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DEVELOPMENT COMMITTEE REPORT

December 21, 2021

The Development Committee of Wheeling City Council met on the above date at 4:30 p.m. Committee members present: Mayor Elliott, Vice Chair Thalman, and Member Thorngate. Others present: Councilors Seidler and Sklavounakis, City Manager Robert Herron, City Solicitor Rosemary Humway-Warmuth

Development / Redevelopment Designation 205 Fulton St:

Applicant Dave Shriver was present. He confirms he has received variances from the BZA to rebuild building on same lot. The prior structure needed razed. Due to the size, there will be a site plan review from Planning Commission. Mr. Shriver indicated there will be a full kitchen and catering business in addition to ABCA and LVL. Mr. Connelly indicated there is no objection from City Staff. Mr. Thalman moved, seconded by Mr. Thorngate, to approve and forward to City Council. All in favor. Motion carried.

Resolution to Consider Amending Zoning Code for Dwelling Units in Accessory Structures:

City Clerk presented a Resolution to forward the matter to Planning Commission per State and City Code. Mr. Thalman is in support and would like to add the accessory structure would not be more than 1,000 square feet and the primary structure be owner occupied at the time permit is filed. Mayor Elliott support the addition stating flexibility in housing is a must. Mr. Seidler expresses parking concerns. Mr. Sklavounakis addresses concerns of eliminating R1 zoning districts. Mr. Thalman moved, seconded by Mr. Thorngate, to approve and forward to City Council. All in favor. Motion carried.

There being no further business to come before the Committee, Mr. Thalman moved, seconded by Mr. Thorngate, to adjourn. Time: 5:02 p.m.