



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: October 19, 2021.

Commissioners present: Monroe, Schwarz, Palmer and West.

Commissioners absent: Conner, Schessler, and Jebbia

Staff present: Connelly, Klatt

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

MINUTES:

September 13, 2021 meeting minutes. Motion for approval by Commissioner Palmer. Seconded by Commissioner Monroe. All in favor.

COMMUNICATIONS:

Staff reported on three correspondences received pertaining to the zone change public hearing at 2 Hawk Court.

PUBLIC HEARINGS:

Class II Home Occupation – 417 North Front Street – One Chair Beauty Shop

Joana Buterbaugh presented her application to establish a one- chair beauty shop at 417 North Front Street. Ms. Buterbaugh outlined the proposed hours between 10 am and 5 pm and anticipates 3-4 clients a day. At the public hearing, one person spoke; the property owner, Denise Wycherley spoke in favor. A brief discussion ensued. In action on the matter, Commissioner Palmer moved a motion for approval. Seconded by Commissioner Schwarz. All were in favor.

Zone Change Request – 50 Virginia Street - C-1 to I-1

Wayne Pifer, owner recognized Frank Calabrese to present the application. Mr. Calabrese presented the request to rezone property at 50 Virginia Street to allow the owner park trailers on the property. Staff explained the permitted uses in the C-1 and I-1 districts as well as the difference between parking lots and storage. At the public hearing, Theresa Childers, 64405 Sand Hill Road, Bellaire, OH, property owner in the vicinity of 50 Virginia Street believes the trailer was unsightly when it was previously parked there and that the neighborhood would be negatively impacted if permitted to return. A discussion ensued. In action on the matter, Commissioner Monroe moved a motion to deny based on inconsistency with the Comprehensive Plan and concerns of spot zoning. Seconded by Commissioner Schwarz. All were in favor.

Zone Change Request – 2 Hawk Court – R-4 to C-1

Everette Gray Jr., owner presented the request to rezone the property from R-4 to C-1 in order to open a neighborhood grocery store at 2 Hawk Court. Mr. Gray stated that he grew up in this neighborhood and intends to offer a convenient place for residents of the North Park neighborhood to purchase food items, citing winter weather often makes travel difficult and that not all residents

COMMISSION MEMBERS

JEREMY WEST, CHAIR · THOMAS CONNER · RUSTY JEBBIA

HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

have access to transportation. Mr. Gray intends to operate the store from 6 a.m. to 7:30 p.m. during the week and until 9 p.m. on the weekends. Mr. Gray referenced a petition he is circulating and will deliver to city staff. A discussion with the Commission ensued.

At the public hearing, the following people spoke in support:

Isaiah Alford, Glendale, WV

Sheila McGee, Bridgeport, OH

Dennis Johnson, Bellaire, OH

Frank Calabrese, 36 Arlington Drive, Wheeling, WV

Lou Smith, 103 Eagle Avenue, Wheeling, WV

Boogie Johnson, 2 Maple Lane, Wheeling, WV

Chase Truex 52 Eagle Avenue, Wheeling, WV

Danny Swan, 100 15th Street Wheeling, WV

Natasha Timmons, 28 Hawk Court, Wheeling, WV 26003

Ron Scott, 7 Leawood, Wheeling, WV 26003

The following people spoke in opposition:

Scott Beaver, 125 Eagle Avenue, Wheeling, WV

Sheila Burton, 121 Eagle Avenue, Wheeling, WV

Kimberly Cox-Ueltschy, 6 Fairfax / 1 Hawk Court, Wheeling, WV

Michele Meyers, 6 Hawk Court, Wheeling, WV

Via written correspondence:

Beatrice Miranda, 113 Eagle Avenue, Wheeling, WV

Sheila Burton, 121 Eagle Avenue, Wheeling, WV

Joseph Mazzella, 125 Eagle Avenue, Wheeling WV

Following the public hearing, Commissioner Palmer moved a motion to refer it to the Zoning Committee. Seconded by Commissioner Schwarz. All were in favor. The Chairman appointed Commissioner Schwarz to the Committee to fill the vacant seat. The Committee scheduled the meeting for November 1 at 5 pm. Staff informed those present it was not another public hearing.

REPORTS:

2020-2021 Annual Report: Following a correction noted by Chair West to the attendance table in Appendix E, Commissioner Monroe moved for approval and forwarding to City Council. Seconded by Commissioner Schwarz. All were in favor.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Resolutions

Resolution – Market Street Parking Garage – Site Plan Commissioner Palmer read the resolution into the record. Commissioner Monroe Moved a motion to approve. Seconded by Commissioner Schwarz. All were in favor.

Resolution – Market Street Parking Garage – Special Use. Commissioner Palmer read the resolution into the record. Commissioner Monroe moved a motion to approve. Seconded by Commissioner Schwarz. All were in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Jeremy West, Chair