

RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEELING, CONFIRMING, RATIFYING, AND MEMORIALIZING THE DECISION MADE NOVEMBER 8, 2021 GRANTING SITE PLAN APPROVAL TO THE CITY OF WHEELING FOR A DEVELOPMENT AT 17TH & WOOD 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 November 8, 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 November 8, 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 December 13, 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 13th day of December 2021, ratifies, confirms and memorializes the decision made November 8, 2021 granting site plan approval to the City of Wheeling.

Chair