



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: May 11, 2020.

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

Commissioners absent: Schwarz (excused)

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:

April 6, 2020 meeting minutes. Motion for approval by Commissioner Conner. Seconded by Commissioner Scatterday. All in favor.

COMMUNICATIONS:

Staff reported on the communications received since the April meeting. All were pertaining to the GC&P request and have been previously shared with the Commission and posted under public comments, batch nine at www.wheelingwv.gov/gcp.

PUBLIC HEARINGS: none

REPORTS:

Standing Committees: none.

Planning Staff: Staff provided an update to the Commission regarding geotechnical engineering services to review GC&P LLC submittals.

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 a Preliminary Land Development Permit Summary identified as Exhibit 13 and the Traffic Impact Study identified as Exhibit 14, were provided to staff today. A discussion on exhibit 13 ensued with questions regarding DEP permits and the division of mining. A discussion also ensued on DEP documents provided by a citizen with regard to permit renewal and a compliance order. Mr. Hooper was asked to contact the Department of Highways for their comment on the traffic impact study. Staff informed the Commission the independent geotechnical review report is anticipated by June 1. Mr. Hooper informed the Commission his experts will be available at the June 8 meeting to discuss the submittals. In action on the matter, Commissioner Monroe moved a motion to cancel and reschedule the June 8, 2020 public hearing. Seconded by Commissioner Scatterday. All were in favor. A transcript of these proceedings is incorporated into these minutes.

NEW BUSINESS:

Site Plan Review – 111 19th Street – Building Addition

Dan Grant of Matyskiela & Grant, Inc. appeared to present the site plan to construct a 120' x 120' addition onto the existing building. Mr. Grant provided a detailed overview of the site layout, floor plans, elevations, building materials, traffic flow, storm water system and parking. Chairman Mauck discussed the variances being sought at the Board of Zoning Appeals. A discussion ensued. In action on the matter, Commissioner Wright moved a motion to approve the site plan. Seconded by Commissioner West. All were in favor.

Site Plan Review – 1636 National Road – Building Addition

Thom Worledge of McKinley Architecture & Engineering appeared to present the site plan to construct a multi-story addition onto the existing school building. Mr. Worledge provided an overview of the site layout, floor plans, elevations, building materials and

traffic pattern. A discussion ensued. In action on the matter, Commissioner West moved a motion to approve the site plan. Seconded by Commissioner Scatterday. All were in favor, with Commissioner Schessler abstaining.

Site Plan Review – 100 Clarks Lane – Building Addition

Steven Sweeney of McKinley Architects & Engineers appeared to present the site plan to construct a 4,225 square foot addition onto the existing school building. Mr. Sweeney provided a detailed overview of the site layout and elevations. A discussion ensued. In action on the matter, Commissioner Monroe moved a motion to approve the site plan. Seconded by Commissioner Conner. All were in favor, with Commissioner Schessler abstaining.

Resolution – 231 Warwood Avenue. Commissioner Conner read the resolution into the record. Commissioner West moved a motion to approve. Seconded by Commissioner Schessler. All were in favor.

ADJOURNMENT:

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

Respectfully submitted,


James "Jeff" Mauck, Chair