



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: January 6, 2020.

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

Commissioners absent (excused): Monroe and Schessler.

Staff present: Blake, Connelly, and Humway-Warmuth

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

MINUTES:

December 16, 2019 meeting minutes. Motion for approval by Commissioner Schwarz. Seconded by Commissioner Conner. All in favor.

COMMUNICATIONS:

Staff reported on a letter from Jerry Jacobs regarding rezoning industrially zoned property for residential use. Staff also reported on an e-mail received from Darin Agostini of The Teda J Family LP regarding Warwood Commons and the pending improvements to the northern part of the property.

PUBLIC HEARINGS: none

REPORTS:

Standing Committees: Commissioner West provided a brief overview of the 4:00 pm meeting with Grant Street Commons, LLC and their request to rezone property at 17th and Wood Streets with the result being a split vote: 1-1

Planning Staff: Staff reviewed the need to amend the sign ordinance in order to address content neutrality and signage in the right of way. The matter was referred to the Zoning Committee's January 27, 2020 meeting. Legal and Planning staff will provide recommendations.

UNFINISHED BUSINESS:

Zone Change Request – 1701-1707 Wood Street & 146-158 17th Street – Grant Street Commons

Chairman Mauck recognized Mr. Sadd to address the Commission. Mr. Sadd discussed the need for affordable housing in Wheeling and that he has studied the market and will have no problem filling the units. He cited the length of time the property has been vacant as a reason to move forward with the project. Mr. Sadd the Wheeling Housing Authority and the West Virginia Housing Development fund find this to be a suitable location. Commissioner Mauck referenced the market study that was made part of the file during the Zoning Committee meeting. Commissioner Schwarz commented on the crime map contained within the market study. Mr. Sadd stated his developments tend to be positive impacts in the community. Mr. Sadd referenced the close proximity to the C-2 zone and the Urban Residential Core. Commissioner Scatterday requested staff provide an overview of the staff report. Staff cited the goal of directing housing to areas of the city designated for residential growth in the Comprehensive Plan and the limited amount of industrially zoned land. Staff believes there is vacant land and vacant structures already available to provide housing, although perhaps not to the proposed scale intended by the applicant. Staff expressed concern with residential uses creeping into commercial and industrial designated zones to prevent conflicting land uses and the problems associated when that happens including traffic, noise, odor, and alarms as examples. Staff also cited the requirement in 8A of State Code for the Commission to make findings that changes have occurred in the area that were not foreseen in 2014 when the Plan was adopted. Discussion ensued.

Commissioner Wright questioned the suitability of the property being included in an industrial area based on existing land uses in the immediate area. Mr. Mauck recognized Mr. Jacobs requesting to speak in the audience, however he was advised it was not a public hearing and that the Commission received his correspondence previously reported on.

After having heard a few more points from Mr. Sadd, Commissioner Wright moved a motion to approve the request. Seconded by Commissioner Conner. The motion was approved 4-2 with Commissioners Scatterday and Jebbia voting in opposition.

GC&P LLC Comprehensive Plan Amendment / Special Area Plan: No action was taken. The item remained on the table.

NEW BUSINESS:

Resolution - 60 Knox Lane – The Linsly School – Site Plan

Commissioner Conner read the above resolution into the record. Commissioner Scatterday motioned for approval. Seconded by Commissioner West. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Chairman James “Jeff” Mauck



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Zoning Sub-Committee

Meeting of the Planning Commission's Zoning Committee: January 6, 2020.

Commissioners present: Mauck and West.

Commissioners absent (excused): Monroe.

Staff present: Connelly, and Humway-Warmuth

The meeting was called to order at 4:00 p.m. in City Council Chambers by Chairman Mauck.

Referred Business:

Zone Change Request –1701-1707 Wood Street & 146-158 17th Street – Grant Street Commons

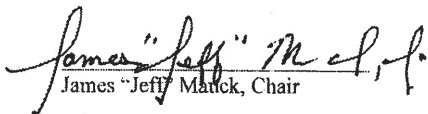
Chairman Mauck recognized Mr. Sadd to address the Committee to provide updates. Mr. Sadd commented on the existing conditions of the property being blighted and the length of time the property has been on the market. Mr. Sadd discussed other projects around the state his group is currently undertaking. Staff inquired into those projects being appropriately zoned or in compliance with that community's comprehensive plan. Mr. Sadd stated those projects were typically in the proper zoning districts. Mr. Sadd stated the proposed project investment is around 7 million dollars, including legal and other fees. Mr. Sadd stated they attempted to locate other sites in the area that are zoned for residential use, but was not successful and that they were encouraged by the West Virginia Housing Development Fund to pursue this particular site. Mr. Sadd's projects are required to go into qualified Census Tracts, stating the numbers need to work. Staff entered the market study provided by Mr. Sadd into the file. Discussion ensued. Commissioner Mauck requested staff to reviewed the staff report. Mr. Connelly reviewed the comprehensive plan including the need for housing, but in appropriately designated areas. Staff also discussed this location across the street from a zone that allows the proposed use and a few blocks from a land use category designated for residential uses. Staff discussed State Code and the need to identify changes to an area when a request is not consistent with the comprehensive plan. Staff cited this properties location in an Opportunity Zone which should provide incentives for commercial development. Discussion with the applicant ensued, including staff recognizing Mr. Sadd's priority to construct an apartment building wherever it will be funded, and staff's priority to maintain land use consistency with the goals and objectives of the city and the Comprehensive Plan. Staff cautioned making changes to the zoning map on an arbitrary basis. Staff discussed that the C-2 zone is contiguous and allows residential, but if a residential zone was proposed, it would clearly be spot zoning. Chairman Mauck discussed the current and past comprehensive plans designations for this area as well as existing land uses in the area and the potential for conflict with business and industry and their side effects, including noise and vibration. Commissioner Mauck cited reasons that support the request as well as reasons to deny the request. Commissioner West questioned the likelihood of industrial development at that location and justified the need for affordable housing.

In action on the matter, Commissioner West moved a motion to recommend approval. Seconded by Commissioner Mauck. The vote was 1-1. With Commissioner Mauck voting in opposition.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 4:55 p.m.

Respectfully submitted,


James "Jeff" Mauck, Chair



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Zoning Sub-Committee

Meeting of the Planning Commission's Zoning Committee: January 24, 2020.

Commissioners present: Mauck and West.

Commissioners absent (excused): Monroe.

Staff present: Connelly, and Humway-Warmuth

The meeting was called to order at 2:35 p.m. in City Council Chambers by Chairman Mauck.

Referred Business:

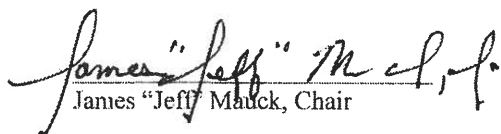
Zoning Text Amendment §1359.02 – Signs in the Right of Way

Chairman Mauck recognized the staff to provide an overview of the proposed amendment. Mr. Connelly and Ms. Humway-Warmuth reviewed the stated purpose of regulating signage in the city as well as the proposed amendment and the reasoning behind the need, which is based on the existing language being content based. The staff entered the slides prepared for the committee meeting into the record. Mr. Connelly commented this situation is not unique to Wheeling, and found during his research, that the proposed solution to prohibit signs in the right of way is common in municipalities. Staff is recommending changing the language from allowing “non-commercial sign” to prohibiting all signs in the public right of way, except for sidewalk signs in the commercial and industrial zones. Staff commented on the remaining parts of the staff report dealing with temporary signs on private property and off-premise commercial signs. A lengthy discussion ensued. In action on the matter, the committee voted 2-0 to recommend the Commission move forward and schedule a public hearing on the specific text amendment contained in the attached staff report.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 3:30 p.m.

Respectfully submitted,


James "Jeff" Mauck, Chair