

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on March 9, 2022.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Hyken, Johnson and Riles. Commissioner Sprague was absent with prior notice. Also, present were Marcy Knysz, Village Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. 2022-05
Casey's General Store
1515 Lake Cook Road
Variance Request to Increase the Maximum Height of a Fence from 6' to 8'

See Findings of Fact and Recommendation for Docket No. 2022-05.

Commissioner Berke moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2022-05 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-10 Use Regulations, and associated sections, to permit an increase in the maximum height of a fence from 6' to 8', associated with the construction of a building addition for the property located at 1515 Lake Cook Road, in accordance with the Project Description Letter prepared by CESO, dated 11/9/2021, Site Improvement Plan prepared by CESO, dated 1/10/21 and General Site Plan prepared by CESO, dated 10/7/21 (last revised 1/10/22).

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Riles, Blinova, Johnson

**Wheeling Plan Commission
Regular Meeting**

March 9, 2022

NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Hyken moved, seconded by Commissioner Berke to close Docket No. 2022-05.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Riles, Blinova, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- B)** Docket No. 2022-06
Casey's General Store
1515 Lake Cook Road
Variance Request to Reduce the Minimum Rear Setback from 50' to 5.33'

See Findings of Fact and Recommendation for Docket No. 2022-06.

Commissioner Hyken moved, seconded by Commissioner Berke to recommend approval of Docket No. 2022-06 granting a variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, and associated sections, to reduce the required rear yard setback from 50 feet to 5.33 feet, associated with the construction of a building addition for the property located at 1515 Lake Cook Road, in accordance with the Project Description Letter prepared by CESO, dated 11/9/2021, Site Improvement Plan prepared by CESO, dated 1/10/21 and General Site Plan prepared by CESO, dated 10/7/21 (last revised 1/10/22).

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Riles, Blinova, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Hyken to close Docket No. 2022-06.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Riles, Blinova, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- C) Docket No. PC 22-01
Casey's General Store
1515 Lake Cook Road
Minor Site Plan & Building Appearance Approval for Building Addition

Mr. Jeff Lonchor, CESO, 2800 Corporate Exchange Drive, Suite 400, Columbus, OH was present.

Mr. Lonchor explained they were reworking some of the curb, striping and sidewalk with the implementation of the bump out of the units. The parking count is not decreasing.

Commissioner Riles had no questions.

Commissioner Blinova had no questions.

Commissioner Berke asked about the changes to the curb. Mr. Lonchor explained the northern parallel parking will just be striped and the one near the bump out in the southeast will have a few bollards and additional striping to make sure the spaces were adequately sized.

Commissioner Hyken expressed concern about the cars heading west on Lake Cook Road getting into the gas station. Mr. Lonchor confirmed things would remain as is.

Chairman Johnson referred to the note that indicated painting the composite material on the fence. Mr. Lonchor confirmed the color would match the existing building. He thought they would use white. He confirmed they would not be painting the composite material.

In reply to Chairman Johnson's question, Mr. Lonchor confirmed the trash enclosure near the car wash would be enclosed with a painted white fence.

Commissioner Berke moved, seconded by Commissioner Hyken to approve Docket No. PC22-01, granting minor site plan and building appearance approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, for a 232 sq. ft. building addition, for the property located at 1515 Lake Cook Road, in accordance with the Project Description Letter prepared by CESO, dated 11/9/2021, Site Improvement Plan prepared by CESO, dated 1/10/21, General Site Plan prepared by CESO, dated 10/7/21 (last revised 1/10/22)

and Elevations prepared by CESO, dated 10/7/21 (last revised 1/10/22), subject to the following conditions:

1. Minor site plan approval is contingent upon the Village Board's granting of Docket Nos. 2022-05 and 2022-06.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Blinova, Riles, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was denied.

- D)** Docket No. 2022-03
Yanni Design Studio
97 Marquardt
Special Use to Permit Assembly Use

Ms. Knysz reported the applicant's text amendment was approved by the Village Board on Monday, so she requested a new floorplan that covered the entire building. The petitioner requested that the docket be continued to March 23rd to give additional time to prepare.

Commissioner Berke moved, seconded by Commissioner Hyken to continue Docket No. 2022-03 to March 23, 2022.

On the roll call, the vote was as follows:

AYES: Commissioners Berke, Hyken, Blinova, Riles, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was denied.

8. APPROVAL OF MINUTES

- A)** Approval of Minutes of the Regular Meeting of February 23, 2022 (including Findings of Fact for Docket Nos. 2022-02, 2022-03 and 2022-04).

Commissioner Hyken moved, seconded by Commissioner Berke to approve the minutes dated February 23, 2022 (including Findings of Fact for Docket Nos 2022-02, 2022-03 and 2022-04) as presented.

On the roll call, the vote was as follows:

AYES: Commissioners Hyken, Berke, Blinova, Riles, Johnson
NAYS: None
ABSENT: Commissioner Sprague
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was denied.

9. OTHER BUSINESS

Chairman Johnson asked anyone interested in serving on the Plan Commission to fill out an application on the Village's website.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Hyken to adjourn the meeting at 6:51 p.m. The motion was approved by a voice vote.

Respectfully submitted,

Michael Sprague, Secretary
Wheeling Plan Commission