



# CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: November 14, 2022.

Commissioners present: Baum, Conner, Monroe, Palmer, Schwarz, and West

Commissioners absent: Schessler

Staff present: Helms, Blake, Humway-Warmuth, Klatt

The meeting was called to order at 5:00 p.m. by Chair West.

## **MINUTES:**

Mr. Palmer, seconded by Mr. Conner, moved to accept the October 17, 2022, meeting minutes. Motion carried. All in favor.

## **PUBLIC HEARINGS:**

### *Zone Change Request – 842 National Rd – R-1A to C-2*

Michael Takacs of Bohler Engineering presented the request. There is one parcel with a vacant house that was purchased for facilities redevelopment. The request for an extension of adjacent C-2 zone. No one signed up to speak for or against at the public hearing. Following the discussion, Mr. Schwarz, seconded by Mr. Palmer, moved to recommend approval and forward to City Council. All in favor. Motion carried.

## **NEW BUSINESS:**

### *Site Plan Review- 3 Pearl Ave- Figaretti's Parking Lot Project*

Tim Crowley, Breisch & Crowley, LLC, was present to review the site plan application. He indicated there will be two ADA parking spaces and increase total parking from 9 spaces to 19. There will also be two dedicated employee spaces as these spaces will have to tandem park. Traffic will exit onto Pearl and Diamond Ave. Mr. Monroe, seconded by Mr. Schwarz, moved to approve site plan as presented. All in favor. Motion carried

### *Site Plan Review- 842 National Road – New Development Project Monroe, Schwarz*

Michael Takacs of Bohler Engineering presented the request. The building is designed for two tenants. The larger space will include a drive through. Discussions ensue regarding car stacking, traffic patterns, and landscaping. Mr. Takacs indicated construction is planned for spring of 2023. Mr. Monroe, seconded by Mr. Schwarz, moved to approve site plan as presented. All in favor. Motion carried

## **ADJOURNMENT:**

There being no further business, Mr. Palmer moved, seconded by Mr. Schwarz to adjourn. Time 5:46 p.m.

Respectfully submitted,

Jeremy West, Chair

### COMMISSION MEMBERS

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