



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: December 16, 2019.

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

Commissioners absent: Monroe.

Staff present: Connelly and Humway-Warmuth

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

MINUTES:

November 18, 2019 meeting minutes. Motion for approval by Commissioner Wright. Seconded by Commissioner Schwarz. All in favor.

COMMUNICATIONS:

Staff informed the Commission of the e-mail received from the Department of Environmental Protection earlier in the day regarding their authority over the issuing of quarrying. The City Solicitor noted on the record that the city will be requesting to be notified by the DEP when an application is filed for the ability to comment. Staff also updated the Commission on the Warwood Commons development.

PUBLIC HEARINGS:

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

Mr. Sadd appeared to present the request. Grant Street Commons has applied for funds to provide affordable housing through the West Virginia Housing Development Fund for this site. The goal is to provide 37 elderly units. Mr. Sadd stated a market study has been performed, indicating a high need. The current and past uses of the property were discussed. Commissioner Scatterday inquired into the request to the C-2 zone for housing. Staff discussed the districts that permit the proposed use and the districts in the area that would not be considered spot zoning. Staff reviewed the timeline based on changes to meeting dates. Staff also reviewed concerns with introducing a new residential use in an area designated for industrial use. A lengthy discussion ensued. Chairman Mauck requested staff to explain the recommendation to refer to committee.

During the public hearing, Lance Miller, owner of Neely's grocery store spoke in favor and Mary Keys 157 Miller Street spoke in opposition due to proximity to industrial uses. A motion was moved by Commissioner Schwarz to refer the application to the zoning committee. Seconded by Commissioner Scatterday. The Commission voted unanimously to refer the matter to the Zoning Committee. Commissioner Scatterday requested the market study.

REPORTS:

Standing Committees: None

Planning Staff: Staff informed the Commission an update to the sign code is necessary and a report will be provided at the January meeting.

UNFINISHED BUSINESS:

Comprehensive Plan Amendment – Special Area Plan – GC&P LLC & Michael Hooper, Esq.

A motion to lift the item from the table was made by Commissioner Wright. Seconded by Commissioner Schessler. All were in favor. Chairman Mauck reviewed the staff recommendation. Commissioners Wright and Schwarz inquired of staff the status of the requested information. A lengthy discussion ensued between the Planning Commission, staff, and the applicant's representatives, Mr. Hooper about timeline moving forward and the need to provide the requested information. In action on the matter, a motion to table

the request was made by Commissioner Schwarz. Seconded by Commissioner Jebbia. All were in favor. A transcript of the proceeding is incorporated into these minutes.

NEW BUSINESS:

Site Plan Review – 60 Knox Lane – The Linsly School - New Construction

Head of School Justin Zimmerman provided an overview of the school's master plan and details of the proposed site plan to construct a two-story dormitory. A discussion with the Commission ensued pertaining to the campus student body, existing conditions, stormwater management, parking, accessibility, site elevation changes, and construction schedule. Staff advised the Commission the Board of Zoning Appeals will be hearing a variance request related to parking on December 19, 2019. Commissioner Jebbia moved a motion to approve the site plan. Seconded by Commissioner Conner. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "James P. Mauck - P. J.", written in black ink.

Chairman James "Jeff" Mauck