

# City of Zion Planning and Zoning Commission

**Juanita Winfrey, Chairperson**

**Jim Bowman**

**Howard Burkemper**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

## Meeting Minutes

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, August 17, 2015, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

### **I. Opening Protocol**

- **Call to Order**

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

- **Introduction of Gerald Riley**

Chairperson Winfrey welcomed Mr. Riley to the Commission

- **Attendance**

Present: Jim Bowman, Howard Burkemper, Ernest Isley, Bruce Quinn,  
Gerald Riley, Juanita Winfrey

Absent: Gabe Garriga

Chairman Winfrey stated that Gabe Garriga has resigned from the  
Planning and Zoning Commission.

- **Approval of Agenda**

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

- Docket 15-Z-7 – add “café” after Video Gaming.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye;  
Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion  
passes

- **Approval of Meeting Minutes from July 23, 2015**

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

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye;  
Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion  
passes

## II. **Public Hearings/Swearing In**

### 1. **Docket 15-Z-6**

Petitioner: City of Zion

Request: Seeking Text Amendment to Section 102-58(a)(1) Central Business to list Video Gaming Café as a permitted use.

It was motioned by Mr. Burkemper and seconded by Mr. Bowman to recommend approval of the application.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion passes

### 2. **Docket 15-Z-7**

Petitioner: City of Zion

Request: Seeking Text Amendment to Section 102-60(a)(2) Highway Business to list Video Gaming Cafe as a permitted use.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the application.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion passes

### 3. **Consider Adoption of the Updated City of Zion Comprehensive Plan**

The Commission discussed some of the goals and objectives within the plan.

It was motioned by Mr. Burkemper and seconded by Mr. Riley to recommend adopting the Updated City of Zion Comprehensive Plan with the following recommended changes:

A. Remove multi-family designation along lakefront and replace with 90% recreational and 10% retail designation.

B. Route 173 Corridor

o Reduce the amount multifamily designation by 25% and change it to Commercial

o Designate 75% of multifamily as senior housing (55 and older)

## III. **Public Participation**

Chris Fischer, 2100 Ezekiel Avenue, Zion thanked the Planning and Zoning Commission for their hard work.

## IV. **New Business**

There was none.

## V. **Adjourn**

Being no further business to come before the Commission, it was motioned by Mr. Burkemper and seconded by Mr. Isley to adjourn the meeting at 7:30pm.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Meeting adjourned.

Planning & Zoning Recording Secretary:

*Arnold Brunson*

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