



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: September 10, 2018.

Commissioners present: Contraguero, Mauck, Monroe, Scatterday and Wright

Commissioners absent: Jebbia

Staff present: Connelly

The meeting was called to order at 5:00 p.m. in the City Council Chambers by Commissioner Mauck.

MINUTES:

Regular Meeting: August 13, 2018. Motion to approve the minutes by Councilwoman Scatterday. Seconded by Commissioner Wright. All in favor.

COMMUNICATIONS:

Mr. Connelly reported on an email received from Bill and Margaret Cruse, 166 Edgington Lane in opposition to the Good Shepherd Nursing home parking lot request.

PUBLIC HEARINGS:

Special Use Permit – Good Shepherd Nursing Home – 160 Edgington Lane

Donald Kirsch appeared to present the application to construct a 13-space parking lot. Mr. Kirsch informed the Commission the nursing home will be restricting access to a single point of entry and based on the location chosen, plan to construct a parking lot to accommodate visitors. Mr. Kirsch also cited the average age of visitors to the facility needing easy access. The applicant is also seeking a stop sign and crosswalk from the Traffic Commission. Councilwoman Scatterday inquired into plans to expand parking onto adjacent lots. Mr. Kirsch indicated they are in discussion with those property owners.

Ms. Scatterday requested staff review the Special Use Permits in the R-1C district and the proposed projects consistency with the Comprehensive Plan. Staff offered their opinion on the project's consistency with the zoning ordinance and Comprehensive Plan.

The following individuals spoke at the public hearing:

- Bob Miller – 2 & 4 Storch Avenue spoke in favor of the request based on the condition of the buildings in question and the need for the facility to provide additional parking.
- Clara White – 10 Storch Avenue spoke in favor of the request citing the need for the facility to provide parking.
- Robert Ingram – 15 Storch Avenue spoke in favor.
- Janice Updegraff – 156 Edgington Lane spoke in favor of the request citing the need, if done aesthetically.
- Amy Miesel – 402 Washington Avenue spoke in opposition to the request.
- Missy Ashmore – Chancery Road, former resident of Storch Avenue, and a real estate agent spoke in opposition to the request citing property value concerns, nature of the intersection, and the limited effect 13 spaces would have serving the facility.
- Jim Updegraff – 156 Edgington Lane spoke in favor of the request citing the lack of maintenance of dwellings in the area.
- Mike Brieding – 163 South Park Street submitted questions for consideration. Staff made the questions part of the record.

Mr. Kirsch was recognized to respond to some of the concerns raised by the public. Commissioner Wright inquired into the completeness of the site plan. Staff indicated the site plan included the required components.

In action on the matter, Commissioner Monroe motioned for approval of the Special Use Permit. Seconded by Commissioner Contraguero. Motion passed 4-1 with Councilwoman Scatterday voting in opposition. Commissioner Monroe motioned for approval of the Site Plan. Seconded by Commissioner Wright. All were in favor. The Commission thanked everyone in attendance for participating in the hearing.

Special Use Permit – Just One More, LLC – 1913 Warwood Avenue

Chairman Mauck recused himself from participating in the review of this request. Alex Coogan, Eric Marple and Bernard Lombard III appeared to present the application to establish a Restaurant with Lounge. Mr. Coogan began to review the proposed business, however Commissioner Contraguero had to exit the meeting, leaving the Commission without a quorum. Staff members Connelly and Klatt reviewed the bylaws and determined the matter needed to be continued at a future meeting.

Special Use Permit – Wheeling Hospital – 410 Washington Avenue

John Pastorius appeared to present the application to construct a 149-space parking lot that would be connected to the current parking lot, which contains 60 spaces. Mr. Pastorius informed the Commission the hospital is the owner of the former National Technology Transfer Center which is repurposing the building for Wheeling Hospital staff. Mr. Pastorius described access to the lot as well as site details pertaining to landscaping, drainage, lighting and other details. A discussion ensued with the Commission on the timing of the development, access concerns, impact on traffic at the nearby intersection and storm water management.

The following individuals spoke at the public hearing:

- Amy Miesel – 402 Washington Avenue spoke in opposition to the request based on traffic concerns and stormwater management.
- Tina Birkett – 406 rear Washington Avenue spoke in opposition to the request based on traffic concerns.

The discussion resumed on ingress and egress impact, revising the site plan to show access from the university, and detailed stormwater management plans. In action on the matter, Commissioner Monroe motioned to table the request to allow the applicant time to provide updated stormwater management plans and to communicate with the Department of Highways on ingress and egress concerns. Seconded by Councilwoman Scatterday. All were in favor.

REPORTS:

Standing Committees: none

Planning Staff: none

UNFINISHED BUSINESS: none

NEW BUSINESS:

Special Meeting

The Commission scheduled a Special Meeting for 5 p.m. September 17, 2018 City Council Chambers in order to take up agenda items 3.2 and 3.3.

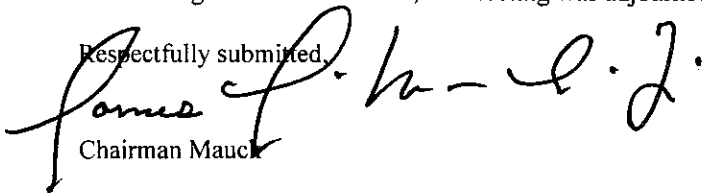
Resolution – House of the Carpenter - 200 South Front Street

Commissioner Wright read the resolution into the record. Commissioner Monroe motioned for approval. Seconded by Commissioner Scatterday. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:17p.m.

Respectfully submitted,



Chairman Mauck