



CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: July 14, 2025

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

Commissioners absent: Monroe, Schessler

Staff present: Brenda J. Delbert and Rose Humway-Warmuth

With a quorum present the meeting was called to order at 5:00 p.m. by Chair West

Meeting Minutes:

Mr. Lanham, seconded by Mr. Schwarz, moved to adopt June 9, 2025, meeting minutes as presented. All in favor. Motion carried.

New Business:

Site Plan Review- Wash Rite – Mt Dechantal Rd Parcel 10-W53-91.1

The following Wash Rite representatives were present: Andrew Crum, Frain Dorin, Kevin Jacobs, and Roger Beck. Mr. Beck reviewed the proposed site plan, and Traffic Study provided by J.B. Turman Engineering, PLLC.

A discussion ensued pertaining to traffic, noise, and water concerns. Mr. Seidler is concerned about ambulances being able to access the hospital and whether the intersection at the bridge can manage the additional increase in traffic. It was confirmed that WPCD has been contacted, and Wash Rite will meet or exceed the regulations.

Mr. Beck stated that the site plan allows twenty-two cars on property in the queue and will not back up on Mt Dechantal. It will take customers five minutes from the gate to finish washing. Hours of operation are 8a to 8p and 10a-6p on Sundays with four to six employees. Mr. Beck indicated vacuums will meet the sound regulations of noise at the lot line.

Mr. West believes the road, intersection, and exits cannot support the increased cars per hour.

Mr. Crum provides commissioners WVDOH statistics and traffic counts from their website. Mr. Beck believes some of the traffic turning towards the hospital will be absorbed and now turn into the carwash, alleviating some of the "left turns."

Mr. Seidler is asking for a comprehensive traffic study to include intersection and needs data for ramps and bridges. Mr. Schwartz requested actual traffic counts of the number of cars that will visit the site. Mr. Beck states he will get the numbers to the Commission.

Mr. Baum, seconded by Mr. Lanham, moved to approve the preliminary site plan, as presented and requested additional information before final approval. The vote on the motion is as follows:

COMMISSION MEMBERS

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

AYES: Michael Baum, Tom Conner, and Bill Lanham. NOES: Ben Seidler, Bill Schwarz, and Jeremy West. Motion is denied for lack of majority.

ADJOURNMENT:

There being no further business, Mr. Seidler, seconded by Mr. Lanham, moved to adjourn. Time 6:09 p.m.

Jeremy West, Chair