



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: March 11, 2019.

Commissioners present: Jebbia, Mauck, Scatterday, Schessler, Schwarz and Wright

Commissioners absent: Monroe (excused) and Contraguero.

Staff present: Connelly and Klatt

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

MINUTES:

Regular Meetings: February 11, 2019. Commissioner Scatterday requested an edit be made to the two resolutions. Staff indicated they will be changed to read "Commissioner Monroe". Motion to approve the amended minutes by Commissioner Scatterday. Seconded by Commissioner Schwarz. All in favor.

COMMUNICATIONS:

PUBLIC HEARINGS:

Zoning Amendment Request – David R. Croft, Esquire – 1154 National Road & 2 Laurel Avenue R-1B to EMO

David Croft, Esq. and law partner Gerald Lofstead of Spillman, Thomas and Battle and Joe Bullister of PW Campbell appeared to present the amended request to rezone the property from R-1B to EMO for the purpose of constructing a bank. Mr. Croft reviewed the application process which began in December 2018 up through the February 11, 2019 Planning Commission meeting. Mr. Croft reviewed the application as it relates to the Comprehensive Plan and provided an overview of the proposed developments benefits to the city.

At the public hearing, five people spoke in opposition to the request:

- *Robert Dorisio – 7 Laurel Avenue* commented on the impact to the neighborhood – including traffic, noise and safety concerns.
- *Dr. Amanda & Joe Wakim – 7 Laurel Avenue* commented on the commercial use encroaching into the neighborhood, property values, and traffic study concerns. A petition was submitted for the record which contained over 100 signatures.
- *Mario & Flannery Muscar – 4 & 6 Laurel Avenue* commented on the property value concerns, lack of community input with the developer, preservation of the neighborhood and children's safety.
- *Karen Berger – 12 Linden Avenue* commented on the proposed use's negative impact on the neighborhood and the city.
- *Jennifer Muscar – 4 & 6 Laurel Avenue* commented on the proposed use and safety concerns to the children.
- *Staff indicated 9 emails opposed to the request had been received prior to the meeting, some of those who sent an email also spoke at the hearing.*

Commissioner Wright requested staff review the C-2 and EMO districts. Commissioner Schwarz discussed proceeding with or delaying a vote tonight and shared his thoughts on the application and the comments from the neighborhood residents. Chair Mauck noted the community's history with actively representing their neighborhood. In response to a request from the Chair, staff reviewed in detailed his recommendation to approve the request.

Mr. Lofstead was recognized to address any issues that were raised. He discussed land uses along National Road, the City's Comprehensive Plan and the proposed development. Joe Bullister discussed the site plan that was developed as being a preliminary layout and that if approved, the site plan would be revisited.

Commissioner Jebbia commented on the listing of a “bank” specifically in the C-1 and C-2 but not the EMO. Staff discussed how a “bank” or financial institution falls under the definition of office/office building and the drive thru is a permitted accessory use in the EMO district. Commissioner Jebbia commented that if banks are allowed, then consideration should be given to specifically listing them for future clarification.

In action on the matter, Commissioner Schwarz moved a motion to deny the zoning amendment request from R-1B to EMO. Seconded by Commissioner Jebbia. The Commission voted 4-1 to deny the request with Commissioner Wright voting against the motion.

REPORTS:

Standing Committees: none

Planning Staff: none

UNFINISHED BUSINESS:

NEW BUSINESS:

Resolutions

Constantine “Gus” Kayafas – 20th & Market Street – Site Plan

Commissioner Schessler read the above resolution into the record. Commissioner Jebbia motioned for their approval. Seconded by Commissioner Wright. All were in favor.

Good Shepherd Nursing Home – 158-160 Edgington Lane – Site Plan

Commissioner Schwarz read the above resolution into the record. Commissioner Jebbia motioned for their approval. Seconded by Commissioner Schessler. All were in favor.

Good Shepherd Nursing Home – 158-160 Edgington Lane – Special Use

Commissioner Schessler read the above resolution into the record. Commissioner Monroe motioned for their approval. Seconded by Commissioner Schwarz. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:20p.m.

Respectfully submitted,

Chairman James “Jeff” Mauck