



# CITY OF WHEELING PLANNING COMMISSION

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## City of Wheeling – Planning Commission

Meeting of the Wheeling Planning Commission: April 11, 2022.

Commissioners present: Baum, Jebbia, Monroe, Schessler, Palmer and West.

Commissioners absent: Conner and Schwarz

Staff present: Connelly, Klatt

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

### **MINUTES:**

February 14, 2022 meeting minutes. Motion for approval by Commissioner Monroe. Seconded by Commissioner Schessler. All in favor.

**COMMUNICATIONS:** *None*

**PUBLIC HEARINGS:** *None*

**REPORTS:** *None*

### **UNFINISHED BUSINESS:**

*Referred from City Council – Zoning Code Review*

Chairman West led a discussion on the four items referred to the Commission from City Council that were discussed at two work sessions including: eliminating parking requirements, allowing non-conforming structures to be rebuilt, allowing accessory dwelling units, and regulating signs on residential properties. Commissioner Monroe requested staff to provide their opinion on the topics. Staff informed the Commission that it was their opinion that the four items being reviewed are substantial components to a zoning ordinance and that should be the focus of the next comprehensive plan in order to afford the topics the proper research and attention they deserve. A discussion ensued. Commissioner Monroe cited there is not driving force or urgency to take on these issues and they have the potential to make a big impact in the city. Commissioner Palmer discussed fiscal responsibility and budgeting for the processes, including the expense of the required certified mailing pertaining to increasing density. In action on the matter, Commissioner Monroe motioned to recommend City Council not move forward at this time but rather take these issues up when undertaking a full review of the comprehensive plan and subsequent zoning ordinance based on funding availability and to obtain the greatest amount of public input, but no later than 2024. Seconded by Commissioner Jebbia. All were in favor.

### **NEW BUSINESS:**

*Resolution: Special Use Permit 1913 Warwood Avenue*

Commissioner Baum read the Resolution into the record. Commissioner Monroe motioned for approval. Seconded by Commissioner Palmer. All were in favor.

#### COMMISSION MEMBERS

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

STAFF: THOMAS CONNELLY, AICP

*Resolution: Special Use Permit 753 Main Street*

Commissioner Baum read the Resolution into the record. Commissioner Schessler moved a motion to approve. Seconded by Commissioner Monroe. All were in favor.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Jeremy West, Chair