



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: December 14, 2020.

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

Commissioners absent: none

Staff present: Connelly, Klatt

The meeting was called to order via Zoom at 5:08 p.m. by Chairwoman Wright.

MINUTES:

November 9, 2020 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Schwarz. All in favor.

COMMUNICATIONS:

Staff reported on a correspondence from Tim Coogan pertaining to the HOH Share application on tonight's agenda.

Motion to suspend normal order of business to take up Unfinished Business by Commissioner Mauck. Seconded by Commissioner Monroe. All were in favor.

UNFINISHED 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 and Mr. Sayre briefly reviewed the amended plan, which includes adding decorative fencing around the north and east property lines. Commissioner Mauck moved a motion to approve the amended site plan. Seconded by Commissioner Schwarz. All were in favor with Commissioner Schessler abstaining due to her involvement on the project.

PUBLIC HEARINGS:

HOH Share Inc. 88 -14th Street – Community Center:

Chairwoman Wright recognized Kate Marshall, applicant. Ms. Marshall reviewed plans for the community center, including services, activities, hours, parking and staffing. A discussion ensued. Question surrounding the use of the kitchen and sleeping areas that were formerly used in the building were presented by Chairwoman Wright. Ms. Marshall advised the kitchen will not be used and the bedrooms have been repurposed to other space. No one spoke at the public hearing. The letter from Mr. Coogan was entered into the record. In action on the matter, Commissioner Monroe moved a motion to approve the request. Seconded by Commissioner

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

Conner. All were in favor with Chairwoman Wright abstaining due to having an ownership interest in the building.

REPORTS:

Standing Committees: None.

Planning Staff: None.

NEW BUSINESS:

Site Plan Review – 44 -41st Street – Panhandle Cleaning & Restoration

Chairwoman Wright recognized Bob Contraguero Jr. to present the request. Mr. Contraguero reviewed the proposal to develop a warehouse on the industrially zoned vacant land two blocks south of their headquarters. Mr. Contraguero described the building design and intended use. A discussion ensued. Commissioner Palmer moved a motion to approve the site plan as presented. Seconded by Commissioner Schessler. All were in favor.

Site Plan Review – 200 Washington Avenue – Duplaga Professional Building

Chairwoman Wright recognized Bob Fitzsimmons, attorney representing Mr. Duplaga and Chuck Garvick, project engineer. Mr. Fitzsimmons and Mr. Duplaga reviewed the proposal to develop an office building on the property. Mr. Duplaga reviewed the site layout, access, lighting, landscaping and other details. A discussion ensued. Commissioner Mauck moved a motion to approve the site plan as presented. Seconded by Commissioner Jebbia. All were in favor.

Resolutions

Resolution – 16th & Main Street. Commissioner Palmer read the resolution into the record. Commissioner Mauck inquired of the need to amend the resolution and read at the next meeting. Staff agreed to prepare an updated resolution for the January meeting.

Resolution – Market Street. Commissioner Palmer read the resolution into the record. Commissioner Schessler moved a motion to approve. Seconded by Commissioner Jebbia. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:57 p.m.

Respectfully submitted,

Martha Wright, Chairwoman