

City of Zion

Planning and Zoning Commission

Agenda

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, September 4, 2025 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
- Attendance
- Approval of meeting minutes from August 7, 2025

II. Public Hearings

1. Docket 25-Z-13

Petitioner: Jose Martinez

Request: Seeking a Variance from Section 10-12(a) of the Zion Municipal Code to allow a six (6) foot fence on the street side to the front building line for the property located at 4106 Stonebridge Drive.

2. Docket 25-Z-14

Petitioner: Fidel Pineda

Request: Seeking a Variance from Section 102-128(6)(a) of the Zion Municipal Code to allow the continued use of front off-street parking at 2413 Joppa Avenue.

3. Docket 25-Z-15

Petitioner: Top Tier Auto Repair LLC

Request: Seeking a Special Use Permit to operate an auto repair shop at 2808 Deborah Avenue.

III. Old Business

IV. Docket Updates

V. New Business

VI. Public Participation

VII. Adjourn