

City of Zion

Planning and Zoning Commission

Agenda

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, February 1 2024 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
- Attendance
- Approval of meeting minutes from January 4, 2024

II. Public Hearings

1. Docket 24-Z-4

Petitioner: D.R. Horton, Inc - Midwest

Request: Seeking Variances to the following sections of the Zion Municipal Code for properties located at Shepherd's Crossing Subdivision:

1. Section 10-49(1)(b) to reduce the minimum livable sq. footage from 2000 sq. ft. to not less than 1600 sq. ft. for a two-story single family.
2. Section 10-49(2) to reduce the minimum foundation requirement from 1000 sq. ft. to no less than 570 sq. ft.
3. Section 10-49(7) to reduce the minimum garage size of 500 sq. ft. no not less than 425 sq. ft. with no measurements less than 18'-6".
4. Section 82-156 to keep the impact fees the same as in the subdivision PUD.

III. Old Business

IV. Docket Updates

V. New Business

VI. Public Participation

VII. Adjourn