

**City of Zion
Planning and Zoning Commission**

Juanita Winfrey, Chairperson

Kathy Champine

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Darlene Pickett

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, September 5, 2019 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

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

- **Attendance**

Present: Kathy Champine, Bruce Quinn, Gerald Riley, Madeline Santana, Darlene Pickett, Juanita Winfrey

Absent: Ernest Isley (Excused)

Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney

- **Approval of Agenda**

It was motioned by Mr. Quinn and seconded by Ms. Champine to approve the agenda as presented. All in favor. Motion passes.

- **Approval of meeting minutes from August 1, 2019**

It was motioned by Ms. Champine and seconded by Mr. Quinn to approve the meeting minutes with the following corrections:

- Mark Gerald Riley from Absent to Excused.
- Dockets 19-Z-1, third paragraph, change the second Mr. Quinn to Director Ianson. All in favor. Motion passes.

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

II. Public Hearings/Swearing In

1. Docket 19-Z-3

Petitioner: HAAL, Inc.

Request: Seeking a Special Use Permit to manufacture, assemble and store items containing hemp at the property located at 2701 Deborah Avenue, Zion IL.

Director Ianson stated that for the record, the Applicant is requesting a Variance from Section 102-92 of the Municipal Code, not Section 102-91 as written on the application. He also added that applicant will only manufacture the hemp for distribution. There will be no direct sales to the public on the property.

Ms. Champine asked if cannabis was allowed in Wisconsin. Mr. Ali stated that hemp does not contain narcotics. Mr. Quinn asked if hemp was cannabis. Mr. Ali stated that hemp is from the same family but it is not cannabis.

Mr. Riley asked about the manufacturing risks and side effects associated with hemp. Mr. Ali stated that he was not aware of any risks associated with manufacturing hemp nor was he aware of any side effects associated with hemp. Mr. Riley asked about the hazmat requirements associated with hemp. Mr. Ali stated that there are no hazmat requirements and it does not require a special permit. Mr. Riley asked if there was anything dangerous in the manufacturing process. Mr. Ali said no.

Ms. Champine asked Mr. Ali how many employees he will have altogether. Mr. Ali stated he hopes to have 10 - 15 employees during Stage 1 and 15 - 30 employees at Stage 2. He added that it is all dependent upon the market.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Mr. Quinn to recommend approval of the Petitioner's application. **Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.**

III. Rental Inspection Appeals

There was none.

IV. Public Participation

Commissioner Jacqueline Holmes asked Attorney Dorando if hemp was considered a control substance. Attorney Dorando said no.

V. **New Business**

1. **Docket Update**

a. Docket 19-Z-1: Special Use Request - BC Automotive

b. Docket 19-Z-2: Variance Request - BC Automotive

Director Ianson stated that Council approved the recommendation of both dockets.

VI. **Adjourn**

Being no further business to come before the Commission, it was motioned by Mr. Quinn and seconded by Mr. Riley to adjourn the meeting at 7:25pm. All in favor. Meeting adjourned.

Sonolito Bronson

Recording Secretary