



CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: May 12, 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. Seidler, seconded by Mr. Schwarz, moved to adopt April 14, 2025, meeting minutes as presented. All in favor. Motion carried.

Communications:

Ms. Delbert confirmed to the Commissioners they had a packet of emails from citizens in reference to development on Mt Dechantal. No new plans have been received by Wash Rite.

Hearings:

Zone Change request 48 Zane St and 5 S Penn- R3 Residential to C-2 General Commercial- Valley Fence Company

Shannon Gessler is present and indicates she owns Vally Fence Company operating at 56 Zane St. She has purchased and demolished a dilapidated structure located on 48 Zane St and 5 S. Penn. The current parcel is a vacant lot, and Ms. Gessler would like to extend her current business. She agrees to screening on the South side of lot by the residential structures. No one signed up to speak for or against at the public hearing. Mr. Seidler, seconded by Mr. Baum, moved to recommend approval of the zone change and forward to the City Council. All Commissioners were in favor and Zone Change request was forwarded.

New Business:

Site Plan Review- Eye Care Center – 990 Mt Dechantal Rd

Dr. Peter Dormas and Dr. Scott Pockl, along with architect Gus Kayafas, appeared before the Planning Commission with new/updated information for final site plan approval. The doctors spoke of the community's need for the facility. The demand exceeds the capable supply, and appointments are 5-7 months out. They are trying to attract top talent. The applicants indicated there will be 3 doctors and 12 employees. Staff and patients combined will add 5 cars per hour. Traffic counts were provided to the Commission and are included and incorporated herein. Mr. Kayafas has worked with WPCD and will comply with all stormwater retention MS4 regulations. Mr. Seidler, seconded by Mr. Monroe, moved to approve the Site Plan as presented. All in favor. Motion carried.

COMMISSION MEMBERS

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

ADJOURNMENT:

There being no further business, Mr. Seidler, seconded by Mr. Lanham, moved to adjourn. Time 5:31 p.m.

Jeremy West, Chair