

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

**Juanita Winfrey, Chairperson**

**Kathy Champine**

**Darlene Pickett**

**Gerald Riley**

**Ernest Isley**

**Bruce Quinn**

**Madeline Santana**

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, December 5, 2019 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Winfrey called the meeting to order at 7:00pm.
  
- Attendance  
Present: Kathy Champine, Bruce Quinn, Gerald Riley, Madeline Santana, Darlene Pickett, Juanita Winfrey

Absent: Ernest Isley (Excused)

Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney.

- Approval of meeting minutes from November 7, 2019  
It was motioned by Mr. Quinn and seconded by Mr. Riley to approve the meeting minutes as presented. All in favor. Motion passes.

**II. Public Hearings/Swearing In**

**1. Docket 19-Z-7**

**Petitioner:** Nick Mastro

**Request:** Seeking a Special Use Permit to operate a self-storage facility at 2240 Sheridan Road.

Mr. Riley asked if the building was currently vacant. Director Ianson stated that there are currently two vacancies but majority of the building is filled. Mr. Riley asked if there were plans to change the building. The applicant said yes.

Mr. Quinn commented on the grading in the back of the building. The applicant said that a switch back ramp maybe added to assist with the loading/unloading of heavy items such as refrigerators.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Ms. Santana to recommend approval of Petitioner's application.

Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.

**III. Rental Inspection Appeals**

Director Ianson stated that rental inspection appeals will no longer come before the Zoning Commission. He stated that the appeals will be heard in Adjudication.

**IV. Public Participation**

There were none.

**V. New Business**

1. Docket updates

Director Ianson stated Dockets 19-Z4, 19-Z-5 and 19-Z-6 were approved by Council.

**VI. Adjourn**

Being no further business to come before the Commission, it was motioned by Ms. Champine and seconded by Mr. Quinn to adjourn the meeting at 7:11pm. All in favor. Meeting adjourned.

*Sonolito Bronson*

Recording Secretary