



CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: April 14, 2025

Commissioners present: Baum, Conner, Lanham, Monroe, Schwarz, Schessler, Seidler, and West
Commissioners absent:

Staff present: Brenda J. Delbert and Howard Klatt

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

Meeting Minutes:

Mr. Lanham, seconded by Mr. Seidler, moved to adopt December 9, 2024, meeting minutes as presented. All in favor. Motion carried.

New Business:

Site Plan Review- Cathy's Haven – 2345 Chapline St

Lori Jones, Executive Director of YWCA, and Wendy Scatterday, Architect, are presented to proposed site plan and first floor layouts. Ms. Jones gave overview of the program and the residents in the new structure. There will be 20 beds and 20 bathrooms, as well as a private secure outdoor area. There will be 6 parking spaces on site for employees, it is not expected for residents to have vehicles. Thus, the project is on a bus line. Ms. Scatterday indicated all stormwater will be contained onsite and in compliance with MS4 regulations. Variance pertaining to setbacks are approved by the BZA. Ms. Scatterday confirmed the building is in the floodplain and the lower level is open air and will be used for parking. Mr. Seidler, seconded by Mr. Lanham, moved to approve the Site Plan as presented. All in favor. Motion carried.

Site Plan Review- Eye Care Center – Mt Dechantal Rd Parcel 10-W53-91.1

Dr. Peter Dormas and Dr. Scott Pockl, along with architect Gus Kayafas, appeared before the Planning Commission for a preliminary site plan review. The proposal is a new 6,200 square foot, one-story eye care facility that would replace their current offices on Lumber Avenue in Elm Grove. The new building would be able to accommodate more patients and give the business room to grow, basically doubling the size of the current facility. Preliminary plans call for the creation of about 40 parking spaces. Dr. Pockl indicates he can no longer accept new patients at the current location. The new location would allow for three doctors per day. If each saw the maximum fourteen patients per day traffic would increase by 42 cars per day over an eight-hour office day. Mr. Kayafas indicated they will comply with all stormwater retention regulations and leave some green space. Commissioners vocalize concerns with stormwater and traffic. Mr. Baum, seconded by Mr. Lanham, moved to approve the preliminary Site Plan as presented, and requested more information on traffic patterns and WPCD maps and involvement. All in favor. Motion carried.

Site Plan Review- Wash Rite – Mt Dechantal Rd Parcel 10-W53-91

Mr. Darron Bradham and Mr. Andrew Crum were present and reviewed the proposed site plan for Wash Rite. They indicated 15-20 cars could stack in line on the lot. There are 20 spaces for parking,

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · BILL LANHAM
HOWARD MONROE · BEN SEIDLER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

including employees. The hours of operation will be 8am to 8pm Monday to Saturday and 10-6 on Sundays.

A discussion ensued pertaining to traffic, noise, and water concerns. Commissioners question gallons per day of water discharge and how much traffic would be increased. The Planning Commission is requesting a traffic study to ensure that the two-lane road and the adjacent intersection can handle the amount of influx in traffic a car wash can bring. There are concerns with traffic stacking onto Mt. Dechantal Road making it impassable, being that it is they only route to and from the hospital. Mr. Crum indicated the amount of increased traffic is confidential and proprietary information. Mr. Bradham does not believe the vacuums will cause a noise disturbance.

ADJOURNMENT:

There being no further business, Mr. Monroe, seconded by Ms. Schessler, moved to adjourn. Time 6:41 p.m.

Jeremy West, Chair