



# CITY OF WHEELING PLANNING COMMISSION

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## City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: June 11, 2018.

Commissioners present: Ashmore, Jebbia, Mauck, Monroe, Scatterday and Wright

Commissioners absent: Contraguerro

Staff present: Connelly, Klatt

The meeting was called to order at 5:00 p.m. in the City Council Chambers by Chairwoman Ashmore.

### **APPROVAL OF MINUTES:**

Regular Meeting: April 9, 2018. Motion to approve the minutes by Commissioner Monroe. Seconded by Commissioner Wright. All in favor.

### **COMMUNICATIONS:**

Mr. Connelly reported that Commissioner Mauck was appointed to the Zoning Committee by Chairwoman Ashmore.

### **PUBLIC HEARINGS:** *None*

### **REPORTS:**

#### **Standing Committees:** *Zoning Committee*

Commissioner Wright requested the minutes reflect her reason for voting against the request being based on her opinion that a warehouse does not fit into the neighborhood. In action on the matter, Councilwoman Scatterday made a motion to accept the report. Seconded by Commissioner Monroe. All in favor.

**Planning Staff:** Staff noted that work will begin on the Annual Report following tonight's meeting. Staff also reported on the new website and the mapping features that are available. The site will also host current Commission information.

### **UNFINISHED BUSINESS:**

#### **Zone Change Request – 3700-3726 Jacob Street**

Staff provided an overview of the proposed zone change request process to date including the public hearing held May 14 and the Zoning Committee meeting held June 4<sup>th</sup>. Staff also reviewed the recommendation to approve the request. Discussion ensued on the topics of spot zoning, the applicant's intended use of the building, the make-up of the neighborhood and the possibility of a text amendment to allow warehousing in the commercial districts. Commissioner Monroe discussed the need for diligent review of a site plan to ensure everything discussed will be presented. In action on the matter, Commissioner Monroe made a motion to approve the request to rezone the property from C-1 to I-2. Seconded by Commissioner Mauck. The motion passed 5-1.

### **NEW BUSINESS:**

Downtown Fence Discussion- staff brought a new fence installation on 11<sup>th</sup> Street to the Commission's attention. The fence was installed without receiving Site Plan approval. The Commission directed staff to follow-up with the property owner and report back at the July Planning Commission meeting.

Two Resolutions were read and approved by the Commission pertaining to action taken at the May meeting.

**ADJOURNMENT:**

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

Respectfully submitted,

Chair