



CITY OF WHEELING PLANNING COMMISSION

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Meeting of the Wheeling Planning Commission: May 8, 2023

Commissioners present: Conner, Lanham, Monroe, Palmer, Schessler, Schwarz, and West

Commissioners absent: Baum

Staff present: Brenda Delbert

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

MINUTES:

Mr. Monroe, seconded by Mr. Schwartz, moved to accept the February 13, 2023, meeting minutes. Motion carried. All in favor.

PUBLIC HEARINGS:

Petition for Zoning Amendment 108 S. Huron St- R3 to C2

Joe Downing is present representing Smoker Friendly. The applicant recently purchased the lot adjoining their current parking lot and is requesting the zone change to expand parking. It is the opinion of the City Planning Staff that the proposed zoning map amendment would be considered a permitted zoning reclassification and not "spot zoning" because the subject property adjoins the adjacent C-2 zoning district. Accordingly, the proposed zoning map amendment would be a boundary adjustment of the C-2 zoning district. Article 1339.04 of the Planning & Zoning Code provides the objectives for the C-2 General Commercial zoning district. Parking is permitted in the C-2 zone. No one signed up to speak for or against the proposed change. Following the discussion, Mr. Downing was reminded he would need to return with a site plan if the City Council approved the zone change. Mr. Monroe, seconded by Mr. Schwarz, moved to recommend the zone change and forward it to City Council for approval. All in favor. Motion carried.

NEW BUSINESS:

R.J. CAT Inc- 1115 Main St- Site Plan approval

Tom Janidas is present and represents the applicant, R.J. CAT Inc. They are seeking simultaneous Preliminary and Final Site Plan approval for the construction of a mixed use residential and commercial development on 1115 Main St. The proposed use is permitted in the D-3 zoning district. As outlined in Article 1373 this application requires a Site Plan Review by the Planning Commission. The proposed 5 story building will sit on a 13,983 square foot lot with the first floor being commercial and floors 2-5 as market rate housing. The building will be situated along the sidewalk on Main Street with 16 parking spaces in the rear in keeping with form of neighborhood. Access to the parking area will be on Water Street. The proposed development meets all dimensional and parking requirements. As provided in Article 1373.05(a) and Article 1373.06(c), City Planning Staff conducted pre-submission and sketch plan conferences with the applicant to

COMMISSION MEMBERS

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

identify and explore Planning and Zoning Code compliance and site plan improvements, which are reflected in the preliminary and final site plan development documents submitted by the applicant and included herein. Following the discussion, Mr. Palmer, seconded by Mr. Conner, moved to approve the site plan. All in favor. Motion carried.

Dave Shriver- 780 National Road- Site Plan approval (parking lot)

The applicant, Dave Shriver, is present. The prior Minit Car Wash structure located at 780 National was demolished. The applicant is the owner of a parcel of land that included the Minit Car Wash and 19th Hole Bar and Lounge. The applicant is seeking a parking lot to be established where the building stood. The surface of the lot is temporarily tar and chipped to allow the ground to settle. However, applicant will asphalt within one year. The proposed parking lot will serve the remaining business. Mr. Shriver is seeking 16 parking spaces with curb stops and landscaping. The existing curb cuts will be used for ingress and egress. The lot is zoned C-2 and parking is a permitted use. A discussion ensued about storm water management. Mr. Lanham encouraged Mr. Shriver to reach out to Water Pollution Control for storm water plan. Mr. Monroe, seconded by Mr. Conner, moved to temporarily approve the site plan with the condition the applicant returns in one year before paving and includes storm water management plan. All in favor. Motion carried.

ADJOURNMENT:

There being no further business, Mr. West moved to adjourn. Time 5:27 p.m.

Respectfully submitted,

Jeremy West, Chair