
1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on December 5, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Johnson, Kalis and Yedinak. Commissioners Sprague and Thomson were absent with prior notice. Also present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS – None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A)** Docket No. 2019-23A
Waggles
Variation for Reduction in Off-Street Parking
419 Harvester Court

See Findings of Fact and Recommendation for Docket No. 2019-23A.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-23A, granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, Section 19-11-010 Off-Street Parking and Loading, and associated sections, to reduce the required off-street parking from 20 spaces to 13 spaces for a pet daycare, boarding, grooming and training facility for the property located at 419 Harvester Court in accordance with the Proposed Plan prepared by Moshe Calamaro & Associates, Inc. dated 11.15.19.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Yedinak

**Wheeling Plan Commission
Regular Meeting**

December 5, 2019

NAYS: None
ABSENT: Commissioners Sprague and Thomson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2019-23B
Waggles
Variation for Reduction in Side Yard Setback
419 Harvester Court

See Findings of Fact and Recommendation for Docket No. 2019-23B.

Commissioner Creech moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-23B granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Section 19-07-030 I-2 Limited Industrial District, and associated sections, to reduce the parking setback from 10 feet to zero feet for a pet daycare, boarding, grooming and training facility for the property located at 419 Harvester Court in accordance with the Proposed Plan prepared by Moshe Calamaro & Associates, Inc. dated 11.15.19.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Yedinak
NAYS: None
ABSENT: Commissioners Sprague and Thomson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C)** Docket No. 2019-23C
Waggles
Special Use for Pet Daycare, Boarding, Grooming and Training Facility
419 Harvester Court

See Findings of Fact and Recommendation for Docket No. 2019-23C.

Commissioner Creech moved, seconded by Commissioner Yedinak to recommend approval of Docket No. 2019-23C, granting Special Use, as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-06 Neighborhood Commercial District, Chapter 19-10 Use Regulations, and associated sections, in order to permit a pet daycare, boarding, grooming and training facility located at 419 Harvester Court.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Yedinak
NAYS: None
ABSENT: Commissioners Sprague and Thomson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

D) Docket No. PC19-25
Waggles
Minor Site Plan and Appearance Review
419 Harvester Court

The first condition was updated. The color restriction on the overhead door on the west side of the building was removed. Commissioner Kalis noted it would allow the petitioner to paint the door any color.

Commissioner Creech moved, seconded by Commissioner Kalis to approve Docket No. PC 19-25, granting a minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit a pet daycare, boarding, grooming and training facility at the property located at 419 Harvester Court, accordance with the Proposed Plan prepared by Moshe Calamaro & Associates, Inc. dated 11.15.19 and the Landscape Plan prepared by the petitioner dated 11.14.19 with the following conditions:

1. The overhead door on the west side of the building shall be painted by June 1, 2020.
2. The building shall be power washed by June 1, 2020.
3. Landscaping shall be installed by June 1, 2020.
4. Parking lot repairs shall be completed within 6 months of receiving an occupancy permit.
5. Bicycle parking shall be identified on the site plan, or floor plan if located inside the building, prior to the issuance of a building permit.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Yedinak
NAYS: None
ABSENT: Commissioners Sprague and Thomson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Creech to close Docket No. 2019-23. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of November 21, 2019.

Commissioner Kalis moved, seconded by Commissioner Yedinak to approve the minutes dated November 21, 2019 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

- A) 2020 Plan Commission Schedule

Ms. Knysz referred to a discussion in October regarding changing the meeting dates from the second and fourth Thursdays of each month to the second and fourth Wednesdays. The rationale was because this year approximately half of the Plan Commission meetings occurred the same week as the Village Board meetings and Staff would need to turnaround the information by Friday to get people on the next Board Meeting and it would sometimes run up against the clock and applicants would end up waiting an extra week. If the Plan Commission meetings were on Wednesdays, there would be an extra 2 days. The new schedule would also give extra time to the Plan Commission to reach out to Staff. The agendas would be sent out on Thursday the week before which would give the Commissioners Thursday and Friday to get a hold of Staff.

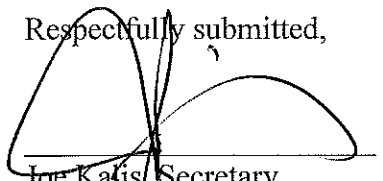
Commissioner Creech moved, seconded by Commissioner Kalis to approve the calendar as presented. The motion was approved by a voice vote.

Chairman Johnson announced the December 19th would be a big meeting with three public hearings.

10. ADJOURNMENT

Commissioner Creech moved, seconded by Commissioner Yedinak to adjourn the meeting at 7:32 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Joe Kalis, Secretary
Wheeling Plan Commission