

**Plan Commission
Regular Meeting**

May 22, 2024

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on May 22, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Myer, Kasper, Smart, Hyken and Johnson. Commissioner Sprague was absent with previous notice. Also, present were Marcy Knysz, Village Planner, Mallory Milluzzi, Village Attorney, Robert Niemiec, Fire Inspector, Ross Klicker, Community Development Director, Steve Robles, Assistant Director of Community Development and Kyle Goetzelmann, Village Engineer.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS – None

7. ITEMS FOR REVIEW

- A)** Docket No. PV24-0002
Wheeling Park District
109 Community Boulevard
Request for a Variation to Permit the Use of Shipping Containers at Heritage Park in the R-2 (Single-Family Residential) Zoning District
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PV24-0002.

Commissioner Hyken moved, seconded by Commissioner Smart to recommend approval of Docket No. PV24-0002 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code Chapter 19.10.070 Accessory Uses and Structures, and associated sections, to permit the use of shipping containers for the purpose of storing materials in the R-2 (Single Family Residential) Zoning District, located at Heritage Park, 109 Community Boulevard, in accordance with the presented plans prepared by Wheeling Park District dated 4/15/2024.

On the roll call, the vote was as follows:

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AYES: Commissioners Hyken, Smart, Riles, Myer, Kasper, Johnson
NAYS: None
ABSENT: Commissioner Sprague
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Smart moved, seconded by Commissioner Hyken to close Docket Nos. PV24-0002.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Hyken, Riles, Myer, Kasper, Johnson
NAYS: None
ABSENT: Commissioner Sprague
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- B)** Docket No. PSPMIN24-0013
Wheeling Park District
109 Community Boulevard
Request for Minor Site Plan and Appearance Approval to Install Shipping Containers

Commissioner Myer moved, seconded by Commissioner Hyken to approve Docket No. PSPMIN24-0013, granting minor site plan and building appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for installation of 2 shipping containers within the Heritage Park Sports Complex, located at 109 Community Boulevard, in accordance with the PowerPoint Presentation prepared by Wheeling Park District dated 4/15/2024, and subject to the following condition:

1. Minor Site Plan and Building Appearance approval is contingent upon approval of the variation petition to permit the use of shipping containers for the purpose of storing materials in the R-2 (Single Family Residential) Zoning District (Docket Number PV24-0002).

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Hyken, Riles, Kasper, Smart, Johnson
NAYS: None
ABSENT: Commissioner Sprague
ABSTAIN: None

There being six affirmative votes, the motion was approved.

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- C)** Docket No. PPUD23-0004
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Preliminary Planned Unit Development Approval for a Gas
Station with Convenience Store and Drive-Through Restaurant
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PPUD23-0004, PSU24-0007 and PSU24-0008.

Commissioner Smart moved, seconded by Commissioner Myer to continue all the open matters to the next scheduled Plan Commission meeting on June 12, 2024.

On the roll call, the vote was as follows:

AYES: Commissioners Smart, Myer, Riles, Kasper, Hyken, Johnson
NAYS: None
ABSENT: Commissioner Sprague
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Village Attorney Milluzzi announced if someone is planning to introduce evidence for the Plan Commission to consider, it can be submitted in advance so the Plan Commission can have it before the hearing. She explained it can be emailed to Marcy or the Village or could be dropped off at the Village.

The sign-in sheets will be kept for the next meeting.

- D)** Docket No. PSU24-0007
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Special Use Approval for a 4,900 Square Foot Detached Car Wash
Facility
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PPUD23-0004, PSU24-0007 and PSU24-0008.

- E)** Docket No. PSU24-0008
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Special Use Approval to Permit the Operation of a Package Liquor
Store
PUBLIC HEARING

See Findings of Fact and Recommendation for Docket No. PPUD23-0004, PSU24-0007 and PSU24-0008.

- F)** Docket No. PSUBPP24-0003
Lenny's Gas N Wash
1750 & 1798 W. Hintz Road
Request for Approval of the Preliminary Plat of Subdivision of Lots 1
And 2 in Zales Subdivision

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of May 8, 2024

Commissioner Myer moved, seconded by Commissioner Hyken to approve the Minutes of the Regular Meeting of May 8, 2024.

On the roll call, the vote was as follows:

AYES: Commissioners Myer, Hyken, Riles, Kasper, Smart, Johnson
NAYS: None
ABSENT: Commissioner Sprague
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS - None

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Hyken to adjourn the meeting at 10:35 p.m. The motion was approved by a voice vote.