



# CITY OF WHEELING PLANNING COMMISSION

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## **Zoning Subcommittee**

Meeting of the Wheeling Planning Commission's Zoning Subcommittee: November 1, 2021.

Committee Members present: Monroe, Schwarz, and West.

Committee Members absent: none

Commissioner Palmer was also in attendance.

Staff present: Connelly

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

## **REFERRED BUSINESS:**

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

Everette Gray Jr., his fiancé Angelique Wilson, and Architect Gus Kayafas appeared in front of the Committee. Commissioner West recognized Mr. Gray and offered him the opportunity to provide additional information. Mr. Gray provided a letter of support from the manager of the Northwood Village Apartments. A letter of support from the manager of the North Park Apartments was sent to staff earlier in the day. Mr. Gray recapped his goals and “passion” for this project.

Commissioners West and Schwarz engaged in a discussion with Mr. Gray on matters pertaining to details of the proposed convenient store including lighting, refuse collection, deliveries, hours of operation, and number of employees, etc. Commissioner Monroe focused comments and questions on the matter of rezoning the parcel of land and the Comprehensive Plan as the primary concern in front of the Committee and Commission, commenting that issues around specific layout questions should not be the primary concern, rather whether the property should be rezoned is the matter in front of the committee. Mr. Monroe did not question Mr. Gray's passion or intentions, but expressed concern for the Commission's longstanding goal of protecting residential neighborhoods from commercial intrusion.

After referencing the staff report, state code section 8A, and the request being inconsistent with the city's comprehensive plan, Commissioner Monroe moved a motion to recommend denying the request. Seconded by Commissioner Schwarz. The motion was approved 2-1 with Commissioner Schwarz voted against the motion. Commissioner Monroe recommended Mr. Gray meet with staff to determine if there are alternative locations for the store in the area, should City Council not approve the request.

## **ADJOURNMENT:**

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

Respectfully submitted,

Jeremy West, Chair

### COMMISSION MEMBERS

JEREMY WEST, CHAIR · THOMAS CONNER · RUSTY JEBBIA

HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP