City of Zion

Planning and Zoning Commission

Juanita Winfrey, Chairperson

Jim Bowman Ernest Isley Mamie McNutt Howard Burkemper Bruce Quinn Gabe Garriga

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION Thursday, February 2, 2012, 7:00pm ZION CITY HALL COUNCIL CHAMBERS

I. <u>Opening Protocol</u>

• Call to Order

Chairperson Winfrey called the meeting to order at 7:00pm.

• Attendance

Present – Gabe Garriga; Ernest Isley; Bruce Quinn; Juanita Winfrey.

Absent: Jim Bowman (Excused), Howard Burkemper(Excused); Mamie McNutt(Absent)

Staff

Richard Ianson, Director of Building and Zoning, City of Zion Paula Randall, Attorney, City of Zion Sonolito Bronson, Recording Secretary, City of Zion

• Approval of Agenda

It was motioned by Mr. Isley and seconded by Mr. Garriga to place Docket No. 12-Z-2 under Item II. Public Hearings; Swearing In.

Vote: Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion carried.

• Approval of the Regular Meeting minutes from January 5, 2011 It was motioned by Mr. Quinn and seconded by Mr. Isley to approve

the meeting minutes with the following changes: Under Approval of Agenda, adding the word "by" between "motioned" and "Mr. Burkemper".

Vote: Gabe Garriga, pass; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion carried.

II. <u>Public Hearings; Swearing in</u>.

At this time, Chairperson Winfrey swore in all audience members who would be speaking towards any of the dockets.

1. Docket 12-Z-2

Petitioner: Kenneth E. Willis Request: Seeking a Variance from Zion Municipal Code Section 102-32(a)(6) to remove old garage after fire and rebuild a new garage in the same foot print so as not to remove 15' x 30' swimming pool at 2018 Gilboa.

Mr. Isley asked Mr. Ianson if the garage was a non-conforming use. Mr. Ianson stated that it was built prior to 1965. Mr. Isley asked if the building permit being displayed in the window of the property was for the new garage. Mr. Ianson stated that the permit is for the demolition of the old garage.

Mr. Garriga asked if the garage was going to be rebuilt the same as the garage that was demolished. Mr. Keith Willis, 2018 Gilboa Avenue, Zion stated yes.

Mr. Quinn asked when did the fire happen. Mr. Willis stated about four months ago. Mr. Ianson added that the damage to the garage was very severe and that it needed to come down.

Mr. Isley asked if the garage is a single car or a two-car garage. Mr. Ianson stated that it is a two-car garage.

Chairperson Winfrey asked if the garage was there when the house was built. Carla Oliveira, 815 65th Street, Kenosha WI, stated yes.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Mr. Quinn to approve the Application for Variance.

Vote: Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion carried.

III. <u>Old Business</u>

None

- IV. <u>New Business</u> None
- V. <u>Public Participation</u> None

VI. <u>Adjournment</u>

It was motioned by Mr. Isley and seconded by Mr. Garriga to adjourn the meeting at 7:15pm.

Vote: Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned.

Recording Secretary

Minutes Approved on: _____