

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, November 19, 2020 7:00pm

VIA ZOOM: <https://us02web.zoom.us/j/85242874134>

I. Opening Protocol

- **Call to Order**

Chairman Winfrey called the meeting to order at 7:01pm.

- **Attendance**

Present: Commissioners Champine, Isley, Quinn, Santana, and Chairman Winfrey. Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, Attorney.

Absent: Commissioner Riley (Excused), Pickett (Excused)

- **Approval of meeting minutes from September 3, 2020**

It was motioned by Commissioner Isley and seconded by Commissioner to approve the meeting minutes as presented.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

II. Public Hearings

1. Docket 20-Z-24

Petitioner: City of Zion

Request: Seeking a Text Amendment to Sections 102-60(a)(2) of the Zion Municipal Code to delete Childcare as a permitted use.

It was motioned by Commissioner Quinn and seconded by Commissioner Isley to recommend approval of the Petitioner's request. Vote:

Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

2. Docket 20-Z-25

Petitioner: City of Zion

Request: Seeking a Text Amendment to Sections 102-31(6) of the Zion Municipal Code to add Childcare as a permitted use with the issuance of a Special Use Permit.

It was motioned buy Commissioner Champine and seconded by Commissioner Santana to recommend approval of the Petitioner's request.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

3. Docket 20-Z-26

Petitioner: City of Zion

Request: Seeking a Text Amendment to Sections 102-92(d) of the Zion Municipal Code to add Childcare as a permitted use with the issuance of a Special Use Permit.

It was motioned by Commissioner Quinn and seconded by Commissioner Champine to approve the Petitioner's request. Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

4. Docket 20-Z-23

Petitioner: Krystle McNeely

Request: Seeking a Special Use Permit for the daily operation of a children's day care facility located at 2701 Deborah Avenue.

Commissioner Quinn asked where the entrance to the daycare would be. Krystle McNeely, Petitioner, stated that it would be located at the north side of the building off of 27th Street. Commissioner Isley asked about the plans for the parking stalls. Ms. McNeely stated that there are 8 designated spaces for the daycare outside the door with a walkway and stop sign for the parents and children.

Commissioner Champine asked about the number of instructors there would be for the students. Ms. McNeely stated that the daycare will have a total of 50 students which will be broken out into 3 classrooms with 15 students in each class. Each classroom will have 2 adults each.

Commissioner Isley asked about the age groups that would be in the daycare. Ms. McNeely stated that the age groups will be 2 to 12 years of age.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Isley to recommend approval of the Petitioner's request with the condition that a stop sign will be placed at the end of 27th Street at the parking area. Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

5. Docket 20-Z-27

Petitioner: Dane Cruz

Request: Seeking a Special Use Permit to operate a head start (daycare) inside Christian Faith Fellowship Church located at 1727 27th Street.

Commissioner Quinn asked if lunch will be catered. Dane Cruz, Petitioner, stated that that a caterer will provide breakfast, lunch and snacks.

After reviewing the Findings of Facts, it was motioned by Commissioner Isley and seconded by Commissioner Quinn to recommend approval of the Petitioner's request. Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Santana, aye; Chairman Winfrey, aye. Motion passes.

III. Discussion regarding Brighton Ponds

Director Ianson stated that a potential development is being considered for Brighton Ponds. More information will be provided to the Board at the next meeting.

IV. Docket Updates

There were none.

V. Public Participation

There were none.

VI. Adjourn

With no further business to come before this Commission, it was motioned by Commissioner Isley and seconded by Commissioner Champine to adjourn the meeting at 7:35pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*