



# CITY OF WHEELING PLANNING COMMISSION

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## **City of Wheeling – Planning Commission**

Regular meeting of the Wheeling Planning Commission: November 18, 2019.

Commissioners present: Conner, Jebbia, Mauck, Scatterday, Schwarz, West and Wright.

Commissioners absent: Monroe and Schessler.

Staff present: Connelly and Humway-Warmuth

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

### **MINUTES:**

October 21, 2019 meeting minutes. Motion for approval by Commissioner Wright. Seconded by Commissioner Schwarz. All in favor.

### **COMMUNICATIONS:**

Staff informed the Commission the only communications were the public emails already shared regarding the GC&P, LLC Comprehensive Plan amendment application.

### **PUBLIC HEARINGS:**

*Zone Change Request – 3700-3724 Jacob Street – The Woda Group*

Tom Simons of the Woda Group and Ronald Musser, attorney provided an overview of the request to rezone the property from I-2 to R-4 for the purpose of constructing senior housing. A discussion pertaining to the previous zone change of this property ensued. The applicant reviewed the proposed housing plan and the ongoing site design planning. A discussion ensued between the Planning Commission, staff and the applicant's representatives on the consideration of the R-4 and C-1 districts, parking needs and potential sites, site development and the future site plan review.

Tim Dolan, #14 – 37<sup>th</sup> Street spoke in opposition to the request for reasons of parking and site upgrades.

Following the public hearing, Commissioner Wright moved a motion to approved the request. Seconded by Commissioner Schwarz. All were in favor.

### **REPORTS:**

**Standing Committees:** None

**Planning Staff:** Staff requested meeting dates be changed for the December 2019 – April 2020 meetings. Motion to approve was moved by Commissioner Schwarz. Seconded by Commissioner West. All in favor.

### **UNFINISHED BUSINESS:**

*Comprehensive Plan Amendment – Special Area Plan – GC&P LLC & Michael Hooper, Esq.*

This remained on the table from the October 21, 2019 meeting. No action was taken.

### **NEW BUSINESS:**

*Amended Site Plan Review – 200 Warwood Avenue – Teda J Family LP*

Darin Agostini, Construction Manager and Tom Jamieson, President of Teda J Family LP appeared to present the amended site plan and explain why the property remained in its current condition. They informed the Commission that attempts to develop the site for additional retail space are ongoing. The applicant is requesting the ability to gravel the low spots to address the drainage issue, secure the site and prepare for a Spring paving. A final plan will be presented at the December 16 meeting. A discussion ensued between the

Planning Commission and the applicant. Commissioner Wright moved a motion to approve. Seconded by Commissioner Scatterday. All were in favor.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:22 p.m.

Respectfully submitted,

Chairman James “Jeff” Mauck