



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: November 9, 2020.

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

Commissioners absent: none

Staff present: Connelly

The meeting was called to order via Zoom at 5:00 p.m. by Chair Wright.

MINUTES:

October 19, 2020 meeting minutes. Motion for approval by Commissioner Palmer. Seconded by Commissioner Mauck. All in favor.

COMMUNICATIONS:

There were no communications to report on.

PUBLIC HEARINGS:

Zone Change Request I-2 to C-2 - LaBelle Greene IV LP – 32nd & McColloch Street:

Chairwoman Wright recognized Ron Musser, attorney on behalf of the applicant and Tom Simons, applicant. A presentation was made on the zone change request, which included a discussion on the merits of the request, similarity to already approved requests in this vicinity and consistency with the Comprehensive Plan as outlined in the staff report. If approved, the applicant intends to build a four-story apartment building. No one spoke during the public hearing and no comments were sent to the Commission in advance of the hearing. The applicant requested the expedited process by having the Commission vote on the matter following the hearing, as opposed to forwarding it to the Zoning Subcommittee. In action on the matter, Commissioner Mauck moved a motion to approve the request. Seconded by Commissioner Monroe. All were in favor.

REPORTS:

Standing Committees: None.

Planning Staff: None.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Site Plan Review – 16th & Main Street – West Virginia Northern Community College

Chairwoman Wright recognized Gabe Hayes, landscape architect on behalf of the applicant and Jeff Sayre, applicant. Mr. Hayes reviewed the proposal to develop a parking lot at the corner of

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

16th & Main Street. A discussion ensued. Special attention was paid to the proposed use of chain link fencing visible from Main Street. Following additional discussion with Mr. Sayre agreeing to revisit the ability to use additional decorative fencing pending budget review, Commissioner Palmer moved a motion to approve the site plan as presented with the elimination of chain link fencing from the plan. Seconded by Commissioner Mauck. All were in favor with Commissioner Schessler abstaining due to her involvement on the project.

Site Plan Review – Market Street – West Virginia Northern Community College

Chairwoman Wright again recognized Gabe Hayes, landscape architect on behalf of the applicant and Jeff Sayre, applicant. Mr. Hayes reviewed the proposal to develop a parking lot and greenspace in the former right of way of 18th Street and the former bus terminal property. A discussion ensued regarding the design. In action on the matter, Commissioner West moved a motion to approve the request. Seconded by Commissioner Mauck. All were in favor with Commissioner Schessler abstaining due to her involvement on the project.

The Commission recognized and thanked the community college for the improvements to both properties.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Martha Wright, Chairwoman