



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: December 13, 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:

November 8, 2021 meeting minutes. Motion for approval by Commissioner Palmer. Seconded by Commissioner Monroe. All in favor.

COMMUNICATIONS: Staff reported on an email from Bernard Lombard that was forwarded to the Commission.

PUBLIC HEARINGS:

Zone Change Request – 150 North 17th Street – R-1C to I-2

Ed and Beth Hinebaugh, owners of the property, presented their request to rezone the land in order to construct a new 50' x 100' warehouse for storage of materials associated with their rental business. Ms. Hinebaugh explained they recently took back ownership of the property following an issue with the land contract. The existing building is under contract to be demolished. The Commission discussed past use of the property, intended use, potential site layouts, and existing zoning regulations with the applicant and staff.

At the public hearing, no one spoke in support. The following people spoke in opposition:

- Joan Yaeger, 151 N. 17th Street – concerned with items being stored, entrance location into the warehouse, past issues with truck deliveries and traffic
- Elsa Campiti, 149 N. 17th Street – concerned with future tenants after the Hinebaughs, safety of having an industrial use on the neighborhood street
- Bernard Lombard 153 N. 17th Street – commented on the lack of maintenance over the years to the building and site, why the owner allowed it to fall into the state of disrepair
- Joe Amaismeier, 147 N. 16th Street – objects to the request, no benefit to the neighborhood to rezone the property- just the owner.
- Matt Lareese, 146 N. 17th Street – commented that the owners don't maintain the property and an industrial use does not mix well with a neighborhood full of kids.

The warehouse would be used to store household items, appliances, and furniture associated with their businesses and rental units. Following the public hearing, Commissioner Conner moved a motion to refer it to the Zoning Committee. Seconded by Commissioner Jebbia. All were in favor. The Committee scheduled the meeting for January 3, 2022 at 5 pm in City Council Chambers.

COMMISSION MEMBERS

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

STAFF: THOMAS CONNELLY, AICP

Staff informed those present it was not another public hearing, but a public meeting in which they could attend.

REPORTS: *none*

UNFINISHED BUSINESS: *none*

NEW BUSINESS:

Resolution – Fire Headquarters – Site Plan

Commissioner Conner 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 5:45 p.m.

Respectfully submitted,

Jeremy West, Chair