

BEFORE THE CITY OF WHEELING, WEST VIRGINIA
PLANNING COMMISSION

In re:

GC&P Development, LLC - Bethany Pike, WV 88

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TRANSCRIPT OF PROCEEDINGS

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Monday, September 14, 2020
6:19 p.m. - 8:23 p.m.
WesBanco Arena
Wheeling, West Virginia

Planning Commission Members in Attendance

James "Jeff" Mauck, Jr., Chairperson
Martha Wright, Vice Chairperson
Christina Schessler
William Schwarz
Russell Jebbia
Howard Monroe
Thomas Conner
Jeremy West
Dave Palmer

Also in Attendance

Rosemary Humway-Warmuth, Esquire, City Solicitor
Michael Hooper, Esquire
Thomas Connelly, AICP

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P R O C E E D I N G S

1
2 CHAIRPERSON MAUCK: Now we are already for the
3 public hearing. This is the way it's going to work.
4 Mr. Connelly, who's the staff for the Planning Commission,
5 will give you a five-minute or less overview. Then we'll
6 call on Attorney Michael Hooper, who represents the
7 Applicant, to give us a short report. Then we'll open the
8 public hearing for comment.

9 Mr. Connelly.

10 MR. CONNELLY: Thank you.

11 Okay. Just to clarify some of the
12 instructions, the ushers are going to release the rows one
13 at a time. You are going to walk towards the back of the
14 room through the opening in the dasher board and then line
15 up, and then you'll return to your seats in the front of
16 the room, just to keep a cycle of people moving.

17 Also, I wanted to thank Denny Magruder and the
18 arena staff for getting this set up here, all the audio,
19 all the seating, all the spacing. A lot of work went into
20 this event, and I would like to thank them for hosting us.
21 We had trouble for a while there trying to find a venue
22 that met all the requirements for spacing.

23 Thank you for coming. This has been on the
24 Planning Commission agenda for over a year now. So we're

1 finally at a place where we can have this public hearing.

2 As I mentioned earlier, we've already had over
3 150 people submit comments on the application, including
4 -- I'm sorry -- not including -- but an additional 30
5 today that came in prior to the hearing.

6 I would like to offer a brief background on
7 tonight's hearing. Most of the information I'm going to
8 discuss, if not all, is already in the staff reports that
9 is contained, submitted and available online.

10 But as a brief overview, the City adopted the
11 current Comprehensive Plan in 2014 after about a year and
12 a half of work. A comprehensive plan is a community's
13 guiding document and contains recommendations for such
14 things as housing, land use, transportation,
15 infrastructure, recreation, economic development, and
16 historic preservation, among other things.

17 Zoning districts are areas within a community
18 where different land uses are permitted and are intended
19 to reflect the Comprehensive Plan. When a property owner
20 wants to develop their land in a manner not allowed in the
21 zoning district, they can request a zone change. The
22 Planning Commission uses the Comprehensive Plan, including
23 the land use map, to assist them when reviewing zone
24 change requests and making recommendations to City

1 Council.

2 If the request isn't consistent with the land
3 use plan, the Commission must find there have been changes
4 in the area that were not anticipated when the
5 Comprehensive Plan was being prepared.

6 The current zoning of the Applicant's property
7 is mostly R1A, single family residential. The only
8 permitted use is one single family dwelling per lot.
9 Since a mixed-use village is not permitted in the R1A
10 zone, a zone change is necessary.

11 The current land use category -- and this
12 information is coming from the City's Comprehensive Plan,
13 which is available on the City website. The current land
14 use category for a majority of the property is
15 conservation development. The conservation development
16 land use category, quote, intends for land to be
17 maintained in its natural state to the maximum extent
18 possible. Therefore, it is unlikely for a zone change to
19 a commercial or mixed-use district to be approved unless
20 the Special Area Plan is approved.

21 Part of the 2014 Comprehensive Plan includes a
22 section on Special Area Plans, which is described as an
23 amendment to the plan for larger tracts of land in the
24 City.

1 In August 2019, the Applicant presented their
2 request to change the future land use designation from
3 conservation development in order to allow for a mixed-use
4 village.

5 If the Special Area Plan is approved, the zone
6 change would also be required, as would site plan
7 approval. However, at that time, the zone change request
8 would be consistent with the newly amended Comprehensive
9 Plan.

10 In order to conduct a meaningful public
11 hearing, the Planning Commission waited for a certain
12 level of information to be submitted before attempting to
13 schedule the public hearing earlier this year.

14 The reason the Planning Commission requested
15 certain pieces of information, such as traffic studies,
16 DEP permit processes, preliminary plans, engineering
17 studies, infrastructure capacity and the like, was to
18 provide them with enough information to determine whether
19 the site should be changed from conservation development
20 to something that would allow for a mixed-use village.

21 Once the future land use category is changed,
22 the City has recognized the site is appropriate for and
23 possibly capable of supporting the intended land use and
24 development, which would allow for the zone change to

1 proceed, followed by the site plan review process. That's
2 why the Commission has asked for all of this information.

3 As outlined in the Special Area Plan process
4 within the Comprehensive Plan, the Commission's task is to
5 analyze the benefits and impacts of the proposal and
6 identify how the proposal better reflects the community
7 vision established in the plan. The Commission will make
8 a recommendation to City Council who will decide whether
9 or not to amend the plan.

10 Tonight's comments should be focused on the
11 benefits and impacts of the proposal and how the proposal
12 relates to the community vision.

13 The community vision outlined in the
14 Comprehensive Plan is that wheeling will be a
15 forward-thinking, modern and sustainable community with a
16 diverse economy, support for local entrepreneurs, strong
17 community partnerships, robust neighborhood and
18 infrastructure investments, and an emphasis on embracing
19 the area's unique heritage, culture and recreational
20 opportunities.

21 All of the information, application materials,
22 staff reports, correspondences and comments received as of
23 last Friday are all posted on the website that the City of
24 wheeling page has developed as wheelingwv.gov/gcp.

1 CHAIRPERSON MAUCK: Thank you, Mr. Connelly.

2 Mr. Hooper, do you have a mic?

3 MR. HOOPER: I'll get one.

4 CHAIRPERSON MAUCK: Okay. Good.

5 Mr. Hooper will address us briefly.

6 MR. HOOPER: Since I know there's a Steeler
7 game tonight, I will make this as brief as possible.

8 As you-all are aware, we have filed the
9 application for the mixed-use village, which comprises
10 three main parts: housing, office, and retail and
11 entertainment. GC&P owns approximately 120 acres of
12 developable land in this area. Mixed-use developments are
13 certainly the cutting edge and the most successful way of
14 developing real estate in communities and helps retain
15 younger population and certainly spurs business growth.

16 I do want to point out a few of the highlights.
17 The one is that -- an important one -- all work done to
18 date -- and you were here when Scott Mandirola, I believe
19 was his name, from the DEP spoke -- that all work done to
20 date has been properly permitted, and that they have
21 completed an inspection of the property, and that that
22 inspection was clear we are in full compliance.

23 I want to point out that this development will
24 generate approximately 4.54 million dollars during the

1 construction period of up to five years, and, thereafter,
2 during operation, at least 2.3 million dollars annually of
3 revenue to the City of Wheeling. It also will produce 12
4 million in severance tax to the State, 4.54 million
5 dollars in construction, and approximately 4.1 million
6 dollars annually in tax revenue to the State. It will
7 create 5- to 600 temporary new jobs during its
8 construction, and, thereafter, almost 1,100 permanent
9 jobs.

10 As a consequence of this, obviously
11 improvements need to be made to the roads. Those road
12 upgrades are under the supervision of the West Virginia
13 Division of Highways. We've already submitted our traffic
14 study and plan, which shows the improvement of the road
15 and the overall improvement to traffic flow in the area.

16 Also, as a part of this process, without
17 development, mitigation of stormwater is not a requirement
18 for a landowner. However, with this development comes the
19 obligation to provide for mitigation of that water. This
20 project will substantially reduce the size of the
21 watershed that contributes to any water coming off that
22 hill. In particular, it would mitigate approximately 40
23 to 50 percent of that water.

24 Also, just to point out, right now we own the

1 120 acres. It's zoned for residential, some other
2 purposes as well, including commercial, and they have the
3 ability to proceed right now to work consistently with
4 that area of zoning. They also have a disturbance permit
5 for almost 17 acres of land as it is right now.

6 we think a mixed-use village is a better use of
7 the property than the residential property, which still
8 results in the same impacts upon the land.

9 Now, again, we've also submitted numerous
10 exhibits, one of which, for the woodsdale folks, is that
11 you're not going to see it. There is no sight line
12 because of the high wall from woodsdale looking up. That
13 was something that the Division of History wanted to see.
14 We provided it.

15 It's a green project. Only 55 of the 120 acres
16 are going to be developed for the mixed-use village.
17 Also, let me point out that they will be replacing any
18 trees that were removed, along with the installation of
19 additional trees, cycling paths, and green spaces.

20 I also want to point out that this is not the
21 Highlands. The Highlands is a regional development. This
22 is a community scale project. It's also not downtown.
23 Downtown requires a certain type of development, not this
24 kind of development.

1 So, again, with that in mind, let me also point
2 out that this is just the first step of the three-step
3 process. So we've done our best to make everything as
4 public as we can. We've invited members of the Planning
5 Commission to attend. We have submitted, I think, almost
6 90 exhibits. We are willing to answer questions. We are
7 willing to meet with folks. We are willing to do what it
8 takes to make sure the community fully understands what
9 this mixed-use village will be and its benefit to the City
10 of Wheeling.

11 With that, I thank you.

12 CHAIRPERSON MAUCK: Thank you, Mr. Hooper.

13 Now, before I open the public hearing, I would
14 like to repeat some of the instructions I gave you
15 previously.

16 The ushers will come to the front, dismiss
17 eight people on this side. He will walk down the center
18 aisle. There are blue strips on the floor so you can
19 distance yourself. When you get past the last row, you're
20 immediately going to hang a left, go over and come up the
21 outside wall to the mic right there. There are blue
22 strips out there on the floor to socially distance
23 yourself.

24 There are instructions that I'm going to give

1 you taped to the mic stand on both sides in case you
2 forget one. Before you speak, you need to state your
3 first and last name, spell your last name, give your
4 street address and your city and state, if necessary.

5 Then you'll come on up front through that
6 door -- gate right there, back out to the middle and back
7 into your seat. While these people are moving, that usher
8 on this side is going to get eight people. So they may be
9 speaking while you're walking. Then you will speak, and
10 we'll keep that going.

11 In the meantime, in between, there will be two
12 Zoom people online who are going to speak. It should only
13 take two times of being dismissed, and then it will just
14 be left and right.

15 Okay. Thank you.

16 At this time, I declare the public meeting
17 open.

18 You may begin.

19 SANDIN PHILLIPSON: My name is Sandin
20 Phillipson, P-H-I-L-L-I-P-S-O-N. I live at 24 Shady
21 Street, Wheeling.

22 CHAIRPERSON MAUCK: Could you speak just a
23 little louder?

24 SANDIN PHILLIPSON: Yes, sir.

1 I live at 24 Shady Street, Wheeling.

2 CHAIRPERSON MAUCK: Continue.

3 SANDIN PHILLIPSON: Commissioners, the
4 residents of Woodsdale have an expectation that their
5 homes and property will be protected by City regulations
6 from irresponsible, destructive activities. Despite a
7 year of requests for information, the Applicant has failed
8 to address the basic geotechnical issues that will affect
9 surrounding neighborhoods and their own project.

10 They have not drilled exploratory bore holes,
11 used ground-penetrating radar or conducted electrical
12 resistivity surveys to understand mining in the Pittsburgh
13 seam.

14 The Pittsburgh seam contains extensive unmapped
15 mines beneath the ridge that could be at risk of
16 subsidence or acid mine drainage release. Their three
17 existing bore holes bottom 150 feet above the Pittsburgh
18 seam.

19 They have presented no characterization of the
20 rock mass to inform a high wall design. That would
21 include obtaining rock quality designation values, joint
22 shear strengths, rock compressive strengths, nor have they
23 obtained joint spacing or orientations for stereonet
24 analyses.

1 They have presented no geotechnical data to
2 determine whether the rock mass is rippable with
3 bulldozers or will require blasting, nor have they ruled
4 out the use of blasting.

5 They appear to have no familiarity with high
6 wall design, coal pillar mechanics or subsidence theory.

7 Mine subsidence is important because if it
8 occurs after construction, mitigation will cost millions
9 for foundation repair and stabilization of mine voids.

10 High wall design is important because if actual
11 conditions prove worse than assumed in the conceptual
12 drawings, the high walls could represent a rock slide
13 danger not only to structures in Woodsdale, but to traffic
14 and structures in the development, itself.

15 Once the 9 million cubic yards of rock has been
16 removed and the ridge is gone, it cannot be put back, and
17 the City will have to cope with the consequences.

18 The Comprehensive Plan recognizes that some
19 areas are subject to complexities that would require
20 extraordinary engineering for responsible development, if
21 they can be developed at all, and lacking those measures,
22 the highest best use should be conservation.

23 The steep slopes and unknown nature of mining
24 in the Pittsburgh seam, along with the Applicant's failure

1 to perform a proper geotechnical characterization, should
2 be an indication that the ridge above Woodsdale cannot be
3 responsibly developed by the Applicant.

4 So I urge the Commission to deny the Special
5 Area Plan.

6 Thank you.

7 CHAIRPERSON MAUCK: Thank you.

8 PATRICK CASSIDY: Hello. My name is Patrick
9 Cassidy, C-A-S-S-I-D-Y. My home address is 39 Hamilton
10 Avenue, Wheeling, West Virginia. My office address is
11 1413 Eoff Street, Wheeling, West Virginia, as an attorney,
12 because I have previously submitted an opinion to the
13 Commission as a private citizen, but I am here today on
14 behalf of four clients of mine, Zachary and Kathleen
15 Loughman, and Dale and Sharon Travis, both of whom have
16 lawsuits against the Applicant for damage done to their
17 property as a result of starting this development, even
18 before this application process started.

19 On their behalf, I would like to submit today
20 what we have learned from the opinions of the experts.
21 They are in the form of opinions that these are experts
22 retained by the plaintiffs in these cases to help prove
23 their cases, and they include people like Jack Spadaro,
24 who has had close to 50 years experience in landslides,

1 mining disasters and that sort of thing, was initially
2 involved in the Buffalo Creek disaster back in 1972;
3 Professor Nicolas Zègre, who is an associate professor of
4 hydrology at West Virginia University; and Dale Dawson --
5 Dean -- excuse me -- Dean Dawson, who is an expert in
6 evaluation of real property. Together they opine not only
7 did the Applicant here engage in inappropriate and illegal
8 conduct in the first aspects of their development plan,
9 but also caused substantial damage to the property of our
10 clients, substantial and lasting damage, including,
11 according to their opinions and particularly Mr. Dawson, a
12 complete loss of value of their real estate, both of which
13 lie at the bottom of Woodsdale Hill.

14 That lawsuit, at least for the Traverses, has
15 been pending for four years, and through all of that time,
16 neither the Applicant or any of the other defendants have
17 demonstrated that GC&P is even in a position to pay for
18 the damages to our clients, let alone any damages that
19 might be caused by permitting this development to go
20 forward.

21 So I submit -- and may I approach,
22 Mr. Connelly, to provide you with these reports?

23 Thank you.

24 CHAIRPERSON MAUCK: Thank you.

1 GLENN DOUGLAS GIFFIN: I'll state my name. I'm
2 Glenn Douglas Giffin. Last name is G-I-F-F-I-N. I live
3 in Martins Ferry, Ohio, 71618 Sunny Acres Drive. I'm
4 currently the president of the IBEW, which is the
5 International Brotherhood of Electrical workers here in
6 Wheeling, and for 27 years, I've earned my living right
7 here in Wheeling and the surrounding areas.

8 So, therefore, I guess my question is directed
9 towards Coyne Enterprises and this committee: Is there
10 any project labor agreements that is going to utilize the
11 local workers that are skilled and trained in this area
12 for this work?

13 A second ago Mr. Hooper said there was over 500
14 construction jobs, and I just want to know if that money
15 is going to be used here in this area or if it's going to
16 be taken out of the area to other places for other
17 families.

18 Thank you.

19 JEFF GROVE: Jeff Grove, G-R-O-V-E, 5 Echo
20 Terrace, Wheeling, West Virginia. Speaking and following
21 your orders on the impact and the benefit of this
22 proposal -- I'm friends with Mr. Coyne. I consider him a
23 good friend.

24 To educate myself, I spent considerable time

1 reading the transcripts of prior hearings about this
2 proposal, following on Mr. Hooper's offer for answers.

3 My concern on the impact is it doesn't seem
4 enough information has been provided with regard to the
5 removal of 9 million cubic yards of earth and what that's
6 going to entail, especially with regard to blasting.

7 As of the last hearing, my understanding was no
8 expert has been retained to analyze or give an opinion on
9 the blasting impact. For a thousand or so homes in
10 Woodsdale, that's pretty important. It's important
11 because of my home and my neighbors' homes. So in my
12 opinion, to understand the impact potentially, you have to
13 understand what's going to happen with blasting and that
14 impact. I've learned a little bit more about some of
15 these other folks and what they've said as well.

16 Overall, I think we can all agree, construction
17 and new business is desperately needed in Wheeling, and
18 it's a great idea.

19 I didn't see anywhere in the hearing
20 transcripts that there's even one contract to build. So
21 what protections are going to be in place if you take the
22 9 million square cubic yards, or whatever it is, of earth
23 out and nothing gets built?

24 So I'm a little curious about bonding to

1 protect the residents' homes and assurances that something
2 will be built. If you give me those assurances, I think
3 it's a great idea to build and get business and get a
4 mixed-use proposal in.

5 Those are my comments.

6 CHAIRPERSON MAUCK: Thank you.

7 LINDA MASON: Hi. My name is Linda Mason,
8 M-A-S-O-N. I live at 11 Beechwood Drive, Wheeling.

9 I'm sort of here because I have two adult
10 children who have moved out of this valley. I would
11 really like to see the youth of this valley stay in this
12 valley. I think it's a great thing to have a mixed-use --
13 we see so many -- I bet you 90 percent of these people
14 here in Wheeling go to Pittsburgh, go to Washington to
15 participate in the type of developments that I've seen
16 that they are going to bring here to Wheeling.

17 I have talked to a couple of people that I work
18 with, a couple of people that I know. Their adult
19 children cannot find homes readily because of the gas and
20 oil industry that came here, and they have taken a little
21 bit cheaper homes. They're excited to see that this
22 development could be a possibility so that their adult
23 children can find a better quality of home. So I, for
24 one, think it's a good thing.

1 I do see that there are some answers and some
2 questions that need answered, like Jeff has just said
3 recently, about the explosives being used, the
4 environmental issues, but we've all seen the Barringtons
5 and the Oakmonts of the world being developed without
6 concerns with them. They were still be able to be
7 developed.

8 So those were my only questions. I just want
9 to see some progress made in wheeling.

10 Thank you.

11 CHAIRPERSON MAUCK: Thank you.

12 JAY YELENIC: My name is Jay Yelenic, J-A-Y,
13 Yelenic, Y-E-L-E-N-I-C, 34 Chapel Road, and that's in
14 Wheeling.

15 So even though I currently do live in
16 Bethlehem, I was a resident of Woodsdale for 14 years. My
17 family moved here in 2005, two months after the flood that
18 occurred, I think, with Hurricane Ivan. So the community
19 support that we had during that event made me realize that
20 this was a place that I knew that I wanted to live, just
21 the outpouring of support from everyone from the
22 community.

23 with that being said, I do support my Woodsdale
24 community, but I also do support growth for the City of

1 wheeling. Before moving to wheeling, I grew up in Little
2 Washington. Thankfully, they were able to realize, after
3 years of no growth for their area, in the past five years,
4 they have been able to have growth in their town with a
5 population of around 15,000.

6 I think with the population, with wheeling
7 having about 26,000 here within city limits, I think that
8 it would be great for us to have somewhere that we can
9 shop local. I think it's safe to say that many of us have
10 crossed city lines to go shop at the Highlands. Many of
11 us have crossed state lines to go to Tanger outlets. Many
12 of us have crossed state lines to go to the Ohio valley Mall.
13 I would like to see taxes stay here. I would like to see
14 jobs stay here. So with regards to economic growth, I
15 support it for that reason.

16 And with that being said, you will never see me
17 performing open heart surgery at wheeling Hospital. I'm
18 not an expert in that area. I certainly am not an expert
19 in this area as well. So I do have faith in the experts
20 that are working on this project, and the developers, and
21 I hope that they do their due diligence.

22 Thank you.

23 SEAN CALDWELL: My name is Sean Caldwell,
24 C-A-L-D-W-E-L-L. I live at 188 Table Rock Lane, wheeling,

1 west Virginia. I'm a young entrepreneur in the Ohio
2 valley, and when this first started years ago, I was a
3 little skeptical, along with a lot of people. However,
4 Mr. Coyne held a question-and-answer for an hour at the
5 Flatiron Coffee right downtown, and I don't see a whole
6 lot of familiar faces today. Well, that's because,
7 besides me, only two other people showed up to get
8 educated on the plan of action Mr. Coyne is trying to
9 pursue. People would prefer to make decisions while
10 staying uneducated rather than educate themselves on both
11 sides.

12 In 1990, Wheeling's population was 35,000 --
13 just a little over 35,000. Today it's 26,000. Why is
14 that? Let's be blunt about it. What has Wheeling truly
15 done in taking massive action to attempt to grow the
16 economy? Wheeling's future is in the hands of my
17 generation, and if history repeats itself, another 10,000
18 people are going to leave sooner rather than later.

19 With Wheeling not attempting to grow, it gives
20 young businessmen like me no choice but to leave and head
21 an hour north to Pittsburgh where growth has no ceiling.

22 GC&P Development is more than just a shopping
23 center on top of the hill. It's a chance to help grow our
24 economy and keep our youth here. I would love to stay

1 here and raise my family. However, it seems like
2 wheeling, as a whole, gives my generation no chance to
3 thrive here.

4 So today I ask the Commission to stand behind
5 Mr. Coyne and give wheeling's future, give my future, give
6 my future kids a chance. Let's grow wheeling together as
7 a whole.

8 Thank you.

9 CHAIRPERSON MAUCK: Thank you.

10 KRISTI LONG: My name is Kristi Long,
11 K-R-I-S-T-I, L-O-N-G. I live at 117 Elm Street, at the
12 corner of Elm and Poplar in woodsdale. So I'm a new
13 resident of wheeling. I've only been here for four years,
14 and so I may have no right to have an opinion, but I am a
15 homeowner in woodsdale. During the last several floods, I
16 have watched neighbors dig out of mud and sludge and
17 sewage. I have watched a neighbor almost die having being
18 swept down her steps when her garage door folded.

19 So I'm all for -- and I agree with the previous
20 speaker -- I would love to see a refurbished vital
21 wheeling.

22 But I also read the professor's article having
23 to do with 9 million cubic feet of earth that has to be
24 moved. A dump truck holds about 65 cubic feet, and the

1 professor estimates that will be a million and a half
2 trips to get rid of 9 million cubic feet of earth. That's
3 a lot on our infrastructure. It's a lot of dust and
4 debris for our children.

5 I also worry about the 500 jobs. I would love
6 to see them if they are local, because right now, with gas
7 and oil, if you look at the rental rates around here, it's
8 quite expensive. You can spend \$1,200 to \$1,500 now to
9 rent because of the oil and gas residents that now live
10 here.

11 I would be curious also to know how the
12 previous clearing took place, how it was approved. If
13 this is supposed to be a conservation area, how were those
14 trees, which are now potentially accused of being part of
15 this mud slide that comes down that hill, how was that
16 even approved in the first place since it's a conservation
17 area?

18 And then finally, I would like to see the
19 consideration of an insurance fund, a fund for which, if
20 your homes are damaged in Woodsdale, there is some way to
21 get some reimbursement, because right now in most cases,
22 your home insurance isn't covering any of those expenses.
23 So perhaps some sort of insurance fund would give people
24 some peace of mind that if there was some damage or there

1 is damage to their homes, there could be some
2 consideration, anyway, of reimbursement.

3 AS I said, I'm all for innovation. I lived in
4 a big city, and right now, when my phone says you have
5 seven minutes to go home or seven minutes from Kroger's or
6 seven minutes from the gym, it still tickles me because I
7 couldn't get anywhere in seven minutes before. I'm glad
8 I'm in wheeling.

9 Thank you.

10 CHAIRPERSON MAUCK: Thank you.

11 GERALD JACOVETTI: My name is Gerald Jacovetti,
12 J-A-C-O-V-E-T-T-I. I live at 25 Poplar Avenue. I've
13 lived there for approximately 26 years.

14 To say the least, I'm a little bit skeptical of
15 this undertaking. If I can ask a direct question would be
16 -- I hear promises of 1,100 jobs, but do we have any
17 contracts signed yet with people that are going to come
18 into this? Maybe there are, but I think we would have
19 heard about it if they were already signed. But I'm not
20 here to talk about what-ifs. I'm here to talk about
21 things that we already know for certain.

22 Having lived in woodsdale for that long, I can
23 talk about traffic. When the strip malls were permitted
24 to go in on Chicken Neck Hill, the traffic on Maple,

1 Poplar, walnut just blew up because people didn't want to
2 take their time going on National Road. They wanted to
3 use the side streets as throughways. It has gotten much
4 worse.

5 I've invested most of what I've had towards
6 retirement in my home. I live in a big old Victorian. I
7 need to sell that house for some money so that I can
8 actually retire at some point in my life. I think if this
9 goes through, at least in the time span I'm going to be
10 looking to be selling my house, I'm going to get nothing
11 for it.

12 Because another certainty is the noise and the
13 problems associated with excavation of this degree.
14 Blasting has not been ruled out. There will be blasting.
15 Everybody knows that. Dirt, noise. My house will be
16 worth nothing.

17 Another thing you've got to think about is that
18 we know for certain there is a plan for the west Virginia
19 Department of Highways to take care of the roads. Well,
20 how well have they done a job with the oil and pipeline
21 people for the last 10 -- however long it's been?
22 Probably not 10 years yet. Their track record is not very
23 good on keeping up with the roadways.

24 I mean, you dig deep enough in here, you are

1 going to find some positives if this thing worked out
2 perfectly, which it won't. No project ever does. But
3 when you do the balancing test -- and I feel for the
4 construction workers, the electricians. My father was a
5 construction worker. But at this point, we cannot throw
6 away 1,000 families' long-term dreams for the short-term
7 benefit of a few. You just -- you lose that balancing
8 test every time if you're for this project, and that's why
9 I stand against this today so that the people of woodsdale
10 can keep their dreams alive.

11 Thank you.

12 CHAIRPERSON MAUCK: Thank you.

13 Susan, did you get Mr. Jacovetti's last name?

14 THE REPORTER: Yes.

15 CHAIRPERSON MAUCK: Okay. On my right, your
16 left, step to the mic. Give us your name and address.

17 JOSH RIFFLE: My name is Josh Riffle,
18 66 Economy Street in woodsdale. I don't know about all
19 you-all --

20 CHAIRPERSON MAUCK: Spell your last name,
21 please.

22 JOSH RIFFLE: R-I-F-F-L-E.

23 CHAIRPERSON MAUCK: Thank you.

24 JOSH RIFFLE: And just in case all you-all are

1 wondering, my stomach is feeling a little bit of a gurgle.
2 So the bathroom is back there somewhere.

3 But keeping that thought in mind, every single
4 one of us is going to the bathroom today sometime.
5 Probably, hopefully. Keep my fingers crossed. At no
6 point -- and I've been through a couple different
7 presentations with a bunch of shady businessmen that like
8 to dress and act but don't do the walk, you know. I've
9 been there, and I looked through all their documents and
10 their pictures and all their fancy stuff that they spent a
11 whole lot of money on to try to trick a bunch of small
12 town locals into how to do what they want. But there's no
13 plan for where the poop that's rolling down the hill is
14 going.

15 So I know as a builder, if I'm going to build a
16 dwelling, you're going to find a sewer. Okay. Where's
17 the measurement for the volume that's going to be up on
18 top of this hill pressurizing as it falls down? Okay.
19 They are not telling you how big your sewer pipes in the
20 City are going to have to be just to dispose all their
21 waste, for lack of a better, appropriate word.

22 So what -- I mean, what else do you need to
23 know? You know, I'll tell you the truth, which is what
24 you won't get from this development. Okay. If you want

1 to get together -- we already have a mixed-use village.
2 It's called wheeling. There's woodsdale. Several other
3 places that make one place. Right? So why don't you-all
4 take your money and invest it into the downtown, buy some
5 paint, put some people to work painting, let them -- let
6 some electricians fix what you got first, and during that
7 whole time, figure out where you're going to put all your
8 poop.

9 Thanks.

10 CHAIRPERSON MAUCK: Thank you.

11 MARK KEPPLER: Hello. My name is Mark Kepple,
12 K-E-P-P-L-E. My address is 1219 Chapline Street in
13 wheeling. I'm here tonight on behalf of the Biafora
14 family companies that own and develop approximately 700 to
15 800 million dollars worth of commercial and residential
16 development. We were asked to meet with Mr. Coyne and
17 discuss this project in depth, and in part of that, we
18 have entered into discussions for a joint venture
19 agreement, a nondisclosure agreement, all these things to
20 make his project and bring our expertise to this project.

21 If you want some examples of successful
22 projects we've been involved in, that would be the
23 Middletown Commons, which, if you know much about
24 Fairmont, West Virginia, that is the former Middletown

1 Mall that is being de-malled and turned into a town
2 center. The next would be the Suncrest Towne Centre in
3 Morgantown, West Virginia, very similar to what Mr. Coyne
4 is proposing here. Martinsburg, West Virginia, numerous
5 commercial entities are tenants, and also we have the Park
6 Place in Washington, Pennsylvania, across from Race Track
7 Road, a large commercial mixed-use development there.

8 So if we think about what Mr. Connelly said in
9 the beginning of this, that we look to whether or not this
10 project serves the forward-thinking aspect of Wheeling, to
11 be inviting to entrepreneurs. That's where this analysis
12 ends.

13 We now have a wonderful piece of property. We
14 have a developer who I can state -- we've met with them.
15 We've looked at his due diligence. He has done an
16 enormous amount of work and analysis to determine whether or not
17 this project can be done, and frankly we're very
18 interested in partnering with him to make this project a
19 reality.

20 So we would ask the Planning Commission to
21 certainly favorably entertain this project and allow us to
22 move forward and do what all of these people are saying,
23 to make Wheeling vibrant, give our kids somewhere to go,
24 give us some housing that's new. These are all things

1 that can be done. So we would ask that you favorably
2 consider it.

3 Thank you.

4 CHAIRPERSON MAUCK: Thank you.

5 MITCHELL HADDAD: My name is Mitchell Haddad.
6 I live at 21 Greenwood Avenue in Wheeling, West Virginia.

7 People talk about reality, talk about the
8 progress. We're all talking about progress. We've
9 talking about what we want to see for West Virginia's
10 future, Wheeling's future, and that a good sell. It's
11 a --

12 CHAIRPERSON MAUCK: Get a little closer to the
13 mic.

14 MITCHELL HADDAD: It's a good sell, selling
15 people on progress, selling people on the dream of what's
16 going to be there, how it's going to fix problems.

17 Here's the problem: In the phases of this, the
18 only thing that I think GC&P construction wants is a
19 change in the zoning. Once they get that initial change
20 in the zoning, they can get what they've always been
21 after, which is quarrying and timbering that land. It's
22 the same thing he's already been stopped from doing. It's
23 the same thing he is going to continue to do, and there is
24 no surety that he's going to ever complete this progress.

1 Those jobs aren't a guarantee. The jobs that come with
2 the construction aren't a guarantee. All he wants is the
3 land.

4 If he crosses that initial hurdle of being able
5 to get that zone change, the quarry comes, all the damage
6 to woodsdale comes. There is no guarantees ever that
7 woodsdale gets any relief from their flooding problems,
8 which -- oh, wait -- didn't happen before they timbered
9 that land. No guarantees. It's all promises.

10 Anytime Mr. Hooper is asked to provide any
11 level of proof that holds any water whatsoever -- and I've
12 sat behind him in five or six of these meetings now -- he
13 turns bright red and gets angry. That's not a good sign
14 for a salesman. It doesn't lend a lot of credibility.

15 That's my statement.

16 CHAIRPERSON MAUCK: This way. Thank you.

17 SUSAN VILA: Hello. My name is Susan Vila,
18 v like Victor, I-L-A. My husband and I live at
19 44 Barrington Drive. I want to thank you for the
20 opportunity to address the Commission regarding my
21 concerns.

22 In contrast to what the gentleman said about
23 not seeing the site, our property sits at the same
24 elevation and directly facing this proposed project. When

1 we bought our home 17 years ago, we fell in love with the
2 magnificent views from our back deck. I inquired as to
3 the zoning of this area, and I was reassured that the
4 property surrounding these hills was within the city
5 limits and zoned residential.

6 Thanks to Mr. Connelly, each of the
7 Commissioners was sent an e-mail with attachments of a few
8 photos that I took from my deck. I'm sorry that we can't
9 all see them here today. I sent these photos to you so
10 that you could see the property as we see it on a daily
11 basis.

12 The first photo I sent you shows a beautiful
13 hillside covered with trees. A few years ago, the owner
14 developer denuded our hillside by clear-cutting the wooded
15 hilltop. This denuded hilltop is shown on the next three
16 pictures that I have sent you. There wasn't a single
17 person that visited us that didn't say, "Oh, what a shame.
18 They should never have been allowed to do that."

19 After several years, grasses, some small trees
20 and brush are starting to regrow. The next photo I sent
21 you will show that.

22 The last picture is absolutely beautiful and
23 shows woodsdale Hill peaking through the clouds. If this
24 project goes through, instead of woodsdale Hill -- it will

1 be gone -- we will see apartment buildings, multi-story
2 complexes, lighted parking lots, a shopping center and
3 dense housing. When I went to the meetings, they said
4 housing must be dense.

5 From what I have heard at previous meetings, I
6 personally have concluded that what we're really
7 considering here is a mountaintop removal project. Yes,
8 we have a hilltop, but that's really what this is. This
9 proposed village is the required reclamation portion of a
10 mining project. By focusing the public's attention on a
11 proposed village, the developer appears to me to be
12 drawing our attention away from the purposes of mining
13 minerals from the hilltop. The ideas of mining, blasting
14 and destroying the natural topography of Woodsdale Hill to
15 me is absolutely unimaginable.

16 I thank you.

17 CHAIRPERSON MAUCK: Thank you.

18 MARY ANN KORSNICK: Mary Ann Korsnick,
19 K-O-R-S-N-I-C-K, 160 Edgewood Street, Wheeling.

20 Mayor, Council members and all City
21 representatives, as I watched Mr. Coyne last night on
22 Channel 9 news, he spoke of the jobs that will be created
23 with GC&P Development. I admire his desire to create new
24 jobs in our valley. However, what I object to are the

1 casualties that will result with his destruction of our
2 hilltop and thus our neighborhood.

3 If you, our Council members and City
4 representatives, permit the zoning change to move forward,
5 over 900 woodsdale families will be subjected to 10 or
6 more years of unbearable noise, vibrations from
7 explosions, the thunder from huge trucks traversing our
8 neighborhood streets, monsoons of dust and debris that
9 will descend on our neighborhoods, and all the inherit
10 dangers that the removal of such a magnitude of rock and
11 soil will produce.

12 Many residents who live in woodsdale are over
13 65 years of age, and due to COVID-19, cannot be here to
14 have their voices heard, nor do they have the technology
15 to use Zoom to let their stories be told.

16 All of them would tell you of the extreme
17 expense and hardships that they've endured to protect
18 their homes and foundations from the mud, debris and water
19 that descended on them in August of 2017, not to mention
20 the destruction that occurred in March of this year.

21 All of you who represent our City will have to
22 look us in the eye with our homes and our lives are
23 devalued or destroyed.

24 Not to be overlooked is the trojan horse behind

1 this project. The millions of dollars to be made with the
2 mining of the limestone and two seams of coal, in addition
3 to the fracking of the layers of shale and all the
4 destruction that follows in its wake.

5 My final question to Mr. Coyne is to address
6 his desire to improve wheeling with providing jobs to our
7 community. Why didn't he have the foresight to use his
8 project to revitalize our vacant downtown?

9 In the meantime, all residents of Woodsdale sit
10 on pins and needles with each heavy rain, having lived
11 here worry-free for 30 years without a drop of water
12 entering our homes. I now stay home whenever storms are
13 in the area. This fear began when Mr. Coyne willy-nilly
14 removed hundreds and hundreds of trees above our house
15 without any form or plan in place for the runoff. That
16 was my first taste of Mr. Coyne's standards of operation.
17 I fear for all our neighborhoods.

18 City representatives, you have to answer your
19 own conscience. Will you allow a zoning change to perhaps
20 create a Buffalo Creek here in our City? 125 people lost
21 their lives in that disaster. The nature of this project
22 makes the scenario a real possibility.

23 Heed Dr. Sandin Phillipson's comments and
24 reports to Council. They are invaluable.

1 At the end of the day, all you have to ask
2 yourself this question: what will be my legacy?

3 I also have permission to read one of my
4 neighbor's short letter. She does not have Zoom, and she
5 is too elderly to appear tonight. Her name is Filapa
6 Shores, S-H-O-R-E-S, 9 Echo Terrace.

7 "Dear Mr. Connelly: At a time when brick and
8 mortar stores are filing bankruptcy because shoppers
9 purchase more and more online, why would any sane person
10 consider building a new strip mall, and why would any
11 planning commission or city council endure such a plan for
12 failure? Please do not allow the mutilation of another
13 suburban hillside by defying the will of so many wheeling
14 residents."

15 CHAIRPERSON MAUCK: Thank you, Mrs. Korsnick.
16 This way.

17 DAVID HOSKINS: My name is David Hoskins,
18 H-O-S-K-I-N-S. I live at 165 Miller Street, wheeling,
19 west Virginia. I have documentation to submit to the
20 Planning Commission members and also -- yes -- thank
21 you -- also I have a statement to make.

22 I have lived on Miller Street for 34 years and
23 have witnessed many flooding events, but in recent
24 history, I, along with other residents of Edgewood

1 woodsdale, have witnessed a marked increase in runoff from
2 woodsdale Hill. Yes, woodsdale Hill encompasses the
3 Edgewood area, too.

4 On March 28th of this year, the last major
5 flood from the Edgewood/Miller Street area witnessed a
6 dramatic increase in runoff from the hill. So dramatic,
7 in fact, that it led me to journey up the hill to document
8 what was going on up there. On my journeys, I took a
9 digital camera and GPS unit to document what I was going
10 to encounter.

11 My journey took me from behind North Park
12 Street west to just beyond Campbell Terrace. What I found
13 was quite revealing and shocking to say the least. I'll
14 state this plainly. I'm no geologist, but what I saw
15 caused great concern as to the state of geological Hill
16 woodsdale Hill was in.

17 Within that district, North Park to Campbell
18 Terrace, I encountered five seepage points from ground
19 springs, if you may. Massive runoff patterns from the
20 first seep encounter down to the area behind North Park
21 Street and Damian Road where the most dramatic runoff
22 occurred that night.

23 I also encountered one mine entrance and,
24 slash, spring house, one huge landslide over a rock

1 outcropping, big enough to see from Chicken Neck Hill on
2 National Road when the leaves are off the trees, two large
3 areas of fallen trees, enough trees to be noticeable, one
4 large gully, natural, but big enough to stand out on a
5 topographic map. The seeps, the mine entrance and spring
6 house landslide all occurred at the 950 foot to 970 foot
7 elevation level.

8 At the time of my journeys, April 5th and
9 April 25th, water was still actively running from these
10 seeps and mine entrances spring house down a hill. This
11 was one week and one month respectfully from the major
12 flood on March 28th. I believe the water showing up is
13 runoff.

14 I'm not going to be able to make this -- okay.

15 One thing to remember about these anomalies of
16 that wall is that they are at 950 to 975 foot elevation.
17 Most residents below are sitting at an elevation of 690
18 foot above sea level, Edgewood Street and side streets.
19 This combined -- think about it, people. There's water
20 coming out of that hill 260 foot to 280 feet above these
21 properties.

22 I guess that's all I'm going to say.

23 CHAIRPERSON MAUCK: Thank you.

24 State your name and spell your last name and

1 address for the record.

2 KEVIN WOODRUFF: Kevin woodruff,
3 W-O-O-D-R-U-F-F, 66 Hunter Lane, Colliers, West Virginia.
4 I have been -- I live in Colliers, West Virginia, but I've
5 been working in Wheeling for eight years now, and I've
6 looked for housing in Wheeling multiple times, and I've
7 never found any housing here that I'm happy with.

8 when I heard about this development project, I
9 finally thought that maybe there would be housing that I
10 would be happy with. So I really think that a development
11 like this would be a main reason for me to actually move
12 to Wheeling.

13 As it stands right now, I drive to Pittsburgh
14 at least four or five days a week, and I would really like
15 to move to Wheeling and have all the available --
16 everything that I have available to me in Pittsburgh
17 available here.

18 About a little over a year ago, I met Kevin and
19 the other people that he's working with on this
20 development project, and I began doing the marketing for
21 him on his project. While doing that marketing, at first,
22 I thought it was a great idea, and I was also -- and then
23 I heard all of the concerns from the Wheeling residents,
24 and I thought, well, I'm going to be a resident here as

1 well if I would move here. So I did some research and
2 listened to all the concerns from the residents. I'm no
3 expert, so I'm not going to agree or disagree with the
4 problems that people are saying, but if they have expert
5 approval to address all the concerns that the residents
6 have, then I say move forward with the development.

7 CHAIRPERSON MAUCK: Thank you.

8 JENNY JEBBIA: Hi. My name is Jenny Jebbia,
9 J-E-B-B-I-A. I live at 23 Hawthorne Court, and that's in
10 Wheeling, West Virginia.

11 I, too, am a Woodsdale resident. I sympathize
12 with all of you when it rains. I feel your pain. I live
13 at the bottom of Barrington and Forest Hills. No one
14 talks about the other side of Route 88, and I see a couple
15 of my neighbors here.

16 Unfortunately, water runs downhill, and for
17 those of you that are saying you've never had to worry
18 about water, I don't really know if I believe that 100
19 percent, because the City -- if you read the newspaper,
20 just in April, it said, in 2017, the City began working on
21 a massive 280 million dollar 20-year plan that includes
22 separating sanitary and stormwater systems, which City
23 officials say will address much of the flooding problems.
24 During heavy rains, residents are flooding themselves when

1 rainwater from their roof is directed towards their sewer
2 lines. Now, that seems logical, right?

3 when GP&C acquired all the houses on Bethany
4 Pike, and with the exception of a couple, I manage those
5 properties for them. So when I went in and started
6 getting them ready to rent, I went in the basements, and
7 guess what I found in every single basement? A sump pump.
8 Not water. A sump pump. There is a reason there are sump
9 pumps in all of these homes that are 70, 80 years old.
10 The owners were proactive in preventing flooding in their
11 basements.

12 so in the course of -- since 2011 through now,
13 I've replaced three of the sump pumps. I managed those.
14 I've had four phone calls from renters when the sump pumps
15 kick on, and I assure them -- they didn't know what they
16 were. That's to keep water from flooding your basement.
17 we didn't put those in there. So, therefore, deductive
18 reasoning would mean they've had water runoff forever. It
19 hasn't been since GC&P removed trees.

20 Now, I'm going to take the last minutes, and
21 I'm going to turn this personal. With transparency, yes,
22 my former name was Jenny Coyne. A lot of defamation of
23 character and slander has gone on, and I'm going to take
24 the last 60 seconds to address it. We have children,

1 Kevin and I.

2 The hateful, spiteful, mean posts are not
3 acceptable. You cannot let a project -- to defame
4 someone's character is horrible. We live in a terrible,
5 mean, bullying world.

6 My son reminded me of something, and Jeff
7 Grove, who is here this evening, will attest to it.
8 They're friends. Back in the early 2000s when Wheeling
9 flooded -- and everyone's referencing that, Kevin
10 personally rented a bulldozer. He was out on National
11 Road plowing parking lots of local business owners,
12 clearing the mud and sludge and debris, not for any
13 recognition. It's the kind of person he is.

14 He also went down to Dimmeydale with the local
15 baseball dads, like Jeff Grove and Mike Cross and Scott
16 Goodnight, and they cleared the baseball field so their
17 sons could go play baseball. That's the kind of person he
18 is.

19 Do I believe that he's going to blast and blow
20 up a hillside and leave town? No. He loves wheeling.
21 His mom and dad loved wheeling. He built a business here.
22 We build a development here. We raised our children.
23 He's a good steward in the community.

24 CHAIRPERSON MAUCK: Time. Thank you.

1 JEREMY PAIGE: Hello, everyone. My name is
2 Jeremy Paige. That's J-E-R-E-M-Y, P-A-I-G-E. I'm a
3 Wheeling native, and I live at 505 South Heron Street.

4 So the reason I'm here today -- as you know, I
5 actually took time -- I drove two and a half from Erie,
6 Pennsylvania, where I, you know, finished my undergrad.
7 I'm currently finishing my MBA in economics right now.
8 The main reason I'm here today is -- you know, as a young
9 individual -- I'm 24 years old. I grew up in East
10 Wheeling. I currently live on the Island. For me to hear
11 that a development project like this could possibly bring
12 back thousands of jobs -- you know, the biggest thing I
13 thought -- like, you know, I wasn't selfish -- I wasn't
14 like, oh, you're not building this downtown, oh, you're
15 not building this on the island. No, you're bringing it
16 back to Wheeling.

17 I'm currently in the startup process of
18 something that's going to teach low income areas like this
19 financial literacy and computer coding. Now, the biggest
20 thing about me is, as a young entrepreneur, I would like
21 an area for economic development for my kids to thrive.
22 However, just like a lot of people said, I could easily
23 drive to Pittsburgh. I could easily go to -- I could
24 easily go to Columbus. However, I would love for my kids

1 to be here. I would love for them to have the same
2 experience I had, because wheeling is a community, you
3 know.

4 You know, I'm kind of getting emotional because
5 it's like -- I would love to see growth. You know, I hate
6 looking at statistics, like the population has been
7 declining like by 10 percent the last two years. Well,
8 the biggest problem is a lot of people are getting these
9 massive degrees in engineering and business, and there's
10 nothing here for us to grow upon.

11 I would love to open up office space in a
12 development like that. However, there is nothing here.
13 In my 24 years of life, the best thing that I've seen as a
14 young individual is Sheetz. Now, I'm not even going to
15 talk about the Highlands or St. C, because that's like
16 15 minutes away. I would love to see something in
17 wheeling to where I could go. Yeah, that's where everyone
18 goes.

19 That's where like-minded people like myself
20 bring these business ideas to the table, because what is
21 stopping wheeling from being the next big thing? But, you
22 know what the problem is? No one is willing to change.
23 No one wants to see growth. Everyone's talking about, oh,
24 it's going to do this and that. There is no reward

1 without risk. Let me say it one more time. There is no
2 reward without the risk.

3 I also want to say, Mr. Coyne, thank you for
4 taking the time out of your busy days to sit down and talk
5 to me, show me the project and being a like-minded
6 business individual.

7 I'm also really pro green. So, of course, I
8 look at the -- you know, the landscaping and all that
9 stuff.

10 But at the end of the day, we're bringing back
11 growth to the City. I would love to see people my age
12 come back. You know, especially as my relatives are
13 getting older and Mom is getting older. I would love to
14 hear my kids to be here, like, oh, yeah, we'll go to your
15 grandma's house. It's five minutes down the road. I
16 would love to drive to this development and see my name
17 and my business and everything I love in my community.

18 I don't want to go to Pittsburgh. I want to be
19 the one that graduated, came back here and grew something.
20 I'm tired of everyone saying West Virginia is backwards or
21 we're all this. No. Let's stop that. Let's move
22 forward. We keep moving backwards.

23 So sorry I got a little emotional, but that's
24 about it. I just want to be really honest and

1 straightforward and thank you-all for being here.

2 CHAIRPERSON MAUCK: Thank you. This way.

3 Now we have people online.

4 KEN FORSHEY: Hello. My name is Ken Forshey.
5 I live at 16 Fairview Terrace, Wheeling, West Virginia.
6 My name is F-O-R-S-H-E-Y.

7 I have lived in woodsdale my whole life, and
8 before me, it was my parents and my grandparents, and
9 we've been here in woodsdale since 1909 is when my
10 grandparents lived in woodsdale, and we've been here ever
11 since then, generations after generations.

12 I'll tell you, I think we should not build it
13 up there because it will probably be just like Wheeling
14 Hospital. They built the Wheeling Hospital, and then they
15 put a big six sewer to a four, and Claytor got flooded
16 40-some years, and then they finally changed the sewer up
17 there. I still do not think they should do it up there
18 because there's not enough sewer up there in woodsdale,
19 and mostly Bethany Pike, there is just two lanes, and it's
20 just traffic for the Oglebay Fest going up there. In the
21 winter, there's bumper to bumper, and there's accidents
22 and traffic backed up to China just about, and I think
23 it's just a bad place for it.

24 That's all I want to say. Thank you.

1 CHAIRPERSON MAUCK: Thank you. Now, Mrs.
2 Delbert, turn it over to you.

3 DAVID BISHOP: Hello. My name is Dave Bishop.
4 I live at 36 Pearl Avenue here in Wheeling, and I'm in
5 favor of the project here.

6 As I drive around the valley, I go to
7 Morgantown. I go to Pittsburgh. I see all these
8 projects, hillside projects. This has been done over and
9 over and over, and everybody is talking about all the
10 what-ifs and ifs. These problems have been dealt with
11 over the years. Sure, they need to be addressed, and I
12 think everybody should be concerned that they do take the
13 precautions necessary, but you don't stop progress.

14 You know, Wheeling has been dying forever, and
15 it's time that we kind of get out of the rut and start to
16 move on. I don't want to see something shoddy. Okay?
17 Make sure it's done correct, but let's do it right. Let's
18 move on. Let's try to get Wheeling going here a little
19 bit more than it has been in the last 30 years, okay, or
20 we're just going to sit here and stagnate and watch the
21 rest of us -- as I said, young people are leaving, can't
22 stay here. It's time to do something different.

23 So I think this project, you know, should be
24 done. It should be done correctly, and people should put

1 their input in and should get on board with it and make
2 sure it's done correctly, but it should be done,
3 nonetheless.

4 Thank you.

5 KILLIAN COYNE: Hello, everyone. My name is
6 Killian Coyne, C-O-Y-N-E. My address is 23 Hawthorne
7 Court in Wheeling.

8 In full disclosure, my father is the developer,
9 Kevin Coyne.

10 I want to tell you why this project should be
11 supported by the Council and the Planning Commission of
12 Wheeling.

13 You're heard from two of my former teammates,
14 and Jeremy and Sean -- great to hear you guys. I hope
15 you're both doing well -- about their struggles as young
16 businessmen entrepreneurs and trying to find a job and
17 raise a family as they return back to Wheeling.

18 I myself have been in Morgantown for six years
19 now. I finished engineering school two years ago and am
20 now working toward a degree in medicine. As a young
21 professional, I also share their sentiments that it is
22 extremely challenging to bring your family back home and
23 try to find a job in a good place to work in the Wheeling
24 area.

1 Simply, there are just fewer and fewer jobs,
2 and my healthcare profession -- you've already seen OVMC
3 has closed recently. Wheeling and the Ohio Valley at
4 large are in need of developments like the one that is
5 proposed here.

6 I can tell you about my dad. So many of have
7 you heard things about him through your neighbors or
8 through Facebook or other means, but have not taken the
9 time to sit down and talk about the project with him face
10 to face.

11 I know from years and years of us sitting in
12 the back seat of a car about this project, that he will do
13 everything he can to grow the Wheeling area and make sure
14 you-all are taken care of. I fully support this project
15 and I wish some of you will be more open-minded and hear
16 what he has to say. Keep in mind we are still -- even
17 though it's been years -- through the early phase of this
18 development, and there are still many more studies that
19 need to be done to improve traffic, sewage, water runoff.

20 I do think that the development is your
21 greatest opportunity to improve all of those things.
22 Sitting on that and letting them still occur because the
23 hillside not being developed does not improve any of your
24 issues. Instead, moving the project forward will allow

1 the developer to take all of the consideration and help
2 assure that you-all are taken care of in the woodsdale
3 area.

4 Thank you.

5 RAY CLOUGH: My name is Ray Clough. I'm with a
6 company called J.J. Drilling out of Williamstown, West
7 Virginia. I'm the general manager. I'm a master well
8 driller with the National Ground Water Association. I'm a
9 senior driller with the National Drilling Association.
10 I'm a certified engineering technician with the American
11 Society of Professional Engineers.

12 Early in 2014, we were hired by GC&P to drill
13 some borings up on the Bethany Pike site in Wheeling, West
14 Virginia. We drilled at three different locations. We
15 drilled two borings to 200 feet below ground surface and
16 one to 100 feet below ground surface.

17 The profile we encountered on these sites
18 consisted of alternate layers of shale, limestone,
19 sandstone, with some coal in it. Most core recovery that
20 we got was 100 percent, especially below 100 feet, which
21 indicates that unweathered and competent rock existed
22 beneath this site. These would probably be considered
23 preliminary, but they did show what kind of profile was
24 there and how much of different types of rock existed

1 beneath the site.

2 Thank you.

3 CHAIRPERSON MAUCK: All right. State your name
4 and address.

5 BOB KORNMAN: My name is Bob Kornman,
6 K-O-R-N-M-A-N, 4269 Oglebay Drive.

7 As a professional land planner for 40 years and
8 a partner in a national consulting firm, I have never
9 experienced a development of this magnitude submitted with
10 one entrance, let alone from a two-lane local road. It
11 goes counter to all national, rational land and traffic
12 planning principles. It is potentially dangerous and
13 definitely frustrating for residents, customers and the
14 general public.

15 An accident or icy conditions on the only
16 entrance drive would prevent or delay first responders
17 accessing the site for medical-required emergencies, and
18 at peak times, significant traffic counts at the one
19 intersection on Route 88 would cause extreme delays for
20 cars leaving or entering the site for driving past along
21 Route 88. It makes no good planning sense.

22 For a development of this extent, it's also
23 absolutely not necessary to entirely flatten 55 acres on
24 top of a hill, remove 9 million cubic yards of material

1 and create 150-foot embankments that resemble stripped
2 mine high walls. The overall project does not require a
3 flat site, and, in fact, it could benefit aesthetically
4 with the number of terraces and connecting slopes or
5 walls. Major structures can be built at various
6 elevations with terraced parking lots and excess drive
7 between them.

8 Financial analysis of private developments
9 typically is not a responsibility of public agencies.
10 However, for a development of this level of local economic
11 importance, I believe its monetary impact in the future
12 should be considered and questions asked of the owners.

13 Nationally, commercial malls and big-box stores
14 are failing, and that trend is projected to continue. How
15 would this site be affected if the commercial buildings
16 were to fail, more institutional or residential
17 development or unmet infrastructure and road maintenance,
18 structural deterioration or loss of anticipated tax base.

19 Thank you for the opportunity to make these
20 comments. Sorry for the cell phone in the background.

21 KATHLEEN BARTON BAXTER: Good evening. My name
22 is Kathleen Barton Baxter, B-A-X-T-E-R. I live at
23 180 Edgewood Street, Wheeling.

24 I lived at 180 Edgewood Street. That has been

1 my family home since 1962. That's over half a century.
2 I've seen what's happened at Woodsdale. I've seen what's
3 happened right on Edgewood Street, and it's not new. It
4 continues to get worse, but it's not new. I've been
5 there.

6 Over the years, Woodsdale has been a premier
7 neighborhood in Wheeling. The homes have been sought
8 after, held and increased their value. Over the years, I
9 have seen changes that concern me, large homes being
10 divided into apartment complexes, drugs being sold on our
11 corners -- you bet it is -- and increased flooding.

12 The flooding has increased since the building
13 of our Wheeling Park High School, the building of the
14 beautiful Stonegate area, and the building of much of the
15 needed hotels, just to mention a few of the things that
16 have increased the flooding that existed my entire life.

17 Older issues are still not dealt with. The old
18 Wheeling Coal Mine Company, which continues to compromise
19 and add to the water drainage issues in Woodsdale, it
20 exists on the City of Wheeling and Oglebay's 300 acres.
21 This water runs off onto Elm Terrace, which intersects
22 Edgewood. Why is this still at issue?

23 The 1950s sanitation and sewage system that in
24 no way can accommodate the growth of the area. During a

1 hard rain, it does not take an engineer to see what's
2 occurring at Edgewood Street. These old issues, combined
3 with the growth I mentioned above, have wreaked havoc in
4 my neighborhood for way too long.

5 GC&P Development, I am fine with new jobs for
6 our area. I'm great with shopping that makes Wooddale an
7 even more convenient and desirable place to live.

8 what I'm not okay with is the water issues that
9 threaten my home and my neighbors' homes and continues to
10 decrease the value of what we have worked so hard to
11 preserve: our homes.

12 so far little has been done, and I would like
13 to know why. Little has been done to address the issues
14 that we're talking about. I would like GC&P to be given a
15 chance to share what and how you plan to honor the
16 integrity of the land where we all live. I think we all
17 can agree that no real progress should come at the expense
18 of our land and homes. If you can do that, God bless.

19 CHAIRPERSON MAUCK: Time out a second.
20 Commissioners, if you need a break, you can take a break.

21 Okay. Continue.

22 GREG CARO: My name is Greg Caro. I live at 14
23 Aaron Woods in Wheeling.

24 I've lived here 30 years come November, so I'm

1 still an outsider. My ex-spouse grew up here. We visited
2 here, and we moved to Wheeling. I thought there was a lot
3 more going on than where I'm from, Bedford County,
4 Pennsylvania. She'd be happy here. What a great place to
5 raise children. Our children were educated here but have
6 moved elsewhere to make a life.

7 I'm a CPA. She was a great nurse. She started
8 out at the hospital, didn't last very long because the
9 patient care wasn't close to what she was used to at
10 Georgetown University. I've met a lot of people since
11 moving here, and I would like to learn by observation and
12 listening.

13 Growth over the past 30 years has been stagnant
14 at best. Yes, Cabela's, the Highlands and the surrounding
15 area has grown in the last 15 years, but other than that
16 incredible project, very little. City-County officials
17 have done a wonderful job in attracting new business to
18 the area. Sometimes they have not. To me, governments,
19 especially locally, have themselves or by the way of
20 committees picked winners and losers. They appear to bend
21 over backwards to get out-of-town consultants to come and
22 tell them what to do and to cater to those will to invest
23 in the surrounding communities.

24 But what about the people who have already

1 invested in the community? How are they treated? Recent
2 projects come to mind. The property on National Road in
3 Woodsdale across from Lou Nau, the vacant dilapidated
4 church, a bank was willing to expand in that area, private
5 money, not government money, invest \$2 million in that
6 property, open five and a half days a week, banker's
7 hours, a drive-through. It would change the neighborhood,
8 people said. It would be a traffic nightmare.

9 There are currently a lot of businesses in that
10 area within several hundred yards, and not that long ago
11 there was a Kroger down the street, and it was not
12 approved by the Planning Commission due to these reasons
13 and outrage from citizens that shout loud.

14 GC&P Development and the project on the hill,
15 another private group willing to invest more than \$150
16 million over a 10-plus-year time frame that would increase
17 the tax base for decades to come. It's my understanding
18 this project has jumped through hoops, providing study
19 after study, engineering reports, environmental reports,
20 pretty much anything that was asked of them to show the
21 viability and the long-term economic and environmental
22 impacts of this venture. This project would assist in
23 water control from weather events. It would improve
24 traffic patterns and improve Route 88 in the areas around

1 this project, renew and upgrade existing city sewer and
2 water infrastructure that is much needed and has been put
3 off for many years because the City does not have -- it
4 has not effectively utilized the funds it receives.

5 It would provide construction jobs,
6 professional offices, retail space, restaurants, theater,
7 grocery and possibly a mom-and-pop boutique or two,
8 different types housings and ability to live, shop and
9 dine without having to travel to other areas.

10 Competition is good. It keeps people and
11 businesses sharp. It provides services with a smile, and
12 people enjoy visiting this newest option to the wheeling
13 area. All these will hopefully bring in unique
14 businesses, increase population, increase the value of
15 peoples' homes and other properties who have left
16 wheeling.

17 The company I worked does some work for
18 entities involved. Mr. Hooper has been a personal friend
19 and godfather to my daughter. Knowing Mike, he would not
20 be involved in something that he did not think was good
21 for the area. Mike and his wife, Gretchen, chose to raise
22 their children here. They did not grow up here. I did
23 not grow up here. I live here by choice. I like it here.
24 It was and is a great place to live. West Virginia, open

1 for business. Certified business location, show me.

2 Thank you.

3 JONATHAN HOWARD: Hello. My name is Jonathan
4 Howard, H-O-W-A-R-D, and I am a Wheeling resident.

5 Today I would like to present some of the
6 statistics I gathered while doing a door-knocking campaign
7 for the GC&P Development project. We performed this
8 campaign from the beginning of October to mid December of
9 2019, luckily before the Coronavirus pandemic hit. I have
10 six copies of this information I would like to submit to
11 the Planning Commission.

12 We hit nine different places within the
13 Wheeling area, those being Warwood, Clearview, Windsor
14 Heights, Springdale, Dimmeydale, Oakmont, Claytor, Elm
15 Terrace and Woodsdale. In total, we knocked on 962 doors
16 and spoke with about 358 people. Of the 358, just under
17 39 percent of them were for the project and signed our
18 petition. Under 10 percent were against the project,
19 while the other roughly 52 were either busy at the moment
20 and couldn't talk or they wanted to do more research on
21 the project before signing our petition. The majority of
22 the people we spoke to were very interested and really
23 wanted to learn more about the project, and it was a
24 pleasant experience.

1 From the data I gathered, less than 10 percent
2 of people were against the project. I believe this goes
3 to show that most people are, in fact, for this
4 development, like myself, and I would really enjoy seeing
5 this project come to fruition.

6 Thank you.

7 MIKE HOWARD: I'm Mike Howard, H-O-W-A-R-D. I
8 live at 122 North Park Street, in Wheeling, West Virginia.
9 I've been a resident about three years in Woodsdale. I
10 used to visit lots of friends and people there. Before
11 that, I lived north of Oglebay. So I've been in this area
12 since 1992.

13 Jonathan is my son. He's one of nine children
14 and stepchildren. So while I support this project, I
15 think it would be great. I'm almost 60 and live in
16 Woodsdale, so maybe that's a bit of an anomaly. I'm
17 standing here before you for Jonathan and the other eight.
18 If you do the math, as many kids as I had, as many as my
19 brother-in-law had, the odds are these kids going to have
20 40 to 50 kids, and they are going to have however many
21 more after that. I would love to see them stay in the
22 Wheeling area, and a project like this, while only the
23 beginning, is at least that.

24 Population that goes from 35,000 to 26,000 is

1 huge. This project won't turn that completely around.
2 There are going to have to be many other things looked at
3 to try to keep our people here. I've had to work outside
4 the area a lot myself to have a better income. But my
5 wife then, who passed in 2013, and my wife now loved this
6 area, loved raising children here. It is a fabulous,
7 fabulous place to live.

8 My oldest son gets married this Saturday. His
9 choice is to stay here. Jonathan's choice is to stay
10 here. I hope the other seven or many of them will do that
11 as well.

12 Projects like GC&P on the top of Woodsdale Hill
13 are a step in the right direction to making that happen.

14 I hear the character posts and things that
15 happen, and I know a lot of these people, and those
16 character posts are untrue. We need to have facts. We
17 need to do our research, and we need to help people find
18 out the truth. As Jonathan said, many people just didn't
19 know yet. So we need to make that available to them.

20 I want to thank you all for having this public
21 hearing. I think this is fantastic. Thank you for
22 allowing people to come in on Zoom during this pandemic.
23 This has been an excellent evening, and I believe that
24 people have shown respect and courtesy tonight.

1 Thank you very much.

2 CHAIRPERSON MAUCK: Thank you.

3 MARY ELLEN CASSIDY: Hello. My name is Mary
4 Ellen Cassidy, C-A-S-S-I-D-Y. I live at 39 Hamilton
5 Avenue here in Wheeling, down the street and downstream
6 from the proposed development.

7 Before I start with my prepared remarks, I just
8 want to clarify things. I feel like we have gone off the
9 rails here. My understanding was not that this was to
10 decide if we wanted a development like the one being
11 proposed in Wheeling. My understanding was that we are
12 here to decide if we want that development to be on
13 Woodsdale Hill, the conservation development site. So I
14 kind of went down that road.

15 I would like to clarify that I personally have
16 nothing at all against the developer, Kevin. Kevin was a
17 lifeguard for my kids when they were little, and I wish
18 nothing but wealth and health and happiness for him and
19 his family. So it's not about is this development a good
20 idea. It's is this development on Woodsdale Hill a good
21 idea. I thought that was the purpose of this.

22 So for all the young people who -- it's been
23 great seeing you here and hearing you speak -- you say we
24 want more in Wheeling, and for the parents who are saying

1 we want more for our kids in wheeling, I checkmark,
2 checkmark, yes, yes, yes, I agree with that.

3 what I'm challenging is the fact that this kind
4 of development in this site to be put on this particular
5 hill with the 30-degree slope and mines underneath.

6 I do subscribe to the science of the expert
7 hydrogeologists and engineers who tell us this site is not
8 a proper site for this type of development. I agree with
9 the Comprehensive Plan that originally said this same
10 thing, and that's why they designate it as conservation
11 development.

12 so to clarify, I'm objecting to this
13 development on this site. The scientists say it's a very
14 risky thing to do this to this community. I'm not against
15 the development, per se.

16 For the person who did the survey and said only
17 10 percent were against it, then I'm guessing that
18 90 percent are okay with this development in their
19 neighborhood. Right? That does not surprise me. I think
20 many neighbors would welcome this development.

21 so I'm just talking about this site right now,
22 the stability and the threats that are proposed for this
23 site.

24 As far as the health and safety of the

1 community involved, I'll save us all time. I've sent a
2 letter. The experts have sent letters already saying what
3 they have studied -- they've walked the site -- and what
4 they believe would happen if this development went
5 further. It's a destabilizing event that they feel would
6 have serious negative health and safety impacts on the
7 community downstream.

8 As far as jobs and the economy, I love the idea
9 of bringing in development that is sustainable and has
10 liveable wages.

11 Last, as far as where this site is, you're
12 proposing to put a mixed-use development where we already
13 have one. So for our community, we have nothing to gain
14 and everything to lose.

15 Thank you.

16 STEWART LEVY: Good evening. My name is
17 Stewart Levy, L-E-V-Y, 2 Lorraine Terrace, Wheeling.

18 This entire project is being presented, in my
19 opinion, at the wrong time and the wrong place. The
20 current climate has high unemployment, closure of retail
21 stores, decrease in hotel occupancies, movie attendance is
22 down, decrease in restaurant sales and occupancies,
23 decrease in need for office space, people working at home.
24 This is a duplication of services and spaces that are

1 currently offered in abundance in wheeling within 10 miles
2 of this project. There are four to five large area retail
3 spaces, two multi-screen movie theaters, 50-plus
4 restaurants, many, many office buildings, mostly empty,
5 and 50-plus hotels.

6 I do not feel that a quarry in the middle of a
7 residential area is the right location for this type
8 within a five-year to 10-year operation.

9 In my opinion, this project is out of touch
10 with the current market conditions and will leave a
11 physical scar and financial scar on wheeling.

12 I'm asking the Planning Commission and the City
13 Council to vote to deny GC&P's application for a Special
14 Area Plan.

15 Thank you.

16 CHAIRPERSON MAUCK: Thank you.

17 HADEN BLAZER: My name is Haden Blazer,
18 B-L-A-Z-E-R. My address is 3458 Little Grave Creek, Glen
19 Dale, west Virginia.

20 I personally support to move forward with the
21 development, and there's a few reasons why. I have been
22 at West Liberty University for six years, and I've worked
23 in wheeling my entire life, and we have tried and tried
24 and tried, and I have asked the great question of: where

1 did all the young people go? Please take a look around
2 the room of who is here. It's a scary thought, and it is
3 one that's economically not sustainable. I understand
4 that the placement of it is difficult, but I can't -- it's
5 easy to stand up here and say, Kevin Coyne, put it
6 somewhere else, let's invest somewhere else, and it's very
7 rare for somebody to invest in the youth like Kevin Coyne
8 has, to come forward and say some people aren't going to
9 like this, but I'm going to do it because it is good for
10 this area.

11 I personally feel that someone is trying to
12 invest in my future. At 25 years old, I also have
13 discovered that when we are in college, we're told in
14 class, "Good luck, you have to leave wheeling, get out
15 now, you have to leave to be successful."

16 It's a scary thought when people across the
17 room point at people in suits and say, oh, it's just a
18 vision, when, in fact, I want to be and aspire to be a
19 CPA. So my vision is to be in a suit. So for people to
20 have that kind of view and close-mindedness is scary.

21 So I would love to move forward with the
22 project and see progress and investment into the City of
23 wheeling, because that's the vision that we're all trying
24 to fight for, is progress.

1 Thank you.

2 LIZ PRATHER: Good evening. My name is Liz
3 Prather, P-R-A-T-H-E-R. I live at 13 Edgewood Street,
4 Wheeling, West Virginia.

5 Thank you, Commissioners, for the opportunity
6 to speak. I'm speaking in opposition to changing the City
7 Comprehensive Plan.

8 My home is over 100 years old, and it's part of
9 a recognized historic neighborhood. We enjoy walking and
10 chatting with our neighbors, appropriately socially
11 distanced right now, for hours each week. Outside time,
12 gardening, playing with kids are intrinsic parts of life
13 in Woodsdale. My street alone has had four young families
14 move in in the last two and a half years. I value my
15 neighbors and my neighborhood and their character.

16 Let me be clear. There is no guarantee that
17 the new mixed-use village will be built, but we can
18 guarantee some things if we approve this process: Years
19 of quarrying in a residential neighborhood, increased
20 noise, vibration, dust, trucks running back and forth on
21 Bethany Pike right past the Woodsdale Elementary
22 playground. This will be a difficult time for the five
23 years of quarrying.

24 Even if we look ahead to a successful

1 development, which is not guaranteed, what will we have?
2 Increased traffic, noise pollution, light pollution, and a
3 change in the fundamental character of our neighborhood.

4 West Virginia isn't great in a lot of things
5 when you look at national rankings, but some things that
6 we are great at, knowing our neighbors. A residential
7 neighborhood is a treasure to a city. People save up in
8 Wheeling to move into my neighborhood, and it makes me
9 proud. Why would we want to lose something so valuable?

10 In closing, obviously we all want development
11 and opportunity. My elder daughter is 20. She was born
12 in Wheeling, and she knows how hard it is to see
13 opportunities here. But losing the valuable things we
14 already have for the chance of gaining something isn't a
15 guarantee for her, and actually this project has been made
16 her less likely to stay in Wheeling because she values the
17 neighborhood, she values the people, and that's where our
18 priorities should be.

19 Thank you.

20 CHAIRPERSON MAUCK: Thank you.

21 Now if you bend your neck and stretch it out a
22 little bit, we'll go to the other side.

23 STEPHANIE WEISENBORN: My name is Stephanie
24 Weisenborn, W-E-I-S-E-N-B-O-R-N. I live at 152 GC&P Road.

1 I have lived on GC&P Road for the majority of
2 my life. I grew up and was born until high school at 274
3 GC&P, and then my family moved to a bigger house on GC&P.
4 So I was here until I finished college, two different
5 houses.

6 I did leave the area because there isn't --
7 wasn't growth for me here. I moved to Pittsburgh. I
8 lived there for 15 to 18 years, somewhere in there, but
9 Pittsburgh didn't have the life that I wanted. It didn't
10 have the environment that I wanted. I didn't want the
11 city, so I moved back, found a house on GC&P Road so that
12 I could live here again and bring my seven-year-old son.
13 He was born in Pittsburgh, but I didn't want him to grow
14 up without having woods, without having wildlife, without
15 having a creek, without having that environment. That's
16 why I specifically moved back where I did.

17 If you talk about Pittsburgh and everybody
18 wanting to move to Pittsburgh or shop in Pittsburgh --
19 Pittsburgh is awesome. I love it there, but it's not what
20 I wanted. And if Pittsburgh is what we're trying to
21 achieve -- I have so many friends in Pittsburgh that live
22 in the city and are happy to live in the city, so they
23 don't have cars. So if we're talking about that route,
24 then we should be developing in the city so that people

1 can live in the city, work in the city, shop in the city.
2 we shouldn't be out in a residential area. we shouldn't
3 be out on the way to Oglebay. That's just not a place for
4 it. It's not. Sorry.

5 I've lived on GC&P forever. I feel very
6 attached to it. I feel like it's my home, it's my
7 comfort, and to have something like this put in the area
8 is very upsetting to me.

9 The traffic, that's a two-lane road. It's not
10 going to work. It's not going to work at all. Look at
11 how the festival lights are. Look at woodsdale, exiting
12 at the end of the day. It won't work.

13 Like I said, I love wheeling, and that's why I
14 moved back, and I love Pittsburgh, but this is the
15 environment that I wanted. I want woods. I want that
16 sort of thing for my son.

17 To actually speak and show people that people
18 do come back for that sort of reason -- I found a job. It
19 took a while, but I found a job, and I came back because
20 this is the life I wanted for my son.

21 Thank you for letting me speak.

22 RICHARD PELUCHETTE: Hello. My name is Richard
23 Peluchette. My address is 415 North Front Street,
24 wheeling. Last name is P-E-L-U-C-H-E-T-T-E.

1 I thank you for the opportunity to speak. I'm
2 a wheeling resident. I was born here. I'm one of those
3 guys that a lot of these residents have been talking
4 about. They got their degree, and they left wheeling. I
5 left wheeling in 1986 when I got my science degree from
6 West Virginia University. I went to Florida. I am pro
7 growth. Florida is growing like crazy because people are
8 taking a chance. They are taking opportunities. In
9 wheeling, we need growth. When I left, there were no jobs
10 here. You had to leave, and it wasn't only me that left.
11 The people that I know from wheeling that were in Florida
12 is unbelievable. Talented people, business owners, people
13 that can make this area thrive, but they have to leave
14 because every time there is growth opportunities, it seems
15 like there is nothing but excuses as to why you can't do
16 it.

17 I live on the island. I understand water. I
18 also understand that developments like this have had these
19 exact same issues, and they have cured the issues. They
20 need to be corrected ahead of time. The passion of the
21 residents is incredible, and I'm very happy to see no
22 fires today at this little get-together. It's the way it
23 should be done, debated.

24 what I'm saying to you is: I came back to

1 wheeling eight years ago, after seeing 26 years of
2 development all over the place in Florida. wheeling needs
3 to get together. Some of you folks need to get outside of
4 wheeling to see what's possible. All that development in
5 Washington, Pennsylvania, is on a hill. This is on a
6 hill.

7 If water is an issue, get it fixed. Get it
8 fixed. Okay? Everything is fixable. If it wasn't
9 fixable, you wouldn't have California built on a hill, you
10 wouldn't have Italy built on a hill, you wouldn't have
11 Greece built on a hill, but it is.

12 I think the issues are important. They need to
13 be hammered out, but development is critical for wheeling.
14 I'm pro development. I wish you-all would come to the
15 correct decisions. Get the infrastructure done properly.
16 I understand that. It sounds like those issues have been
17 there a long time. Sump pumps for 70 years, there is a
18 reason.

19 The one woman has been in Echo Lane since 1962.
20 She's been flooded a lot. There is a reason. Maybe the
21 City has been not handling this for the last 20 years.
22 Maybe this issue has been going on for 20 years. Maybe
23 it's time to correct the issue and get some progress in
24 the City.

1 Thank you very much.

2 CHAIRPERSON MAUCK: Thank you.

3 PEGGY KEYS: My name is Peggy Keys, K-E-Y-S. I
4 live at 157 Miller Street in Wheeling.

5 I only have six sentences. Save Woodsdale
6 Hill. Save our homes. Save our roads. Save our
7 environment for our children and grandchildren. Grow
8 Wheeling without destroying it. Please deny the proposed
9 GC&P Development.

10 Thank you.

11 KYLE COYNE: This is Kyle Coyne, C-O-Y-N-E. I
12 currently live at 5 Fairview Terrace in Wheeling, West
13 Virginia, right below Kevin's Hill.

14 I just want to let you know I do not get any
15 type of water in my basement, the reason being is I do
16 have a sump pump, French drains that were put in there by
17 the previous owner. I personally believe the problem
18 stems from the outdated 70-year-old sewer and storm
19 management system.

20 I can remember growing up on Edgington Lane
21 30 years ago having issues with the water coming up
22 through our drains in our basement. This stormwater was
23 an issue well before the trees were cut down. This
24 project gives us a solution to get the flooding remedied

1 and the upgraded storm management system we need.

2 This development would bring in more tax income
3 to the City and help build downtown, along with all the
4 issues that you folks say in woodsdale.

5 I support this project and I have a confidence
6 in developers to make the right decision and grow wheeling
7 as a whole.

8 Thank you.

9 CURTIS BROWN: Good evening. My name is Curtis
10 Brown, B-R-O-W-N. I live at 5 Lorraine Terrace in
11 woodsdale. As a resident and a 20-year property owner in
12 woodsdale, I'm here to express my opposition to the GC&P
13 project, about the area known as woodsdale Hill for the
14 following reasons: Route 88, Bethany Pike cannot support
15 the increased truck traffic that would be using it to
16 transport equipment, stone, soil to and from the project
17 site, 9 million cubic yards, 1.2 million truckloads, times
18 two, 2.4 million trips. The section along the creek is
19 already subject to slippage from existing traffic. Route
20 88 will be further damaged or destroyed during the
21 project's development.

22 AS I reviewed the GC&P site map, it indicates
23 an intention to access a secondary exit from their
24 property down through Stratford Lane onto Edgewood Street

1 in the woodsdale neighborhood, then on to Route 88. This
2 would be unacceptable to residents and property owners on
3 Stratford and on Edgewood Street. Traffic and congestion
4 would be excessive and intrusive.

5 The GC&P site map also indicates an exit on to
6 Warden Run Road near Nicky's Garden Center. This would
7 require a bridge across a creek, which is not visible on
8 their map. That section of Warden Road down to Route 88
9 narrows in several places making passage of large vehicles
10 problematic. It also runs very close to the creek in
11 spots, which increases the chance of roadway slippage.

12 The intersection with Route 88 is already
13 dangerous to existing oncoming traffic. Increased traffic
14 from GC&P Development would only make it more dangerous.

15 We've already heard many comments about water
16 runoff. I'm not going to cover that again.

17 Light and noise pollution from the construction
18 project and later from the completed commercial
19 development will significantly, affirmatively alter the
20 quiet and pristine nature of the woodsdale neighborhood
21 and surrounding areas.

22 The assertion by GC&P that their project will
23 create many new jobs, both temporary construction and
24 permanent commercial and retail activity, is dubious and

1 speculative at best. Rather than adding to the economy of
2 Wheeling, it may only divert existing commercial business
3 from one location to another.

4 I suspect that the developer is mainly
5 interested in mining and removing the limestone over a
6 five-year period. Once that's done, he may walk away from
7 the project. The risk from the mine map is pretty
8 substantial. The mine shafts and tunnels could be
9 disturbed, causing problems or for the homeowners.

10 Finally, I find it difficult to envision the
11 main entrance of GC&P Development on the northwest side of
12 Woodsdale Hill given the extremely severe slope of the
13 existing hillside, unless they plan to reduce Woodsdale
14 Hill by 80 percent. They call that mountaintop removal in
15 southern West Virginia. I don't think we want that.

16 I encourage the Commission to reject the
17 amendment and vote to deny the request for the Special
18 Area Plan.

19 Thank you for your time and attention.

20 JEFFREY BOURRIAGUE: Good evening. My name is
21 Jeffrey Bourriague, B-O-U-R-R-I-A-G-U-E. I'm a newcomer.
22 I'm from Baton Rouge, Louisiana.

23 we flood because we live at the water's edge.
24 Now, if you're going to live in a creek, expect it. Don't

1 let it be a surprise because it's coming, and times are
2 only getting worse.

3 I have a three-year old daughter. I like
4 wheeling, the first place I moved to from Baton Rouge. I
5 have a business. I drive trucks for a living. My wife
6 has a successful business. We work hard seven days a
7 week. We don't ask for nothing. That's the way that I
8 was raised.

9 When I met Kevin, I was a little skeptical
10 because he was different. He was a northerner and I'm a
11 southerner. But after talking to him and going up and
12 working on that hill with him -- I've cut them trees. I
13 am a worker. It helped feed my child at the time. Now
14 I'm stabilized and have a good business going. If he
15 needs something, I'm going to be there for him because he
16 was there for me.

17 We drilled this hill. We know what's in it
18 from one end to the other. We did all the engineering,
19 all the work you can plan before you take the next step to
20 see what was in this hill so we could make a solid ground.
21 A foundation is what you need, and a foundation is what
22 that hill has. Sure, we have to take a little off the top
23 to spread it out to make everything kosher, but it's done
24 in a professional manner. I promise you.

1 If there is any way that he can help you, he
2 will go out on a branch and help you. It's not to hurt
3 nobody. It's to better for our younger people and the
4 area that we live in.

5 Thank you for your time. Good luck.

6 JOE ARCHER: Good evening. My name is Joe
7 Archer. I live at 22 Hawthorne Court, Wheeling, West
8 Virginia. A-R-C-H-E-R.

9 He is from Louisiana. I call him "Gumbo." He
10 makes a great shrimp boil.

11 I've lived in Wheeling now for 23 years, and
12 Jenny is one of my neighbors for the time being. The
13 Cassidys are on the other side. For those of you who
14 don't know my house, I do not live on the other side of
15 Woodsdale. I live on the corner of Hamilton Avenue and
16 Bethany Pike, the road that everyone thinks is a shortcut
17 to get past Sheetz. It's not a shortcut. Trust me.

18 So what I do know is things roll downhill. We
19 purchased our house at the very beginning when Barrington
20 was developed. To this day, water rolls downhill. At the
21 corner of Hamilton Avenue and Bethany Pike, it became
22 Shank Lake.

23 Now, for the 23 years that I've been there, I
24 have fixed tires, added gas, to kids going up and down the

1 hill. People crash into my yard, because the speed is too
2 -- they are speeding too much. It's 25 miles per hour.
3 I've been with police officers, sheriff's deputies, all of
4 whom have clocked people going 55 miles per hour up that
5 road.

6 Now, I think we're all for progress. I know
7 Kevin and Jenny. I know it's great for that, but I really
8 and truly believe it's a square peg in a round hole.
9 That's the best I can say it. I think we're all for
10 progress.

11 My wife and I moved back from the city to raise
12 our family. My in-laws are right there. You know, like
13 Mr. Jacovetti had mentioned, my home is my retirement. I
14 bought my home for a specific reason, to raise a family.
15 My family is educated. They are going to be moving on.
16 My daughter is going to Virginia. I'm happy for her.
17 "Fantastic. See the world, kid." Come see me when I
18 retire. When I sell my home, hopefully, the value is
19 going to be there.

20 Now, some great information in regard to cubic
21 feet. That's a lot of tonnage. That's a lot of trucks
22 going past my home. You know, drunk drivers. Things
23 definitely speed up with kids from West Liberty coming
24 down, coming into my yard. I've helped them. I've helped

1 so many people. safety is my concern. Safety is my main
2 concern. we are all for progress, but square peg, round
3 hole.

4 Thank you very much.

5 CHAIRPERSON MAUCK: Thank you.

6 WENDY SCATTERDAY: Just as a procedural item,
7 Mr. Connelly. I have a longer statement that's written
8 that I would like to add to the public record and deliver
9 to you when I finish my verbal presentation.

10 Thank you, and thank you, Commissioners, for
11 your public service.

12 I am Wendy Scatterday, S-C-A-T-T-E-R-D-A-Y. I
13 live at 113 Edgewood Street, Wheeling.

14 My home is my only true asset of any value.
15 Due to the immense scope of disturbed land and invasive
16 methods proposed by the Applicant to achieve their
17 commercial development, including blasting of rock with
18 explosives, reaching existing mined-out areas of the
19 former coal mines, with unknown water retainage, extreme
20 reconfiguring of topography by massive regrading, which
21 equates to an industrial use of the property over a
22 5-to-10-year quarrying and trucking operation, I am
23 respectfully opposed to the request to change the Special
24 Area Plan, especially in reference to Page 55 of the Comp

1 Plan, "Land designated for conservation development should
2 be maintained in its natural state to the maximum extent
3 possible."

4 The question before you is essentially: Should
5 this hilltop property be commercially developed and indeed
6 industrially excavated in order to displace 9 million
7 cubic yards of rock and soil in order to create the
8 commercial development?

9 Tonight is, in fact, the fifth time that same
10 question is being asked. It has already been asked and
11 answered four other times. The answer was no. The first
12 time was March 11th, 2013. As to today, it's been
13 seven years, seven months, and three days since the
14 Applicant first requested a zone change from R1 to
15 commercial C2 asking to commercially develop the hilltop.
16 The Planning Commission, chaired by Mr. Monroe, with
17 member Mr. Mauck, voted that night, the question of
18 commercially developing the hilltop was asked and answered
19 no.

20 The second time in October 2014, the Planning
21 Commission recommended, and Wheeling City Council adopted,
22 the Comprehensive Plan update, designating the hilltop as
23 conservation future use due to the significant existing
24 sloped areas. The question of commercially developing the

1 hilltop was asked and answered no.

2 The third and fourth times were votes in 2016
3 and 2020 by the residents of ward 4 who, by an
4 overwhelming majority, twice elected City Council
5 representatives, both having a platform opposing this
6 project. The question of commercially developing the
7 hilltop was asked and answered no.

8 Tonight, please answer no for the fifth time
9 and reject the Applicant's proposal to remove 9 million
10 cubic yards of rock and soil and commercially develop the
11 hilltop, asking and answering the question no.

12 The Applicant has the ability to make money off
13 the property in a way that will respect the land and
14 topography as a true asset as a natural destination and
15 complement to the residential neighborhood.

16 The property in its present state can be
17 amplified with sensitive, smart contextual ideas being
18 implemented, and, yes, alternatives have been made
19 available to and declined by the Applicant by other
20 parties over several years.

21 Two more sentences.

22 So the question is not really should the
23 development occur, but rather how, by what means and for
24 what use is the most appropriate idea to implement, that

1 also protects the health, safety and welfare of the
2 residents and their property for generations to come.

3 Please do not ask me and my neighbors to live
4 next to an industrial rock quarrying excavation operation
5 for the next five to 10 years.

6 If you decide to vote yes, please, which of you
7 will be willing to buy my house in support of your
8 decision?

9 Thank you.

10 CHAIRPERSON MAUCK: Thank you.

11 KAREN KANGISSER: Mr. Connelly, I would like to
12 present this notebook of information gathered over the
13 past months and entered into the public record and copied
14 for all Planning Commission and City Council members.

15 Additionally, I present these 25 pages of
16 petition signatures also to be entered into the public
17 record.

18 My name is Karen Kangisser, K-A-N-G-I-S-S-E-R.
19 I live at 2 Lorraine Terrace in Wheeling.

20 I am a member of the Woodsdale United Steering
21 Committee. I have five points to make.

22 First, the West Virginia Division of Forestry
23 issued a number of violations to GC&P subcontractors.
24 Some of the violations were listed as no timbering

1 license, no certified logger, uncorrectable soil erosion,
2 allowing water and sediment to flow from logging job, and
3 area not reclaimed as required by compliance order.

4 Second, the City sent cease and desist letters
5 to GC&P.

6 Next, Woodsdale United filed motions for a
7 temporary restraining order and a preliminary injunction
8 against GC&P that were granted in February 2016, and
9 GC&P's clear cuttings on Woodsdale Hill stopped.

10 Third, GC&P was named as a defendant in at
11 least four lawsuits, including suits filed by GC&P's
12 insurer, Nautilus Insurance Company. In August 2019,
13 federal court ordered that Nautilus had no duty to defend
14 or indemnify GC&P.

15 Fourth, an Internet article titled, "This Ponzi
16 scheme surrounding development leaves most cities and
17 towns functionally insolvent" -- the article spoke of the
18 cautionary reality of cities only maintaining large scale
19 developments through increased taxation of their citizens.

20 Five, West Virginia homeowners' insurance
21 policies all contain an earth movement exclusion. Our
22 homes and our property are our largest asset, and given
23 this information, we are left with no way to protect them.
24 With this in mind, for the long-term protection of

1 Greggsville, woodsdale residents, should the Planning
2 Commission and City Council vote to approve GC&P's
3 application for a Special Area Plan, woodsdale United
4 respectfully requests that GC&P and the City of Wheeling
5 deposit \$175 million in cash to be held in trust for
6 50 years to cover all the uninsurable expenses that will
7 be incurred by the residents.

8 GC&P's plan for their proposed mixed-use
9 village will destroy the ridge and damage the streams
10 adjacent to our homes. We are fearful that by stripping
11 off the ridge, the flooding rock slides and soil creeks
12 will damage our homes in our historic neighborhoods. We
13 consider this proposed development to pose an irreparable
14 and uninsurable threat to our property and appalling
15 threat to the health, safety and quality of life of those
16 who live in woodsdale, Greggsville and surrounding
17 neighborhoods.

18 Therefore, we fervently ask that the Planning
19 Commission and City Council vote to deny GC&P Application
20 for a Special Area Plan.

21 Thank you.

22 CHAIRPERSON MAUCK: Is there anyone else who
23 wishes to speak in favor or in opposition that we missed?

24 (No response.)

1 CHAIRPERSON MAUCK: Seeing none, I declare the
2 public hearing closed.

3 At this point, Commissioners, if you would look
4 into your packet and pull out the staff report for GC&P
5 Development, two pages, and turn to the second page, you
6 will find staff recommendations.

7 I would like a motion to have Mr. Connelly read
8 into the public record, that's being scribed here tonight,
9 the staff recommendations that he would like us to look at
10 and follow.

11 Ready, Mr. Connelly?

12 MR. CONNELLY: I'm ready. Thank you.

13 CHAIRPERSON MAUCK: You're on.

14 MR. CONNELLY: Okay. The staff recommendations
15 following the public hearing tonight -- there were three
16 recommendations.

17 The first was to direct any questions raised as
18 a result of the public hearing to the appropriate entity
19 by either the Applicant or the staff for a timely
20 response.

21 The second was to make the comments of the
22 September 14th, 2020 public hearing part of the record and
23 be included with the application materials and record
24 developed since August 2019 and available at

1 wheelingwv.gov/gcp.

2 The third was to have the Commission review and
3 consider all of the materials when identifying and
4 analyzing the Special Area Plan's benefits and impacts and
5 determining if the Special Area Plan better reflects the
6 original community vision.

7 Then vote on a recommendation of City Council
8 at the October 19th, 2020, Planning Commission meeting.

9 CHAIRPERSON MAUCK: Thank you, Mr. Connelly.

10 At this point, the chair will entertain a
11 motion to make those comments part of the public record.

12 COMMISSIONER CONNER: Move.

13 COMMISSIONER MONROE: Second.

14 CHAIRPERSON MAUCK: Mr. Conner moves, and
15 Mr. Monroe seconds.

16 All in favor, aye.

17 ALL COMMISSIONERS: Aye.

18 CHAIRPERSON MAUCK: Opposed, same sign.

19 (No response.)

20 CHAIRPERSON MAUCK: Motion passes.

21 At this point, Mr. Connelly has received many
22 papers tonight from different individuals that he needs to
23 get to the Planning Commission, and we have a lot of
24 fact-finding to do. So at this point, the chair will

1 entertain a motion to postpone addressing this matter
2 until the October 19th, 2020, meeting.

3 COMMISSIONER WRIGHT: Move.

4 COMMISSIONER WEST: Second.

5 CHAIRPERSON MAUCK: So moved by Commissioner
6 Wright. Seconded by Commissioner west.

7 All in favor, aye.

8 ALL COMMISSIONERS: Aye.

9 CHAIRPERSON MAUCK: Opposed, same sign.

10 (No response.)

11 CHAIRPERSON MAUCK: Motion passes.

12 COMMISSIONER JEBBIA: Mr. Chairman.

13 CHAIRPERSON MAUCK: Yes?

14 COMMISSIONER JEBBIA: Just a question for the
15 staff.

16 Tom, will you draw up the list of questions
17 that may come out of this and says your Recommendation 2
18 was to -- or Recommendation 1 direct any questions raised
19 to the appropriate people? will you review these notes
20 for the appropriate questions, or do you expect us to do
21 that?

22 MR. CONNELLY: Both. I will review my notes
23 that I've taken from the different comments. If there are
24 any questions that you indicated and would like to forward

1 to me, please feel free to do so.

2 Also the transcript should be available in a
3 few weeks prior to the October meeting to refresh
4 everyone's memory as to the comments that were made.

5 COMMISSIONER JEBBIA: Thank you.

6 CHAIRPERSON MAUCK: Thank you, every one of
7 you, for coming out tonight. We appreciate your effort
8 and your courtesy.

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1 STATE OF WEST VIRGINIA:

SS: C E R T I F I C A T E

2 COUNTY OF OHIO:

3
4 I, Susan Sommer LeCron, Registered Professional
5 Reporter and Commissioner within and for the State of West
6 Virginia, duly commissioned and qualified, do hereby certify
7 that the foregoing Transcript of Proceedings is a transcript
8 of verbatim stenotype notes taken during the proceeding and
9 said Transcript of Proceedings constitutes all the testimony
10 taken during this proceeding.

11 I do further certify that this hearing was taken at
12 the date and time in the foregoing caption specified.

13 I do further certify that I am not a relative,
14 counsel or attorney of either party, or otherwise interested
15 in the event of this action.

16 IN WITNESS THEREOF, I have hereunto set my hand and
17 affixed my seal of office at St. Clairsville, Ohio, on the
18 30th day of September, 2020.

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24

Susan Sommer LeCron, RPR
Commissioner within and for the
State of West Virginia
My commission expires: 6/7/2022