



CITY OF WHEELING PLANNING COMMISSION

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City of Wheeling – Planning Commission

Special meeting of the Wheeling Planning Commission: September 17, 2018.

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

Commissioners absent: Contraquerro

Staff present: Connelly, Klatt

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

UNFINISHED BUSINESS:

Special Use Permit – Wheeling Hospital – 410 Washington Avenue

Commissioner Monroe made a motion to lift this item from the table. Seconded by Councilwoman Scatterday. John Pastorius reappeared to present the two items that were requested at the September 10, 2018 meeting. Mr. Pastorius presented the Department of Highway's options for the project, which are: conduct a traffic study using the Mount de Chantal access, use the Wheeling Jesuit University access, or use the university access until a traffic study can be performed. The applicant will be pursuing the third option. The amended site plan reflects this change. Mr. Pastorius advised the Commission that there will be a net loss of vehicles accessing the site compared to when the building was in full operation. Mr. Pastorius also addressed the concerns of the Water Pollution Control Department by implementing a retention system and additional catch basins on the site.

A brief discussion ensued. In action on the matter, Commissioner Wright motioned to approve the Special Use Permit and Site Plan. Seconded by Commissioner Monroe. All were in favor.

PUBLIC HEARINGS:

Special Use Permit – Just One More, LLC – 1913 Warwood Avenue

Chairman Mauck recused himself from participating in the review of this request. Alex Coogan, Eric Marple and Bernard Lombard III appeared to present the application to establish a Restaurant with Lounge. Mr. Coogan reviewed the proposed renovations and layout to accommodate the new use as well as the hours of operation (10am-11pm weekday and 10-12am weekend), menu, staffing (2-6), parking, capacity (48), and services to be offered, including video lottery. Mr. Coogan emphasized this will be a full sit-down restaurant with a lounge component and not a bar or parlor. Mr. Coogan continued to emphasize this will not have a bar atmosphere similar to what can be found at Down on Main Street with live music and other entertainment. Commissioner Monroe confirmed with staff that the Special Use Permit is for the applicant, Just One More LLC and doesn't automatically transfer to another business.

The following individuals spoke at the public hearing:

- Sandra Mauck – 1900 Warwood Avenue – spoke in opposition to the request citing concerns on consistency with ordinance #13130, the Comprehensive Plan, parking and traffic impacts, drinking and driving, gambling and driving.
- Dana Parshall – 100 N. 19th Street spoke in opposition to a gambling café opening.
- Adam Haught – 1912 Warwood Avenue spoke in opposition to the alcohol and gambling component.
- Janice Ross – 1914 Warwood Avenue spoke in opposition to any business that would have a lot of customers based on parking and cars blocking 20th Street, and alcohol and gambling.
- Tara Parshall – 1514 Hildreth Avenue spoke in opposition based on actions of residents in the nearby alleys, and the alcohol and gambling.
- Greg Ross – 1914 Warwood Avenue in opposition based on experiences with a previous business at this location.
- Sherry Camden – 1910 Warwood Avenue in opposition to a bar and video lottery business in the neighborhood.

Commissioner Monroe questioned those that spoke why and how they attribute existing problems with a business that hasn't opened yet. Commissioner Monroe stated it isn't appropriate to hold Mr. Coogan accountable for existing problems in the neighborhood.

Mr. Coogan provided additional information on the LLC name and their approach to the business and ways they will work to ensure they are operating as a good neighbor. A brief discussion ensued. Staff offered background on the C-1 zone and the origins of the 2005 ABCA/VLT ordinance. Councilwoman Scatterday offered background on the role of the Planning Commission when considering these requests and the comments from those in attendance versus those that have commented in other forums.

In action on the matter, Commissioner Monroe motioned for approval of the Special Use Permit under the conditions that if there is any change in ownership, the new management must reappear; and that the Commission will conduct an annual review of the business to ensure the business is operating as presented and that they operate in a vigilant manner to ensure the concerns raised by the neighbors are not stemming from this site. Staff noted that any deviation from what was presented could be terms for bringing the applicant back in front of the Commission. Seconded by Commissioner Wright. Motion passed 4-0-1 with Commissioner Mauck abstaining. The Commission thanked everyone in attendance for participating in the hearing.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Chairman Mauck