



# CITY OF WHEELING PLANNING COMMISSION

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

Meeting of the Wheeling Planning Commission: January 11, 2021.

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 5:00 p.m. by Chairwoman Wright.

### **MINUTES:**

December 14, 2020 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Mauck. All in favor.

### **COMMUNICATIONS:**

Staff reported on the communication received pertaining to the Play N Stay public hearing.

### **PUBLIC HEARINGS:**

*Special Use Permit – Play N Stay, LLC 41-40<sup>th</sup> Street – pet care / kennel:*

Chairwoman Wright recognized Jessica Barclay, applicant. Ms. Barclay reviewed plans for the pet care and kennel business, including services, hours, parking and staffing. A discussion ensued. Commissioner Mauck questioned the proposed traffic flow as it pertained to customer circulation. The applicant committed to improving the abandoned right of way in order to provide egress from the site, ensuring traffic is restricted to traveling south back onto 40<sup>th</sup> Street. Staff advised no one from the public signed up to speak, however comments were received from the property owner to the north, citing concerns with noise from barking dogs, odor, and the use of the right of way next to his house. A discussion ensued. In action on the matter, Commissioner Mauck moved a motion to approve the request. Seconded by Commissioner West. All were in favor.

### **REPORTS:**

**Standing Committees:** None

**Planning Staff:** None

### **UNFINISHED BUSINESS:**

*None*

### **NEW BUSINESS:**

*Site Plan Review – 1114 Chapline Street – Ohio Valley Credit Union*

#### 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

Chairwoman Wright recognized James Caliendo to present the request. Mr. Caliendo reviewed the proposal to develop a new branch office with drive-thru at the location on Chapline Street. Mr. Caliendo described the building design, traffic circulation, parking, drainage, lighting and landscaping plans. A discussion ensued. Commissioner Schwarz moved a motion to approve the site plan as presented. Seconded by Commissioner Palmer. All were in favor.

*Site Plan Review – 15 – 39<sup>th</sup> Street – Carnegie Greene at 39<sup>th</sup>*

Chairwoman Wright recognized Tom Simons, owner and Chuck Garvick, engineer representing the project. Mr. Simons reviewed the proposal to develop a 4-story apartment building on the property. Mr. Simons reviewed the site layout, parking, green space and other details. Mr. Simons also discussed the variances being request at the next Board of Zoning Appeals meeting and the pending lane abandonment request. A discussion ensued. Commissioner West moved a motion to approve the site plan as presented, contingent on the variances being granted. Seconded by Commissioner Conner. All were in favor.

*Resolutions*

*Resolution – 44 – 41<sup>st</sup> Street.* Commissioner Palmer read the resolution into the record. Commissioner Mauck moved a motion to approve. Seconded by Commissioner Schessler. All were in favor.

*Resolution – 200 Washington Avenue.* Commissioner Palmer read the resolution into the record. Commissioner Schwarz moved a motion to approve. Seconded by Commissioner Conner. All were in favor.

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

*Resolution – Market Street.* Staff read the resolution into the record. Commissioner Mauck moved a motion to approve. Seconded by Commissioner West. All were in favor.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Martha Wright, Chairwoman