

CITY OF WHEELING



**Planning Commission
AGENDA
OCTOBER 18, 2021 5:00 p.m.**

- 1. ACTION ON SEPTEMBER MEETING MINUTES:**
- 2. COMMUNICATIONS:**
- 3. HEARINGS:**
 1. Class II Home Occupation – 417 North Front Street – 1 Chair Beauty Shop
 2. Zone Change Request: 50 Virginia Street – C-1 to I-1
 3. Zone Change Request: 2 Hawk Court – R-4 to C-1
- 4. REPORTS:**
 1. Standing Committees
 2. Planning Commission Staff – Annual Report
- 5. UNFINISHED BUSINESS:**
- 6. NEW BUSINESS:**
 1. Resolutions
- 7. ADJOURNMENT:**

***Next Meeting: November 8, 2021 ***
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CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: September 13, 2021.

Commissioners present: Conner, Jebbia, Monroe, Palmer, Schessler, and West

Commissioners absent: Schwarz

Staff present: Connelly

The meeting was called to order at 5:00 p.m. by Vice Chair West.

OFFICER NOMINATIONS:

Commissioner Monroe nominated Commissioner West. Commissioner Schessler seconded. No other nominations were made. All were in favor of electing Commissioner West Chair.

Commissioner West nominated Commissioner Schwarz. Commissioner Schessler seconded. No other nominations were made. All were in favor of electing Commissioner Schwarz Vice Chair.

MINUTES:

June 14, 2021 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Schessler. All in favor.

COMMUNICATIONS:

None

PUBLIC HEARINGS:

Special Use Permit & Site Plan Review – 11th & Market Street – Parking Garage

Chair West recognized Victor Greco, Architect with the Mills Group, who represented the applicant, the City of Wheeling. Mr. Greco provided an overview of the proposed parking garage and several drawings that were submitted as part of the site plan packet. A discussion with the Commission ensued on the topics of access, drainage, lighting, and infrastructure. No one spoke during the public hearing. In action on the matter, Commissioner Monroe moved a motion for approval. Seconded by Commissioner Conner. All were in favor. Commissioner Palmer moved a motion for approval of the Site Plan. Seconded by Commissioner Jebbia. All were in favor.

REPORTS:

Staff presented the 2020-2021 Annual Report for the Commissioner review and consideration. No action was taken.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

COMMISSION MEMBERS

JEREMY WEST, CHAIR · THOMAS CONNER · RUSTY JEBBIA
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

Resolutions

Resolution – 2198 National Road Special Use Permit. Commissioner Palmer read the resolution into the record. Commissioner Monroe moved a motion to approve. Seconded by Commissioner Schessler. All were in favor.

Resolution – 99 Main Street Site Plan. Commissioner Palmer read the resolution into the record. Commissioner Monroe moved a motion to approve. Seconded by Commissioner Conner. All were in favor.

Commissioner Monroe offered comments in recognition of former Commissioners Martha Wright and James “Jeff” Mauck, adding he and Mr. Mauck were both appointed in 1998.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Jeremy West
Chair



CITY OF WHEELING PLANNING COMMISSION

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A Resolution of the Planning Commission of the City of Wheeling granting the Special Use of a certain piece of property located at 11th & Market Streets for a parking garage.

WHEREAS, the City of Wheeling Comprehensive Plan is the guiding reference document when making decisions regarding zoning; and

WHEREAS, the City's Zoning Ordinance outlines and identifies the need for certain types of uses deemed special to a given area be permitted upon review by the Planning Commission; and

WHEREAS, the City's Zoning Ordinance specifically identifies a parking garage, as a Specially Permitted use in the D-1 Downtown Zoning District; and

WHEREAS, upon conclusion of a public hearing held on September 13, 2021 the Planning Commission voted to approve the use of the property for parking garage.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Wheeling:

The City of Wheeling be permitted to develop a parking garage at 11th & Market Streets.

Adopted this 18th day of October 2021

Chair

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEELING, CONFIRMING, RATIFYING, AND MEMORIALIZING THE DECISION MADE SEPTEMBER 13, 2021 GRANTING SITE PLAN APPROVAL TO THE CITY OF WHEELING FOR A DEVELOPMENT AT 11TH & MARKET STREET.

WHEREAS, the City's Zoning Ordinance authorizes the Planning Commission to review and approve, approve with modifications, or disapprove site plans; and

WHEREAS, the applicant of the aforementioned site plan submitted the site plan to the representative of the Building and Planning Department for discussion; and

WHEREAS, the applicant with approval of the Planning Commission, submitted its site plan as the applicant's sketch plan, preliminary plan, and as its final plan; and

WHEREAS, the Planning Commission found that the applicant's site development plan complied with the requirements of containing an approved map scale, sketch plan, legal data, a general project site description, name and address of the applicant and other planners, engineers, architects, surveyors and or professionals engaged in the project: as well as containing a location map, the identification and location of existing conditions, development data as required by the City Ordinance; and

WHEREAS, the Planning Commission while reviewing the applicant's site plan, and giving full responsibility for the design to the applicant did concern itself with the relationship of the proposed development to the adopted City of Wheeling Comprehensive Plan, with the criteria of the relationship of buildings to the site; with the relationship of buildings and site to the adjoining area; with the landscape, buffering, and site treatment; ecological considerations; scenic, historic, archaeological, and landmark sites; with storm drainage; with driveway connections to public streets; with traffic effects; with pedestrian and bicycle safety; and circulation, on-site parking and circulation; with utility services; with disposal of wastes; with noise; with advertising features and signs; with lighting; and with building design; and

WHEREAS, upon conclusion of the September 13, 2021 review, the Planning Commission determined that the final site plan application was complete and ready for decision and voted to approve the site plan as submitted as the final plan; and

WHEREAS, the minutes of the September 13, 2021 meeting reflect the review process and approval as conducted and which minutes were approved by the majority of members in normal course of business at the following meeting of the Planning Commission held October 18, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WHEELING;

THAT the site plan complies with the intent and purpose of the City of Wheeling's Codified Ordinances, Chapter Three of Part Thirteen, Planning and Zoning and in particular Article 11 - Site Plan Review and

THAT the applicant, the City of Wheeling has completed the site plan review process to the satisfaction of the City of Wheeling Planning Commission; and

THAT the applicant, the City of Wheeling be permitted to build in accordance with the site plan; and

THAT the applicant, the City of Wheeling be permitted to proceed to construction in accordance with the site plan submitted to the Planning Commission; and it is further resolved,

THAT a copy of the site plan, containing the endorsement of the Planning Commission, be forwarded to the Building and Planning Department.

This Resolution adopted this 18th day of October 2021, ratifies, confirms and memorializes the decision made September 13, 2021 granting site plan approval to the City of Wheeling.

Chair