

City of Zion
Planning and Zoning Commission
Meeting Minutes

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
Monday, November 14, 2011, 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

Chairperson Pro Tem Ernest Isley called the meeting to order at 7:05pm.

Present:

Jim Bowman; Howard Burkemper; Ernest Isley; Mamie McNutt

Absent:

Gabe Garriga(Excused); Bruce Quinn(Excused); Juanita Winfrey; (Excused)

Staff:

Richard Ianson – Director of Building and Zoning, City of Zion

Paula Randall – Attorney – City of Zion

Approval of Agenda

It was motioned by Mr. Burkemper and seconded by Mr. Bowman to approve the agenda as presented.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye. Motion passes

Approval of the special meeting minutes from October 17, 2011

It was motioned by Mr. Burkemper and seconded by Mr. Bowman to approve the minutes as presented.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye. Motion passes

II. Public Hearings; Swearing in.
No audience members were present.

1. Docket 11-Z-15

Petitioner: City of Zion

Request: Consider approval of new Text Amendment of the Municipal Code Section 102-104 thru 102-412 and discussion regarding deletions of Section 102-162

Director Ianson stated the text amendment should be 102-401 and not 104.

During the review of the proposed text amendment, Mr. Burkemper asked why would the towers be allowed to be abandoned for 12 months when our code only allows 6 months for buildings. Attorney Randall stated that a vacant building would be more noticeable for a building in a residential area than where a cell tower would go.

Mr. Burkemper asked if the cell tower was on private property and the telecommunications company went bankrupt, who would be responsible for decommissioning the tower? Attorney Randall referenced Section 102:410(D)(1) of the proposed text amendment that addressed such a situation.

Attorney Randall asked Director Ianson if there were any amendments to Section 102:62 of the code. Director Ianson stated that he was not aware of any.

It was motioned by Mr. Burkemper and seconded by Mr. Bowman to approve the new text amendment of the Municipal Code Section 102-401 thru 102-412 with the following changes and deleting Section 102:162 in its entirety in the Zion Zoning Code.

- Building permit not being a requirement
- Change "City Administrator" to "Director of Building"

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye. Motion passes

III. Old Business

There was no old business to discuss.

IV. New Business

There was no new business to discuss.

V. Public Participation

No audience members were present.

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Bowman to adjourn the meeting at 7:45pm.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye. Motion passes.

Recording Secretary

Minutes Approved on: _____