

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson	
Jim Bowman	Howard Burkemper
Ernest Isley	Bruce Quinn
Mamie McNutt	Gabe Garriga

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, January 5, 2012, 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order**

Chairperson Winfrey called the meeting to order at 7:01p.m.

- Attendance**

Present: Howard Burkemper; Ernest Isely; Mamie McNutt; Bruce Quinn; Juanita Winfrey

Absent: Jim Bowman (Absent); Gabe Garriga (Excused)

Staff: Richard Ianson, Director of Building and Zoning, City of Zion
Paula Randall, Attorney, City of Zion
Sonolito Bronson, Recording Secretary, City of Zion

- Approval of Agenda**

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to approve the agenda as presented.

Vote: Howard Burkemper, aye; Ernest Isely, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

- Approval of the Regular Meeting minutes from December 4, 2011**

It was motioned by Mr. Quinn and seconded by Mr. Isley to approve the meeting minutes with the following changes:

- Change Jim Bowman's attendance status from "absent" to "excused".

Vote: Howard Burkemper, aye; Ernest Isely, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

II. Public Hearings; Swearing in.

At this time, Chairperson Winfrey swore in all audience members who will be speaking towards any of the dockets.

III. Old Business

None

IV. New Business

1. Docket 12-Z-1

Petitioner: Elvin Escobar

Request: Seeking a Variance from Section 102-56(a)(4) of the Zion Zoning Ordinance to operate a collision repair business at 2105 Galilee.

Mr. Isley asked if parking would be an issue. Mr. Ianson stated that it could be and has made the applicant aware.

Mr. Burkemper asked if Mr. Escobar knew about the meeting. Mr. Ianson stated yes.

Lee Deming, 2100 Galilee, shared his concerns regarding the lack of parking.

Chairperson Winfrey asked what was in the building north of it. Mr. Ianson stated an automobile shop.

Ms. McNutt asked how many cars could fit in the building at once. Mr. Ianson stated he does not know and added that the building has not been inspected.

Mr. Quinn stated he believes the property previously operated as a car detail business. Mr. Isley asked how long has the building been vacant. Mr. Ianson stated he did not know.

Mr. Isley asked if Mr. Escobar submitted any plans for parking. Mr. Ianson stated not as of yet.

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to table the application until the next meeting. Mr. Ianson stated that because the applicant was not present, the request should be denied. Mr. Burkemper withdrew his motion and Mr. Quinn withdrew his second.

It was motioned by Mr. Isley and seconded by Mr. Burkemper to deny the application.

Vote: Howard Burkemper, aye; Ernest Isely, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

V. Public Participation

There was no public participation.

VI. Adjourn

It was motioned by Mr. Isley and seconded by Mr. Burkemper to adjourn the meeting at 7:14pm.

Vote: Howard Burkemper, aye; Ernest Isely, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

Sonolito Bronson, Recording Secretary

Minutes Approved on: _____