

# City of Zion Planning and Zoning Commission

**Juanita Winfrey, Chairperson**

**Jim Bowman**

**Howard Burkemper**

**Ernest Isley**

**Bruce Quinn**

**Mamie McNutt**

**Gabe Garriga**

## Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, November 6, 2014, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

### I. Opening Protocol

- **Call to Order**

Chairperson Winfrey called the meeting to order at 7:03pm.

- **Attendance**

Present: Howard Burkemper; Ernest Isley; Bruce Quinn; Juanita Winfrey.

Staff: Richard Ianson, Director of Building & Zoning, City of Zion;  
Paula Randall, Attorney  
Sonolito Bronson, Recording Secretary

Absent: Jim Bowman (E), Gabe Garriga (E), Mamie McNutt (A)

- **Approval of Agenda**

It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the agenda with the following changes:

- Delete Docket Number 14-Z-16

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

- **Approval of the meeting minutes from September 4, 2014**

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

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

## II. Public Hearings; Swearing in.

### 1. Docket 14-Z-13

Petitioner: City of Zion

Request: Seeking a Text Amendment to Section 102-128(5) of the Municipal Code to allow parking within 600 feet of the nearest point of the principal structure in the Central Business District.

Director Ianson stated that by expanding the distance from 300 feet to 600 feet in the Central Business District, it will allow current and future businesses to utilize remote parking lots meet the parking requirements.

Mr. Isley asked Director Ianson if he knew what the initial intent of the distance was for. Director Ianson stated that he did not know.

After further discussion, it was motioned by Mr. Burkemper and seconded by Mr. Quinn to recommend approval of the text amendment.

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

### 2. Docket 14-Z-14

Petitioner: William Valencia

Request: Seeking a Variance from Section 102-202(2)(d) of the Zion Municipal Code to expand driveway by seven feet in front yard.

Director Ianson stated that the request is being made to create additional parking. Mr. Quinn noted that the neighbor's driveway was rather large.

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

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

### 3. Docket 14-Z-15

Petitioner: James Crichton

Request: Seeking a Variance from Section 70-74(g) of the Zion Municipal Code to allow multi-colored non-flashing reader board.

Director Ianson stated that the petitioner is upgrading his signage. The potential sign would be 36" high x 72" long with the LED message board on both sides.

Mr. Burkemper asked what is the purpose of the ordinance not allowing multi-colored LED signs. Director Ianson stated that it is to prevent drivers from being distracted.

Chairperson Winfrey sworn in James Crichton.

Mr. Crichton, 12315 21<sup>st</sup> Street, Zion, stated that the requested sign would be similar in size to the Great Lakes Credit Union. He stated that the sign will be multi-colored but will not be flashing. Mr. Burkemper asked Mr. Crichton how often would the message change if it will not be flashing. Mr. Crichton stated that the messages would roll one after the other.

After further discussion and reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the Application for Variance with the condition that the messages will not flash or flutter.

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

**4. Docket 14-Z-16**

Petitioner: Kennedy Real Estate Investments

Request: Seeking to amend Planned Unit Development to convert one commercial outlot to six (6) single family lots.

Chairperson Winfrey read a letter submitted to the Planning & Zoning Commission from the Petitioner stating that they are withdrawing their application.

**III. Old Business**

There was none.

**IV. New Business**

There was none.

**V. Public Participation**

Ms. McNeil, 1416 Yale Avenue, Zion, asked why she received a certified letter and how this pertains to her. Director Ianson stated that is notification is required per ordinance.

**VI. Adjourn**

It was motioned by Mr. Isley and seconded by Mr. Burkemper to adjourn the meeting at 7:31pm.

Director Ianson stated that tonight's recommendations will be heard at the next council city meeting for approval on Tuesday November 18<sup>th</sup>.

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned..