

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, May 4, 2023 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Riley called the meeting to order at 7:00 p.m.

- Attendance
Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn & Commissioner Riley.

Also present: Richard Ianson, Director of Building, City of Zion; Erin Kiernat, Attorney, City of Zion.

- Approval of meeting minutes from April 6, 2023
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the minutes as presented.
Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Commissioner Riley, aye. Motion passes.

II. Public Hearings

1. Docket 23-Z-8

Petitioner: Swansey Enterprise

Request: Seeking a Variance from Section 102-32(b) of the Zion Municipal Code to request a five foot width for PIN Numbers 04-16-303-038 & 04-16-303-040 and properties located at 1717 & 1721 Gilboa Avenue.

Director Ianson stated that in 2000, the developer platted the lots at 55 feet which was permitted at the time in the R-8 zoning. These lots are being sold and under our current zoning, requires a lot size of 60 feet. The applicant is requesting a variance to keep the lots the same size as shown in the plat to build on the existing lots as platted.

Chairman Riley asked if there would be any hazard in terms of meeting the 55 foot requirement as opposed to the 60 foot requirement. Director Ianson said no.

Commissioner Champine why weren't they platted at the correct measurements. Director Ianson said that the subdivision was approved by Council in 2000.

Chairman Riley asked of the variance would apply to all of the lots in the subdivision or just the specific ones. Director Ianson said that the variance would only apply to lots 4, 5, 6, 7.

After further discussion and reviewing the Findings of Facts, it was motioned by Commissioner Hefelman and seconded by Commissioner Champine to recommend approval of the Petitioner's application.
Vote: Commissioners Champine, aye; Hefelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Commissioner Riley, aye. Motion passes.

III.

Old Business

There was none.

IV.

Docket Updates

Director Ianson stated that Dockets 23-Z4, 23-Z5, 23-Z6 & 23-Z7 were approved by Council.

V.

New Business

There was none

VI.

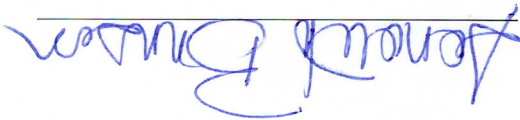
Public Participation

Billy Coleman, a Zion resident, asked what the petitioner plans to build on Gideon Avenue. Director Ianson said a single family home.

VII.

Adjourn

Being no further business to come before the Commission, it was motioned by Commissioner Quinn and seconded by Commissioner Johnson to adjourn the meeting at 7:16 p.m. All in favor. Meeting adjourned.

Minutes recorded by:  : Kenneth Brown