



# CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

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

Meeting of the Wheeling Planning Commission: October 19, 2020.

Commissioners present: Conner, Jebbia, Mauck, Monroe, Palmer, Schessler, Schwarz, West, and Wright.

Commissioners absent: none

Staff present: Connelly, and Humway-Warmuth

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

### **ELECTION OF OFFICERS:**

Chairman Mauck opened the floor for nominations for Chairperson. Commissioner Monroe nominated Commissioner Wright. Seconded by Commissioner Schessler. There were no other nominations. All were in favor. Chairman Mauck opened the floor for nominations for Vice Chairperson. Commissioner Mauck nominated Commissioner West. Seconded by Commissioner Palmer. There were no other nominations. All were in favor. The officers will be seated at the beginning of the November meeting.

### **MINUTES:**

September 14, 2020 meeting minutes. Motion for approval by Commissioner Conner. Seconded by Commissioner West. All in favor.

### **COMMUNICATIONS:**

Staff reported on the communications received since the September meeting. Staff reported on additional materials submitted by Mr. Fitzsimmons on October 1, 2020 to supplement the original application materials. Mr. Connelly also reported on additional public comments submitted pertaining to the GC&P SAP request and a petition submitted by Mr. Coyne on October 16, 2020. Mr. Connelly reported on upcoming applications that may come before the Commission in the future, including a zone change at 32 and McColloch Street and two wireless communication facilities.

### **PUBLIC HEARINGS:**

*Bonnie Vetanze – 240 West Cardinal Avenue – Class II Home Occupation:*

Chairman Mauck recognized the applicant, Ms. Vetanze to provide an overview of her request. Ms. Vetanze discussed her proposal to renovate a portion of her home to install a permitted kitchen via the health department and the city's building department. She intends to prepare perogies and sell them frozen to the public and restaurants. Orders will be scheduled for pickup or delivery by Ms. Vetanze. Ms. Vetanze confirmed she will not have other employees, a sign, or generate traffic more than typically expected from a residence. No one spoke at the public hearing; however, the applicant submitted a petition signed by eight of her neighbors in support of her request. In action on the matter, Commissioner Monroe moved a motion to approve the request. Seconded by Commissioner Wright. All were in favor.

### **REPORTS:**

**Standing Committees:** Zoning Committee. August 20, 2020. 1108 & 200 West Washington Avenue. Chairman/Committee Member Mauck provided a review of the meeting and action that was taken.

#### COMMISSION MEMBERS

MARTHA WRIGHT, CHAIR · THOMAS CONNER · RUSTY JEBBIA · JAMES J. MAUCK

HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ · JEREMY WEST, VICE CHAIR

STAFF: THOMAS CONNELLY, AICP

**Planning Staff:** None.

**UNFINISHED BUSINESS:**

*Zoning Amendment Request – 200 / 1108 West Washington Avenue – R-4 & R-1A to EMO*

Chairman Mauck opened the floor to the Commissioners for discussion. Commissioner Schwarz inquired if the apartment building that was provided as an alternative to the proposed dentist would be allowed. Staff confirmed apartments are a permitted use in the existing R-4 zoning district, that applies to two of the three lots under consideration. Commissioner Wright inquired if the project is consistent with the Comprehensive Plan's Future Land Use Map, which designates this area for public/institutional use. A discussion ensued. In action on the matter, Commissioner Palmer moved a motion to approve the request. Seconded by Commissioner West. The motion passed 6-1 with Commissioner Monroe abstaining due to his previously identified appearance of a conflict of interest and Chairman Mauck not voting as per the Commission's By-Laws that state the Chairman only votes in the event of a tie.

*GC&P LLC Comprehensive Plan Amendment / Special Area Plan:*

Chairman Mauck commented on his appreciation for the public comments that were submitted, the expert analysis, the amount of information that was available in order to conduct the review and weigh the benefits and impacts associated with the request. The chairman opened the floor to the Commission for a discussion on the application. Commissioner Monroe offered comments on the applicants and their request, the thoroughness of the staff report and the attention to detail that it contained, including the cataloguing of public comments into a manageable spreadsheet. Commissioner Monroe cited his concerns with the proposed earth moving activity, traffic access, traffic improvements, and the proposed development's impact on the quality of life. Commissioner Monroe also discussed the importance of the Comprehensive Plan and the role of the Commission as it pertained to implementing the goals, initiatives, and community vision. Commissioner Monroe cited there was not an overwhelming rational or sufficient evidence to change the plan as presented in the thorough staff report. Following Commissioner Monroe's comments, Commissioner Wright moved a motion to not approve the Special Area Plan application and not amend the Comprehensive Plan. Seconded by Commissioner Monroe. All were in favor. A transcript of these proceedings is incorporated into these minutes.

**NEW BUSINESS:**

*None*

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:37 p.m.

Respectfully submitted,

Martha Wright, Chairperson