

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson

Kathy Champine

Darlene Pickett

Gerald Riley

Ernest Isley

Bruce Quinn

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, November 7, 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; Ernest Isley, Bruce Quinn, Gerald Riley, Madeline Santana, Darlene Pickett, Juanita Winfrey

Absent: None

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

- Approval of meeting minutes from October 3, 2019
It was motioned by Mr. Isley and seconded by Mr. Riley to approve the meeting minutes with the following corrections:
Correct the spelling of Madeline Santana's name.

Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.

II. Public Hearings/Swearing In

1. Docket 19-Z-4

Petitioner: City of Zion

Request: Seeking a Text Amendment to add Reserved Sections 102-601-102-700 and 102-701-102-800 to the Municipal Code.

It was motioned by Ms. Champine and seconded by Mr. Isley to recommend approval the Text Amendment as presented.

Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.

2. **Docket 19-Z-5**

Petitioner: City of Zion

Request: Seeking a Text Amendment to adopt Article XIII-Adult Use Cannabis sections 102-6.01-102-610 to the Municipal Code.

Michelle Edgell, 3121 Woodland Drive, Zion IL asked if 3325 would be located in the buffer zone. Director Ianson said no. Ms. Edgell read a letter of intent into the record stating her interest in opening a cannabis dispensary honor of her sister who passed away from ALS four years ago. A copy of the letter is included with these minutes.

It was motioned by Ms. Champine and seconded by Ms. Pickett to recommend approval the Text Amendment as presented.

Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, nay; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.

3. **Docket 19-Z-6**

Petitioner: City of Zion

Request: Seeking a Text Amendment to delete Banquet Facilities from Section 102-58 (a)(1) as a permitted use and add to Section 102-58 (5) requiring a special permit in the Municipal Code.

Ms. Pickett asked the reason for the special use. Director Ianson stated that it is to help regulate parking. Ms. Pickett asked how would this affect the current banquet facilities. Director Ianson stated that the Special Use will be required for new banquet facilities. The existing banquet facilities will not require a special use permit.

It was motioned by Ms. Champine and seconded by Mr. Isley to recommend approval the Text Amendment as presented.

Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.

III. **Rental Inspection Appeals**

There were none.

IV. **Public Participation**

Shon Davis asked if the city regulate the number of cannabis dispensaries in the city. City Administrator Knabel said that he does not believe Zion will receive more than 2 dispensaries. Should that change, we will address regulation at a later date.

V. **New Business**

There was none

VI. Adjourn

Being no further business to come before the Commission, it was motioned Mr. Riley and seconded by Mr. Quinn to adjourn the meeting at 7:20pm. All in favor. Meeting adjourned.

Sondito Bronson

Recording Secretary