



# CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: June 9, 2025

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

Commissioners absent:

Staff present: Brenda J. Delbert and Jessica Zalenski

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

## **Meeting Minutes:**

Mr. Seidler, seconded by Mr. Conner, moved to adopt May 12, 2025, meeting minutes as presented. All in favor. Motion carried.

## **Hearings:**

*Zone Change request 1154 National Rd – R1B Single Family Residential to C-2 General Commercial- Tom Tuttle*

Mr. Tuttle is present and indicates there has been no action on development on the church property since he last pursued a zone change. Mr. Tuttle indicates he would like to remodel the church, not demolition. His intentions are to find business to occupy space but does not have tenants currently. The Board of Zoning Appeals (BZA) has issued a conditional use permit for the food truck utilizing the kitchen in the primary structure.

There is a residential structure not in use at 2 Laurel Ave. This can continue to be used as a residence.

Residents spoke in opposition due to traffic, safety concerns and the broadness of a C2 zoning classification.

The following residents spoke:

Robert Dorisio, 7 Laurel Ave, spoke in opposition to the zone change.

David and Jessica Zwack, 5 Laurel Ave, spoke in opposition to the zone change.

Kathy Presbyz, 5 Linden Ave, spoke in opposition to the zone change.

Mario Muscar, 6 Laurel Ave, spoke in opposition of the zone change.

Sarah Koegler, 15 Locust, spoke in opposition of the zone change.

Joesph Wakin III, 4 Linden Ave, spoke in opposition of the zone change.

Commissioner Schessler advocates to save to structure, does not want demolition if no action is taken however believes C-2 is too open ended and not protecting the neighborhood.

## COMMISSION MEMBERS

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

Commissioner Schwarz inquired about “spot zoning”. Ms. Delbert noted the practice of “spot zoning” is overall not recommended.

Commissioner Seidler recommended City administration revisit zoning codes to be in alignment with Comprehensive Plan.

Mr. Monroe, seconded by Mr. Seidler, moved to recommend denial of the zone change to protect the integrity of the neighborhood. All Commissioners were in favor of denial. Motion carried.

**ADJOURNMENT:**

There being no further business, Mr. Seidler, seconded by Mr. Lanham, moved to adjourn. Time 6:14 p.m.

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Jeremy West, Chair