

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

**Juanita Winfrey, Chairperson**

**Bruce Quinn**

**Ernest Isley**

**Madeline Santana**

**Gerald Riley**

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, August 1, 2019 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairperson Winfrey called the meeting to order at 7:14pm.
  
- Attendance  
Present: Ernest Isley, Bruce Quinn, Madeline Santana, Juanita Winfrey  
Absent: Gerald Riley

Also Present: Richard Ianson, Director of Building & Zoning, Douglas Dorando, Attorney, City of Zion

- Approval of Agenda  
It was motioned by Mr. Quinn and seconded by Mr. Isley to approve the agenda with the following changes:
  - Item II, Docket 19-Z-2, change "clean" to "clear"
  - Item II, Docket 19-Z-1, change "sold" to "cold"

Vote: Ernest Isley, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

- Approval of meeting minutes from December 6, 2018  
It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the meeting minutes with the following changes:
  - Page 2, Docket 18-Z-13, Paragraph 3, change "die tp" to "due to"
  - Page 2, Docket 18-Z-13, Paragraph 4, insert the word "to" between able and elevate.
  - Page 3, Docket 18-Z-4, Paragraph 1, Change "Ms" to "Mrs"

Vote: Ernest Isley, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

Chairperson Winfrey introduced Douglas Durando. Attorney Durando is with the law firm Daniels, Long & Pinsel, LLC. The firm has been appointed by the City Council to oversee the legal affairs of the City.

At this time, the Chairperson swore in all audience members that would be speaking towards any of the dockets.

Director Ianson asked if both dockets could be discussed at the same time but voted on separately. The Board agreed to do so. No action was needed.

## **II. Public Hearings/Swearing In**

### **1. Docket 19-Z-2**

**Petitioner:** BC Automotive, Inc.

**Request:** Seeking a Variance from Section 102-159 (b)(4) of the Municipal Code to construct a 60' x 65' clear span cold storage building to the property located at 2809 Damascus Avenue.

### **2. Docket 19-Z-1**

**Petitioner:** BC Automotive, Inc.

**Request:** Seeking a Special Use Permit to construct a 60' x 65' clear span cold storage building to the property located at 2809 Damascus Avenue.

Director Ianson stated that BC Automotive is currently leasing the land from the City. He stated that the current code requires a special use permit for all structures in the industrial zoning district. He also stated that the Variance request is from Section 102-159(b)(4) which requires all buildings to have a slab foundation. He stated that the property is currently located on a closed landfill. For clarification, Director Ianson stated that the Variance request is for the foundation and the Special Use request is for the building.

Mr. Quin asked how long the City has owned the property. Director Ianson stated since the 1970s.

After reviewing the Findings of Facts for Docket 19-Z-2, it was motioned by Mr. Isley and seconded by Ms. Santana to recommend approval of the Petitioner's application.

Vote: Ernest Isley, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

After reviewing the Findings of Facts for Docket 19-Z-1, it was motioned by Mr. Isley and seconded by Mr. Quinn to recommend approval of the Petitioner's application.

Vote: Ernest Isley, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

**III. Rental Inspection Appeals**

There were none.

**IV. Public Participation**

There were none.

**V. New Business**

**1. Discussion regarding residential parking**

Director Ianson stated that 80% of the parking is coming in through the back of the properties. His department is receiving more requests to install additional parking spaces in the front. The current code prohibits front parking. He asked the Commission for their thoughts to make alterations or changes to the code or to leave it as it is.

After discussing the regulations related to residential parking, it was the consensus of the Commission to address parking variances on a case by case basis.

**VI. Adjourn**

Being no further business to come before this Commission, it was motioned by Mr. Quinn and seconded by Ms. Santana to adjourn the meeting at 7:55pm.

Vote: Ernest Isley, aye; Bruce Quinn, aye; Madeline Santana, aye; Juanita Winfrey, aye. Meeting adjourned.

*Sonolito Bronson*

Recording Secretary