

**City of Zion  
Planning and Zoning Commission**

**Juanita Winfrey, Chairperson**

**Kathy Champine**

**Richard Frierson**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

**Madeline Santana**

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, September 6, 2018 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order

Chairman Winfrey called the meeting to order at 7:05pm.

- Attendance

Present: Kathy Champine; Richard Frierson; Ernest Isley; Bruce Quinn; Gerald Riley; Madeline Santana; Juanita Winfrey

Also present: Richard Ianson, Building & Zoning Director, City of Zion; Paula Randall, Attorney, City of Zion

- **Approval of Agenda**

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

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.**

- **Approval of meeting minutes from August 2, 2018**

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

- Docket 18-Z-5, paragraph 1, line 6 - change "orders" to "odors".

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.**

## II. Public Hearings/Swearing In

### 1. Docket 18-Z-7

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to Chapter 102-91(a)(1) of the Municipal Code to add Renewable Natural Gas Processing Facility as a permitted use west of Green Bay Road only.

It was motioned by Ms. Champine and seconded by Mr. Frierson to approve the Petitioner's application.

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.**

### 2. Docket 18-Z-8

**Petitioner:** John Ford

**Request:** Seeking a Variance from Section 102-504(a)(6) of the Municipal Code to install solar panels on the front of the house located at 1305 Butterfield Lane.

Attorney Randall stated that due to an administrative error in the publication of this docket, the matter will have to be continued.

It was motioned by Mr. Frierson and seconded by Mr. Riley to continue Docket 18-Z-8 until October 4, 2018.

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.**

### 3. Docket 18-Z-9

**Petitioner:** JSM Venture, Inc.

**Request:** Seeking approval of subdivision for parcel located at 3355 Sheridan Road for redevelopment and conversion of vacant retail building to self-storage use.

It was motioned by Ms. Champine and seconded by Mr. Isley to approve the Petitioner's application.

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.**

## III. Rental Inspection Appeals

There were none

**IV. Public Participation**

There was none

**V. New Business**

**1. Docket Update**

a. Docket 18-Z-5: Special Use - JSM Venture, LLC

b. Docket 18-Z-6: Variance - JSM Venture, LLC

Director Ianson stated that Docket 18-Z5 and Docket 18-Z-6 were approved by City Council.

**VI. Adjourn**

With no further business to come before the Commission, it was motioned by Mr. Isley and seconded by Mr. Frierson to adjourn the meeting at 7:18pm.

**Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Meeting adjourned.**

*Sonolito Bronson*

Recording Secretary