



# CITY OF WHEELING PLANNING COMMISSION

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## City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: January 10, 2022.

Commissioners present: Baum, Conner, Jebbia, Monroe, Schessler, Schwarz, Palmer and West.

Commissioners absent: none

Staff present: Connelly, Klatt

The meeting was called to order at 5:00 p.m. by Chair West. City Clerk Delbert swore in Michael Baum as a new Planning Commissioner.

### **MINUTES:**

December 13, 2021 meeting minutes. Motion for approval by Commissioner Palmer. Seconded by Commissioner Monroe. All in favor.

**COMMUNICATIONS:** *None*

**PUBLIC HEARINGS:** *None*

### **REPORTS:**

*Zoning Committee – January 3, 2022*

Chairman West recognized staff to review the minutes of the meeting, which were distributed in advance of the meeting. A brief discussion ensued. No changes were made. Commissioner Schessler moved a motion to approve the minutes. Seconded by Commissioner Monroe. All were in favor.

### **UNFINISHED BUSINESS:**

*Zone Change Request – 150 North 17<sup>th</sup> Street – R-1C to I-2*

Staff provided an overview of the application, the public hearing, the zoning committee meeting, the staff report and recommendation. Chairman West recognized the applicant, Ms. Hinebaugh to offer additional information. Ms. Hinebaugh informed the Commission they would prefer to rezone the property to commercial for the purpose of opening a party center, however they believed the industrial zone was their only option. In response to an inquiry from the Chairman, the applicant indicated they met with a home builder who stated there was no market to build residential on the site. Staff discussed the adjacent I-2 zone as the reasoning for the pending application, and that any other zone would likely be considered spot zoning. Staff also discussed City Council's request for the Commission to review non-conforming structures and how that might impact the applicant's ability to rebuild the warehouse.

Commissioner Monroe cited the Commission's need to adhere to state code and the Comprehensive Plan. A discussion was held on the Comprehensive Plan, state code 8A, and zoning regulations. Commissioner Monroe then moved a motion to recommend denying the

#### COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · RUSTY JEBBIA  
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

request. Seconded by Commissioner Schessler. The motion was approved 5-1 with Commissioner Jebbia voting in opposition. The applicant was informed a Report to Council would be sent to City Council.

**NEW BUSINESS:**

*Site Plan Review 205 Fulton Street – New Construction*

David Runkle, applicant appeared to present the request to construct a 50' x 100' structure at 205 Fulton Street on the site formerly occupied by a restaurant. Staff provided additional information on the request, including action already taken by the Board of Zoning Appeals and City Council. A discussion on the application ensued, including questions on the deck, utilities, drainage and parking. In action on the matter, Commissioner Palmer moved a motion to approve. Seconded by Commissioner Conner. All were in favor.

*Referred from City Council – Zoning Code Review*

Staff provided a brief background on the resolutions that were received from City Council requesting the Commission take the necessary steps to review and possibly amend the zoning regulations as they pertain to reducing parking requirements, revising non-conforming structures to be rebuilt, and allowing accessory dwelling units in residential zones. Chairman West recognized Vice Mayor Thalman and Councilman Thorngate to provide additional information. Their request was for the Commission to review the topics and provide an opinion on them ensuring the regulations reflect community needs and goals. Councilman Sklavounakis also spoke to inform the Commission that these initiatives are not supported by everyone on City Council. Also discussed was the possible need to conduct a complete review and update of the zoning ordinance. Staff recommended against that due to the timing of that in relation to the requirement to review the Comprehensive Plan in the next two years. The Commission instructed staff to schedule a work session between the Planning Commission and City Council for February 7.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Jeremy West, Chair