



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

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

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

Staff present: Connelly, and Humway-Warmuth

The meeting was called to order at 5:00 p.m. by Chairman Mauck in a virtual setting via videoconference call.

MINUTES:

March 2, 2020 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Conner. All in favor.

COMMUNICATIONS:

Staff reported on communications received for items on the agenda including eight emails since March 2, 2020 regarding the GC&P LLC Special Area Plan Comprehensive Plan amendment. Staff informed the Commission that all the comments received since the March 2, 2020 meeting can be found in batch 8 of Public Comments on the project website hosted on the city's webpage. Staff also reported on the four emails pertaining to the zone change hearing at 102 Carmel Road.

PUBLIC HEARINGS:

Zone Change Request: 102 Carmel Road EMO to C-2

Jeffrey Morris of Roxby Development presented plans for the property at 102 Carmel Road, which consists of tax parcels W47-330 and W47-335. Plans for the property that were discussed include transforming the existing apartment building into a hotel with restaurant, bar and event venue with 118 space parking lot. Staff provided an overview of the existing zoning designation, permitted uses, the proposed district and the comprehensive plan.

At the public hearing, staff placed the email comments into the record that were received from Larry Piko 106 Carmel Road, Margaret Erickson 78 Carmel Road, Jeanne Finstein 105 Carmel Road, and Brent Robinson 8 Birch Avenue. Phone call comments were made during the meeting by Ron and Susan Burns of 108 Carmel Road regarding traffic concerns, and Jeanne Finstein 105 Carmel in support of the request. One comment in support was entered into the record via comments on the Facebook Live stream. A follow-up discussion ensued between the Commission and the applicant on the public comments.

In action on the matter, Commissioner Monroe moved a motion to recommend City Council approve the proposed zone change. Seconded by Commissioner West. All were in favor.

REPORTS:

Standing Committees: none.

Planning Staff: none.

UNFINISHED BUSINESS:

GC&P LLC Comprehensive Plan Amendment / Special Area Plan:

Chairman Mauck recognized Michael Hooper, project representative, who provided an update to the Commission. Mr. Hooper advised that the geotechnical had been submitted after the March 2, 2020 meeting and due to current events, the Traffic Impact Study is not anticipated until April 30, 2020. Mr. Hooper also advised no decision has been reached on the DEP permit. Discussion ensued.

In action on the matter, the Commission voted unanimously to seek an independent review of the geotechnical report the applicant submitted. The Commission also voted unanimously to reschedule the public hearing from May 11 to June 8. A transcript of these proceedings is incorporated into these minutes.

NEW BUSINESS:


Site Plan Review – 231 Warwood Avenue – New Construction

Derrick Crane of RW Sleighter and Darin Agostini of Teda J Family LP appeared to present their site plan to construct an 84' x 94' multi-tenant building with parking. Mr. Crane advised the site plan changed since it was submitted following a discussion with the Department of Highways to eliminate the proposed access onto Route 2. Mr. Crane also advised updates to the plan have been made upon consulting with the Water Pollution Control Division. A lengthy discussion ensued with the Commission pertaining to the parking lot and landscaping. The Commission requested the parking area be reduced by 5 spaces and the green space be increased. The applicant was acceptable to the proposed change. In action on the matter, Commissioner West moved a motion to approve the site plan. Seconded by Commissioner Schessler. All were in favor, with Commissioner Wright having left the meeting prior to the vote.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,


James "Jeff" Matuck, Chair