

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

**Juanita Winfrey, Chairperson**

**Kathy Champine**

**Darlene Pickett**

**Gerald Riley**

**Ernest Isley**

**Bruce Quinn**

**Madeline Santana**

**Unapproved Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 2, 2020 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, Ernest Isley, Juanita Winfrey

Absent: Madeline Santana (Excused), Darlene Pickett

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

- Approval of meeting minutes from December 5, 2019  
It was motioned by Ms. Champine and seconded by Mr. Riley to approve the meeting minutes with the following changes:  
Page 1, Section II Public Hearings/Swearing In: Change "heave" to "heavy".

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

**II. Public Hearings/Swearing In**

**1. Docket 20-Z-1**

**Petitioner:** Propane Pete, LLC

**Request:** Seeking a Special Use Permit to install a propane refill cylinder in the front storage area for business and retail use at the property located at 3144 21st Street.

Director Ianson stated that the applicant has changed the site location to the side of the building rather than the front. Mr. Riley asked the reason for the move. Director Ianson stated that it was for better access.

Manny Bolestor, 3220 16th Street, stated that his business is located to the west of the site and that they torch welding on the outside. The property where this tank will be located is in the front portion of our backyard. He stated that he is not opposed to the business but wanted to Commission to be made aware of this and to use caution when making this decision. Mr. Quinn asked if torch welding involves propane. Mr. Bolestor said no.

Director Ianson stated that they can consult the State Fire Marshall to determine reasonable setbacks. Mr. Isley asked how often is welding done outside. Mr. Bolestor said sometimes its every single day in the summer. Mr. Quinn asked will there be anything preventing a car from running into the tanks. Director Ianson said that there will be concrete bollards around the tanks.

Ms. Champine asked if propane is a volatile gas. James Weiss, the applicant, said he could not answer that. Mr. Quinn asked how large will the tanks be? Mr. Weiss said it would be around 100lbs.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Ms. Champine to recommend approval of the Petitioner's application based on change of location to the side of the building.

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

**III. Public Participation**

There was none.

**IV. New Business**

1. Docket updates

Director Ianson stated that Docket 19-Z-7 was approved by Council.

**V. Adjourn**

Being no further business come before the Commission, it was motioned by Mr. Isley and seconded by Ms. Champine to adjourn the meeting at 7:30pm All in favor. Meeting adjourned

*Sondita Bronson*

Recording Secretary