

**City of Zion**  
**Planning and Zoning Commission**  
**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday July 6, 2023 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Riley called the meeting to order at 7:00pm.
  
- Attendance  
Present: Commissioners Champine, Heffelman, Quinn, Riley  
Also present: Richard Ianson, Director of Building & Zoning, Erin Kiernat, City Attorney  
  
Absent: Commissioners Johnson & Massey
  
- Approval of meeting minutes from June 1, 2023  
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes as presented. All in favor. Motion passes.

**II. Public Hearings**

**1. Docket 23-Z-17**

**Petitioner:** Efrain Velazquez

**Request:** Seeking a Variance from Section 102-203(3)(b) of the municipal code to allow a pool in the front yard due to the position of the building and a Variance from Section 10-12(a) of the municipal code to allow a 6-foot fence instead of a 4-foot fence around the pool at the property located at 1707 Joanna.

Director Ianson stated that a Variance is being sought due to the unique position of the property. Commissioner Champine questioned why the house was allowed to be built with its entrance from the alley. Director Ianson said that he did not know.

Mr. Efrain Velazquez, Petitioner stated that he loves his property. He also said that the pool will be above ground and the fence will help keep wildlife out of this yard.

Chairman Riley asked if the neighborhood had an HOA. Director Ianson 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; Quinn, aye; Chairman Riley, aye. Motion passes.

**2. Docket 23-Z-18**

**Petitioner:** Eduardo Suarez

**Request:** Seeking a Variance from Section 102-206(a)(1) to allow alterations to a nonconforming garage at the property located at 2102 Elim Avenue.

Chairman Riley asked if the new garage will be commercial size. Director Ianson said no. Eduardo Suarez, Petitioner, said that his vehicles are too tall to fit in the existing garage. Raising the garage by 2 feet will help.

Terri Horton, 2204 Elizabeth Avenue, said that she is in support of her neighbor receiving a variance.

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

**III. Old Business**

None

**IV. Docket Updates**

Director Ianson said that Dockets 23-Z-9, 10, 11, 12, 13 7 14 were approved by Council. Dockets 23-Z-15 & 23-Z-16 were tabled pending more information.

**V. New Business**

None

**VI. Public Participation**

None

**VII. Adjourn**

It was motioned by Commissioner Champine and seconded by Commissioner Heffelman to adjourn the meeting at 7:27pm. All in favor. Meeting adjourned.

Minutes taken by: 