

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, September 6, 2012, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

• **Call to Order**

Chairperson Winfrey called the meeting to order at 7:00pm.

• **Attendance**

Present:

Ernest Isley; Mamie McNutt; Bruce Quinn; Juanita Winfrey

Absent:

Jim Bowman (Excused); Howard Burkemper (Excused); Gabe Garriga (Excused)

Staff:

Richard Ianson, Director of Building & 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. Isley and seconded by Ms. McNutt to approve the agenda as presented.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

- **Approval of the Regular Meeting minutes from August 2, 2012**

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

- Under Opening Protocol, Approval of Regular the Regular Meeting Minutes, change “Mr. Islet” to “Mr. Isley”.
- Under Docket 12-Z-8, third paragraph, change “Mr. Janet Jones” to “Mrs. Janet Jones”.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

II. Public Hearings; Swearing in.

Chairperson Winfrey swore in all audience members who would be speaking towards any of the dockets.

1. Docket 12-Z-9

Petitioner: Henry Brash

Request: Seeking Special Use Permit to operate a non-profit religious organization at 2501 Deborah Avenue, Suite 5.

Director Ianson stated that the petitioner had 2 requests and would like to withdraw their request for signage.

Mr. Quinn asked how large their congregation was. Director Ianson stated that it's about 10 people. He also added that they meet on Thursday evenings and Sunday mornings.

Mr. Henry Brash, 908 Pheasant Run, Zion, stated that they have been in the area since 1993 and found this location about a year ago.

Ms. McNutt asked if they are already in the building. Mr. Brash stated yes.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Ms. McNutt to approve the Application for a Special Use Permit.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

2. Docket 12-Z-10

Petitioner: Russ Sher

Request: Seeking Special Use Permit to process and bottle alcoholic beverages at 2701 Deborah Avenue, pending approval of text amendment.

After reviewing the Findings of Facts, it was motioned by Ms. McNutt and seconded by Mr. Isley to approve the Application for a Special Use permit.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

3. Docket 12-Z-11

Petitioner: Larry Bronstein

Request: Seeking a Zoning Change from R-30 Residential to HB-Highway Business for 1410 Greenbay Road, PIN # 04-18-100-005 and 41770 Greenbay Road PIN # 03-13-200-004

Mr. Isley asked if anyone is interested in purchasing the property. Director Ianson stated that the owner is interested in leasing the property to a potential user for an air soft field.

Mr. Isley asked how long has the property been vacant. Director Ianson stated that he was not sure how long the house has been vacant. He also stated that Mr. Bronstein has owned the property since 2001.

Mr. Isley asked what the city's position is on this project. Director Ianson stated that the HB zoning is the best use for this property. Ms. McNutt asked if it was Highway Business before it was annexed in. Director Ianson stated that it was zoned Residential.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Ms. McNutt to approve the Application for Zoning Change contingent upon the existing residential structure being demolished or converted within 18 months of the approval of the Zoning Change.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

III. Old Business

There was no old business.

IV. New Business

There was no new business.

V. Public Participation

There was no public participation.

VI. Adjourn

It was motioned by Mr. Isley and seconded by Mr. Quinn to adjourn the meeting at 7:33pm.

Vote:

Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned.

Minutes approved on _____

Recording Secretary