



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: August 12, 2019.

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

Commissioners absent: Jebbia, Schwarz, and Wright.

Staff present: Connelly and Humway-Warmuth

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

INSTALLATION OF NEW MEMBERS: The City Clerk swore in new members Jeremy West and Tom Conner.

MINUTES:

July 8, 2019 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Scatterday. All in favor.

COMMUNICATIONS:

Commissioner Scatterday provided a 2016 West Virginia Ethics Commission ruling on her ability to participate in proceedings pertaining to GC&P LLC.

PUBLIC HEARINGS:

Minor Subdivision Review – Anthoni Avenue – Bedway Group Inc

Michael Kearns, civil engineer and David Jensen, surveyor appeared to present the proposed final subdivision plat. Mr. Jensen reviewed the proposed lots and purpose of the request. Staff confirmed the Board of Zoning Appeals approved the setback variance request. No one spoke at the public hearing. Following the discussion, Commissioner Monroe motioned for approval. Seconded by Commissioner Schessler. All in favor. Staff reminded the applicant to have a mylar prepared for signature and recording.

REPORTS:

Standing Committees: Chairman Mauck made the following appointments: Zoning Committee: Monroe, Mauck, and West. Subdivision Committee: Conner, Schessler, and Wright.

Planning Staff: Staff distributed the 2018-2019 Annual Report. Action is anticipated at the September 9, 2019.

UNFINISHED BUSINESS: none

NEW BUSINESS:

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

Staff provided an overview of the Comprehensive Plan and the amendment procedure, specifically with regard to the Special Area Plan. Staff discussed the public hearing procedure and then future considerations that may be necessary, including a zone change and site plan review. Staff informed those in attendance the meeting materials are available on the city's website. Commissioner Monroe clarified the request and the procedural steps.

Michael Hooper, attorney with Obermeyer law firm, and William Watson of Thrasher Engineering, appeared to present the request described as a mixed-use village and all maps and exhibits. Mr. Hooper reviewed the property owned by the applicant. Mr. Hooper requested the record reflect that a map referenced in the exhibits classified a portion of the property as commercial. Mr. Hooper identified his client's vision for highest and best use of the site and reference the needed transportation improvements. Mr. Hooper discussed the lower and upper pads and potential uses. A video clip of the development was played. Mr. Hooper reviewed slopes and overburden to achieve the proposed elevation.

Commissioner Mauck opened the floor for question from Commissioners. Commissioner Scatterday inquired into existing and proposed elevations as well as the timetable to achieve the elevations. A discussion ensued with Mr. Hooper and Mr. Watson estimating 5 years to achieve approximately 100' elevation change, on average which involves moving and removal of estimated 9 million cubic yards of material. Commissioner Scatterday requested the geotechnical reports be made available, as offered by the applicant. Mr. Hooper agreed to provide the reports as well as invited members of the Commission to tour the site. The City Solicitor reminded those in attendance that no more than 4 members could visit the site at the same time as that would then be considered a meeting and need to follow proper protocol. In response to a question from Commissioner Mauck, Mr. Hooper restated his interest in having meetings with the public on the proposed development, aside from the regularly scheduled Planning Commission meetings.

Commissioner Monroe offered comments on the proposed development, the request in front of the Commission, future reviews that are expected to come before the Commission, the scope of the development, impact on the transportation network, and the feasibility of the project. Mr. Hooper acknowledged the concerns and the need to address them as well as explained past experiences his clients have with large commercial developments. Discussion ensued. Commissioner Mauck inquired into the breakdown of the amount of material to be kept on site versus hauled away, citing approximately 8.8% to remain as fill while 91% while be hauled away. A discussion ensued with Mr. Watson.

Commissioner Schessler inquired into the nature of the proposed development and its conflict with other projects in the vicinity as well as the visual impact the development will have from the surrounding neighborhoods and the stability of the proposed high walls. A discussion ensued. Commissioner West commented on the traffic impact on Route 88, especially during Oglebay's peak season, even with the proposed improvements. Mr. Hooper cited discussions with the Department of Highways are ongoing and traffic studies will be performed. Commissioner Conner inquired into the status of the traffic study citing it would be helpful to have during the initial review. Commissioner Scatterday and Mr. Hooper discussed alternatives that were considered other than the maximized potential.

Ms. Humway-Warmuth asked staff to place a response on the record as to the zoning of the property as well as any other information to clarify the record. Mr. Connelly stated he was not aware of the Envision Wheeling Map Mr. Hooper was referencing, but that historical zoning maps of the city have all designated the majority of the property single family, with the only commercial property being a small area that previously contained a car dealer on the north side of the property. Staff also inquired into the need for the Commissioners to review and study the 69 maps, if some are no longer relevant as the plans have evolved. A discussion ensued. Mr. Connelly agreed with Mr. Conner that having traffic study data early in the process would be beneficial citing the limited scope of language in exhibit 6. Mr. Connelly similarly opined that having additional clarification from the Department of Environmental Protection as to the feasibility of the project would also be fundamental to forming staff recommendation on the application.

Following additional discussion, Commissioner Monroe motioned for staff to move forward with the recommendations outlined in the staff report. Seconded by Commissioner Scatterday. Staff advised the full set of drawings will be made available for public review in the Economic and Community Development Department. All in favor. Staff inquired into the preferred way to pass along communications. After a brief discussion, the Commission requested staff forward emails as they come in.

Resolution

The Bedway Group LLC – Anthoni Avenue – Site Plan

Commissioner Conner read the above resolution into the record. Commissioner Mauck motioned for their approval. Seconded by Commissioner Schessler. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Chairman James "Jeff" Mauck