

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday June 1, 2023 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

Call to Order

Chairman Riley called the meeting to order at 7:00 p.m.

Attendance

Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn & Chairman Riley.

Also present: Richard Ianson, Director of Building & Zoning & Erin Kiernat, City Attorney

Approval of meeting minutes from May 4, 2023

It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes as presented.

Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.

II. Public Hearings

1. Docket 23-Z-9

Petitioner: Three Kings Vodka, LLC

Request: Seeking a Special Use Permit to blend, mix and flavor vodka in the property located at 2501 Deborah Avenue.

Commissioner Heffelman asked the applicant if anything has changed since appearing before the board last month. The applicant said no.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

2. Docket 23-Z-10

Petitioner: Hal Davis

Request: Seeking approval for Final Plat of Subdivision located at 1809 Sheridan Road.

Director Ianson stated that a Final Plat of Subdivision is being requested for the expansion of an auto repair business. Commissioner Champine asked if the Building Department supported this request. Director Ianson said yes.

It was motioned by Commissioner Champine and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

3. Docket 23-Z-11

Petitioner: Diane Quinn

Request: Seeking a Variance from Section 10-12 of the Zion Municipal Code to replace damaged fence with the same height of six (6) feet instead of four (4) feet at the property located at 3604 Harbor Ridge Drive.

Chairman Riley asked the Petitioner if they've spoken to their HOA about this request. The Petitioner stated that they do not have an HOA.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

4. Docket 23-Z-12

Petitioner: One Hope United

Request: Seeking a Variance from Section 102-126 (1) of the Zion Municipal Code for the number of off street parking spaces for the property located at 2105 Elisha Avenue.

Commissioner Champine asked how many parking spots are there currently. Director Ianson said there are 5 standard and 4 handicapped. He added that the building does not meet current parking requirements.

After further discussion and reviewing the Findings of Facts, it was motioned by Commissioner Johnson and seconded by Commissioner Champine to recommend approval of the Petitioner's application.

Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.

5. Docket 23-Z-13

Petitioner: One Hope United

Request: Seeking a Variance from Section 102-32 (b) of the Zion Municipal Code for the side yard of property requirement for the property located at 2105 Elisha Avenue.

After reviewing the Findings of Facts, it was motioned by Commissioner Massey and seconded by Commissioner Johnson to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

6. Docket 23-Z-14

Petitioner: One Hope United

Request: Seeking a Variance from Section 102-128(6)(a) of the Zion Municipal Code to continue allowing parking in the front of the property located at 2105 Elisha Avenue.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Champine to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

7. Docket 23-Z-15

Petitioner: Scott Nytko

Request: Seeking approval for Final Plat of Subdivision located for 1529 33rd Street.

Director Ianson stated that a Final Plat of Subdivision is being requested to build a single family home.

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to recommend approval of the Petitioner's application contingent upon approval of Dockey 23-Z-16. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

8. Docket 23-Z-16

Petitioner: Scott Nytko

Request: Seeking a Variance from Section 102-32(b) of the Zion Municipal Code to reduce minimum square footage and width for construction of 2 single family homes.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Champine to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye & Chairman Riley, aye. Motion passes.**

III. Old Business

There was none.

IV. Docket Updates

Director Ianson stated that Docket 23-Z-8 was approved by council.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

With no further business to come before the board, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 7:49 p.m. All in favor. Meeting adjourned.

Minutes recorded by:

