



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: February 3, 2020.

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

Commissioners absent (excused): Jebbia and West.

Staff present: Connelly, and Humway-Warmuth

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

MINUTES:

January 6, 2020 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Schessler. All in favor.

COMMUNICATIONS:

Staff reported on a January 31, 2020 email from Michael Hooper, representative for GC&P Development and an updated landscaping plan related to the Carnegie Greene development on this evening's agenda.

PUBLIC HEARINGS: *none*

REPORTS:

Standing Committees:

January 6, 2020 Zoning Committee meeting minutes motioned for approval by Commissioner Scatterday. Seconded by Commissioner Conner. All in favor.

January 24, 2020 Zoning Committee meeting minutes. Chairman Mauck provided a brief description of the meeting. Commissioner Monroe moved approval of the minutes. Commissioner Schwarz raised a question on discussion. The chairman explained staff would be presenting the materials. Seconded by Commissioner Schwarz. All in favor.

Planning Staff:

Planning and Legal staff provided a detailed overview of the proposed amendments to the sign ordinance in order to address signs in the right of way, including sidewalk signs, as it relates to the purpose and enforcement of the sign ordinance. A lengthy discussion ensued. In action on the matter, staff was instructed to prepare alternative language with regard to clarifying sidewalk signs prior to advertising for a public hearing to take place at the March 2, 2020 meeting. Commissioner Wright moved a motion to proceed. Commissioner Conner seconded the motion. All were in favor.

UNFINISHED BUSINESS:

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

Commissioner Monroe moved a motion to remove the item from the table. Seconded by Commissioner Schwarz. All were in favor. Chairman Mauck recognized Michael Hooper, project representative who discussed the content of his January 31, 2020 email. Mr. Hooper advised the traffic study is underway and anticipates being completed and analyzed by the middle of March. He also informed the Commission he has had conversations with the WV DEP regarding the exemption from the quarry permit and anticipates having something in writing in that regard. Lastly, Mr. Hooper referenced the scope of services letter regarding the geotechnical study. Commissioner Schwarz inquired of Mr. Hooper the level of detail that will be contained in the traffic study, including both data and recommendations. Discussion amongst the Commissioners ensued with regard to the submittal of information and the public hearing date. No action was taken. The matter will be continued at the March meeting.

NEW BUSINESS:

Site Plan Review – 30 – 37th Street – Carnegie Greene – Site Plan

Chairman Mauck recognized Ron Musser, Tom Simons and Church Garvick. Mr. Musser presented the proposed site plan. A discussion ensued involving the Commission, Mr. Musser, Mr. Simons and Mr. Garvick with regard to details of the plan including parking requirements, development in the floodplain, building elevations, pending variances at the Board of Zoning Appeals, lighting, stormwater management, landscaping and greenspace, and the construction schedule. In action on the matter, Commissioner Scatterday moved a motion to approve. Commissioner Conner seconded the motion. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Chairman James “Jeff” Mauck