



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: November 8, 2021.

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

Commissioners absent: none

Staff present: Connelly, Klatt

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

MINUTES:

October 18, 2021 meeting minutes. Motion for approval by Commissioner Palmer. Seconded by Commissioner Monroe. All in favor.

COMMUNICATIONS: *None*

PUBLIC HEARINGS: *None*

REPORTS:

November 1, 2021 Zoning Committee: Chair West reviewed the minutes and recommendation from the subcommittee. A motion to accept the minutes was moved by Commissioner Palmer. Seconded by Commissioner Schessler. All were in favor.

UNFINISHED BUSINESS:

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

Everette Gray Jr., owner reviewed his request to rezone the property from R-4 to C-1 in order to open a small convenient store with drive-thru at 2 Hawk Court. Mr. Gray provided background on his request. Following a brief discussion, Commissioner Monroe moved a motion to deny the request based on it being inconsistent with the Comprehensive Plan, concerns of spot zoning, and protecting residential neighborhoods from commercial intrusion. Seconded by Commissioner Palmer. The motion passed 5-1 with Commissioner Schwarz voting against the motion.

NEW BUSINESS:

Site Plan Review – 17th & Wood Street – New Construction

Dan Grant, project architect appeared to present the site plan. Fire Chief Jim Blazier was also in attendance to answer questions. Mr. Grant provided a detail overview of the site plan proposal with the Commission including the layout, floor plan, parking, access, stormwater management, lighting, landscaping, and building style. Mr. Grant advised the project necessitates variances from the Board of Zoning Appeals and changes to the existing traffic pattern from the Traffic Commission. A discussion with Mr. Grant and Mr. Blazier ensued. In action on the matter, Commissioner Jebbia moved a motion to approve. Seconded by Commissioner Schessler. All were in favor.

COMMISSION MEMBERS

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

STAFF: THOMAS CONNELLY, AICP

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Jeremy West, Chair