



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Regular meeting of the Wheeling Planning Commission: July 9, 2018.

Commissioners present: 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 Commissioner Mauck.

ELECTION OF OFFICERS:

Nominations were opened for 2018-2019 officers. Commissioner Monroe nominated Commissioner Mauck for the position of Chair. Seconded by Councilwoman Scatterday. There were no other nominations. Commissioner Mauck accepted.

Councilwoman Scatterday nominated Commissioner Wright for Vice Chair. Seconded by Commissioner Wright. There were no other nominations. Commissioner Wright accepted.

MINUTES:

Regular Meeting: June 11, 2018. Motion to approve the minutes by Commissioner Wright. Seconded by Commissioner Monroe. All in favor.

COMMUNICATIONS:

Mr. Connelly reported on the letter received from the Regional Economic Development Partnership pertaining to their fence request.

PUBLIC HEARINGS: *None*

REPORTS:

Standing Committees:

Planning Staff: Staff distributed the 2017-2018 Annual Report and provided a brief overview. Mr. Connelly requested the Commission review the report and take action at the August meeting. Commissioner Mauck pointed out an error that needed addressed. Councilwoman Scatterday inquired into the attendance requirement of the Commission. Staff discussed the Commission's by-laws that require no less than 75% attendance in a fiscal year, unless excused by the Chair.

UNFINISHED BUSINESS:

NEW BUSINESS:

Site Plan Review – House of the Carpenter - 200 South Front Street

Adam Mull, architect for the project presented the site plan. The proposed building addition will be connected to the existing building via an enclosed hallway. The addition will feature a recreation area and meeting space. The addition will be elevated out of the flood plain on piers with parking underneath. In response to a question from Councilwoman Scatterday, Mr. Mull explained the total parking will decrease from 50 to 43, even though the addition would require the total increase to 82. Mr. Mull discussed the future park to be located across Ohio Street and this property's connection.

The Commission inquired and discussion ensued on the topics of landscaping, screening, lighting, drainage, utilities and building compatibility; citing the comments from the Special Use permit review and public hearing. Mr. Mull discussed his attempts to pull features from the existing building over to the addition. Commissioner Wright discussed acting on a site plan that will substantially

change from what is in front of the Commission. Councilwoman Scatterday discussed the responsibility of the Planning Commission and the need to ensure the concerns raised by the public during the Special Use Permit as relevant and outlined in the zoning code, need to be addressed in the Site Plan. Commissioner Mauck expressed his appreciation for the investment and the impact it will have on the community and explained the purpose of the Commission addressing the appearance of the structure. Commissioner Monroe expressed concern with granting final site plan approval to a project prematurely.

In action on the matter, Commissioner Monroe recommended referring this to the Zoning Committee for additional review of an updated site plan that incorporates additional details. Seconded by Commissioner Wright. All in favor. Staff informed those present that the Zoning Committee meeting will be held on August 6 at 10:30 a.m. in the City Manager's conference room, 3rd floor of the City Building.

Site Plan Review – Regional Economic Development Partnership - 30-11th Street

Downtown Fence Discussion- staff referenced the correspondence from Craig O'Leary, Program Director asking for permission to keep the fence in place until more definitive plans are developed for 11th Street plaza. Commissioner Monroe made a motion for temporary approval. Seconded by Councilwoman Scatterday. All in favor.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Chairman Mauck