

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on September 8, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Berke, Blinova, Johnson, Riles, Sprague, Hyken and Yedinak. 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. 2021-23A
363 Alice Street
Variation to Side Yard Setbacks for Masters Countertops
TO BE CONTINUED

Commissioner Sprague moved, seconded by Commissioner Hyken to continue Docket No. 2021-23A to October 13, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

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- B)** Docket No. 2021-23B
363 Alice Street
Variation to Rear Yard Setbacks for Masters Countertops
TO BE CONTINUED

Commissioner Yedinak moved, seconded by Commissioner Berke to continue Docket No. 2021-23B to October 13, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- C)** Docket No. 2021-27
363 Alice Street
Major Site Plan Review for Building Addition for Masters Countertops
TO BE CONTINUED

Commissioner Sprague moved, seconded by Commissioner Blinova to continue Docket No. 2021-27 to October 13, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- D)** Docket No. 2021-30
224 S. Milwaukee Avenue
Sign Variation to Approve Four Cabinet Signs

See Findings of Fact and Recommendation for Docket No. 2021-30.

Commissioner Yedinak moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-30, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit changes to the existing

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cabinet (box) wall sign and installation of three additional cabinet (box) wall signs, which are a prohibited sign type, in accordance with the Sign Plans prepared by Consolidated Consulting Engineers, dated 7/2/2012, and the photographs provided by Edward Chrzastowski, received 6/30/2021, for the property located at 224 S. Milwaukee Avenue, subject to the following conditions:

1. Sign plan details with material specifications shall be submitted prior to permit approval.
2. The remaining three signs shall be installed within six months of permit approval.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. 2021-30.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- E)** Docket No. 2021-32
1400 S. Wolf Road, Building #200, Suites 207 & 219
Special Use for an Adult Day Services Facility – Medtec Healthcare and Private
Duty, LLC

See Findings of Fact and Recommendation for Docket No. 2021-32.

Commissioner Berke moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2021-32, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit an adult day services facility, located at 1400 S. Wolf Road, Building #200, Suites 207 & 219, in accordance with the Petitioner's Project Description Letter (received 7/30/2021) and Floor Plan prepared by Weiss Properties, dated 4/15/2021, subject to the following condition:

1. The petitioner shall adhere to the stipulations of the Release, Hold Harmless and Indemnification Agreement dated August 20, 2021.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Berke moved, seconded by Commissioner Hyken to close Docket No. 2021-32.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

- F)** Docket No. 2021-31
Text Amendments to Title 19, Zoning, of the Wheeling Municipal Code,
In Order to Modify Zoning Regulations Regarding Fences and Screening

See Findings of Fact and Recommendation for Docket No. 2021-31.

Commissioner Yedinak moved, seconded by Commissioner Hyken to recommend approval of Docket No. 2021-31, amending Title 19 Zoning, of the Wheeling Municipal Code, Chapter 19.10.070 Accessory Uses and Structures and Chapter 19.01.010 Definitions, in order to modify zoning regulations regarding accessory uses and structures.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Blinova to close Docket No. 2021-

31.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

- A) Approval of Minutes of the Regular Meeting of August 25, 2021, including the Findings of Fact for 2021-31.

Commissioner Yedinak moved, seconded by Commissioner Hyken to approve the minutes dated August 25, 2021, including the Findings of Fact for 2021-31 as corrected.

On the roll call, the vote was as follows:

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

There being seven affirmative votes, the motion was approved.

9. OTHER BUSINESS

Ms. Knysz referred to Walmart's request for pedestrian signage and bollards for Staff's approval regarding their change in pick up locations. Ms. Knysz provided a picture of the addition of bollards all the way to the pedestrian striped area. There is currently a pedestrian sign and they initially said they would replace the pedestrian sign with an edged lit LED solar flashing stop sign. She provided a picture of the existing stop sign and the proposed stop sign which adds a post and solar powered beacon on the top. She asked for the Commission's opinion about an edge lit sign versus a regular pedestrian sign with a beacon on top. Neither is pedestrian activated so they would just go on at night.

Chairman Johnson took a poll regarding the preference of an edge lit pedestrian sign or a regular pedestrian sign with a beacon on top.

Commissioner Hyken: edge lit

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Commissioner Berke: edge lit
Commissioner Yedinak: edge lit
Commissioner Riles: edge lit
Commissioner Blinova: beacon
Commissioner Sprague: edge lit
Commissioner Johnson: edge lit

The vote was 6:1 in favor of the edge lit pedestrian sign.

Commissioner Sprague announced Commissioner Blinova's 5-year anniversary.

10. ADJOURNMENT

Commissioner Berke moved, seconded by Commissioner Blinova to adjourn the meeting at 7:45 p.m. The motion was approved by a voice vote.