mauck, Scatterday, Schwarz, West, and Wright.

Commissioners absent (excused): Monroe and Schessler.

Staff present: Blake, Connelly, and Humway-Warmuth

The meeting was called to order at 5:00 p.m. in City Council Chambers by Chairman Mauck.

MINUTES:

December 16, 2019 meeting minutes. Motion for approval by Commissioner Schwarz. Seconded by Commissioner Conner. All in favor.

COMMUNICATIONS:

Staff reported on a letter from Jerry Jacobs regarding rezoning industrially zoned property for residential use. Staff also reported on an e-mail received from Darin Agostini of The Teda J Family LP regarding Warwood Commons and the pending improvements to the northern part of the property.

PUBLIC HEARINGS: *none*

REPORTS:

Standing Committees: Commissioner West provided a brief overview of the 4:00 pm meeting with Grant Street Commons, LLC and their request to rezone property at 17th and Wood Streets with the result being a split vote: 1-1

Planning Staff: Staff reviewed the need to amend the sign ordinance in order to address content neutrality and signage in the right of way. The matter was referred to the Zoning Committee's January 27, 2020 meeting. Legal and Planning staff will provide recommendations.

UNFINISHED BUSINESS:

Zone Change Request –1701-1707 Wood Street & 146-158 17th Street – Grant Street Commons

Chairman Mauck recognized Mr. Sadd to address the Commission. Mr. Sadd discussed the need for affordable housing in Wheeling and that he has studied the market and will have no problem filling the units. He cited the length of time the property has been vacant as a reason to move forward with the project. Mr. Sadd the Wheeling Housing Authority and the West Virginia Housing Development fund find this to be a suitable location. Commissioner Mauck referenced the market study that was made part of the file during the Zoning Committee meeting. Commissioner Schwarz commented on the crime map contained within the market study. Mr. Sadd stated his developments tend to be positive impacts in the community. Mr. Sadd referenced the close proximity to the C-2 zone and the Urban Residential Core. Commissioner Scatterday requested staff provide an overview of the staff report. Staff cited the goal of directing housing to areas of the city designated for residential growth in the Comprehensive Plan and the limited amount of industrially zoned land. Staff believes there is vacant land and vacant structures already available to provide housing, although perhaps not to the proposed scale intended by the applicant. Staff expressed concern with residential uses creeping into commercial and industrial designated zones to prevent conflicting land uses and the problems associated when that happens including traffic, noise, odor, and alarms as examples. Staff also cited the requirement in 8A of State Code for the Commission to make findings that changes have occurred in the area that were not foreseen in 2014 when the Plan was adopted. Discussion ensued.

Commissioner Wright questioned the suitability of the property being included in an industrial area based on existing land uses in the immediate area. Mr. Mauck recognized Mr. Jacobs requesting to speak in the audience, however he was advised it was not a public hearing and that the Commission received his correspondence previously reported on.

After having heard a few more points from Mr. Sadd, Commissioner Wright moved a motion to approve the request. Seconded by Commissioner Conner. The motion was approved 4-2 with Commissioners Scatterday and Jebbia voting in opposition.

GC&P LLC Comprehensive Plan Amendment / Special Area Plan: No action was taken. The item remained on the table.

NEW BUSINESS:

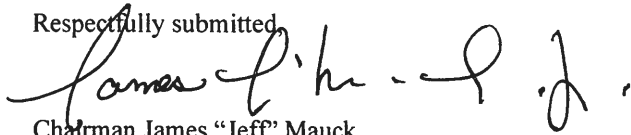
Resolution - 60 Knox Lane – The Linsly School – Site Plan

Commissioner Conner read the above resolution into the record. Commissioner Scatterday motioned for approval. Seconded by Commissioner West. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "James P. Mauck". The signature is written in dark ink and is positioned above the printed name of the signatory.

Chairman James "Jeff" Mauck