



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: June 14, 2021.

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

Commissioners absent: Jebbia, Palmer

Staff present: Connelly, Klatt

The meeting was called to order at 5:00 p.m. by Chairwoman Wright.

MINUTES:

April 12, 2021 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Schessler. All in favor.

COMMUNICATIONS:

Staff reported on a letter from Bernard McGee, owner of 38 South Broadway Street pertaining to a Home Occupation request at that location.

PUBLIC HEARINGS:

Class II Home Occupation – 2331/2333 Chapline Street – Artist Studio

Chairwoman Wright recused herself from participating in this hearing due to a family relationship with the applicant. Vice Chairman West recognized the applicant, Lambros Tsuhlaros and requested him to review his proposal. Mr. Tsuhlaros described his intention to reside at the property and move his pottery operations from Short Creek, WV to this location. A discussion ensued. No one spoke at the public hearing. In action on the matter, Commissioner Monroe moved a motion for approval. Seconded by Commissioner Mauck. All were in favor with Commissioner Wright abstaining.

Class II Home Occupation – 62 Greenwood Avenue – Esthetician

Chairwoman Wright recognized the applicant, Robyn Austin, and requested her to review her proposal. Ms. Austin described her intention to establish an esthetician practice in one room of the house. A discussion ensued. No one spoke at the public hearing. In action on the matter, Commissioner West moved a motion for approval. Seconded by Commissioner Monroe. All were in favor.

Class II Home Occupation – 38 South Broadway Street – Family Day Care

Chairwoman Wright recognized the applicant, Ashley Green, and inquired if she was aware of the property owner's correspondence to the Commission objecting to the request. Ms. Green advised she was just made aware of his concerns prior to the meeting. She requested to withdraw her request. The Commission recommended tabling the issue and allow the applicant time to discuss

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

the issue with her landlord. In action on the matter Commissioner Monroe moved a motion to table. Seconded by Commissioner Mauck. All were in favor.

Special Use Permit – 2198 National Road – Community Center

Chairwoman Wright recognized the applicant, CJ Goodwin, representing PeGa Foundation to review the proposal. Mr. Goodwin is proposing to open a community center for youth in the area. A discussion ensued. No one spoke at the public hearing. Staff advised the Commission a parking variance is necessary. In action on the matter, Commissioner Monroe moved a motion for approval. Seconded by Commissioner West. All were in favor.

REPORTS:

Staff advised the Commission he is unavailable on July 12, 2021, the next regularly scheduled meeting date. Commissioner Monroe moved a motion to rescheduled the July meeting to July 19, 2021. Seconded by Commissioner Conner. All in favor.

Staff informed the Commission that three member's terms end on June 30, 2021. Commissioner Wright did not seek reappointment. Staff thanked Commissioner Wright for her seven years of service on the Commission.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Site Plan Review – 99 Main Street – Sacred Heart Community Center

Chairwoman Wright recognized Dennis Madama, architect on behalf of Wheeling Housing Authority. Mr. Madama reviewed the proposal to develop a 4700 square foot building with 9 parking spaces. Mr. Madama reviewed the site layout, parking, access and other details. A discussion ensued. Staff advised a side yard setback is necessary. Commissioner Mauck moved a motion to approve the site plan as presented. Seconded by Commissioner Schessler. All were in favor.

Resolutions

Resolution – Marsh Lofts - 930 Main Street. Commissioner Conner read the resolution into the record. Commissioner Conner moved a motion to approve. Seconded by Commissioner Monroe. All were in favor.

ADJOURNMENT:

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

Respectfully submitted,

Chair