

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday October 5, 2023 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

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

- Attendance
Present: Commissioners Heffelman, Massey, Quinn & Chairman Riley. A quorum was present. Also in attendance: Director Rich Iason, Attorney Erin Kiernat. Absent: Commissioners Champine & Johnson

- Approval of meeting minutes from September 7, 2023
It was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to approve the meeting minutes as presented. Vote: Commissioners Heffelman, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion carries.

Chairman Riley swore in all audience members that wanted to speak towards the dockets on the agenda.

II. Public Hearings

1. Docket 23-Z-20

Petitioner: Rocio Flores

Request: Seeking a Variance from Section 102- 128(6)(a) of the Zion Municipal Code to allow the driveway to remain on the side of the house at 2117 Emmaus Ave.

Director Ianson stated that the petitioner, Ms. Rocio Flores, is seeking a variance from the code to keep the drive way where it is. The house was built with the driveway in its current location, which was the code at the time. Before she purchased the home, it sat vacant for more than six (6) months. Homes that have been vacant for more than 6 months requires the property be brought up to current code. In this case, the current code now requires driveways to come off of the alley.

Mr. Quinn asked the neighbors to the north have driveways in the front. Ms. Flores said yes.

After further discussion and review of the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Massey to recommend approval of the Petitioner's application.

Vote: Commissioners Heffelman, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion carries.

2. Docket 23-Z-21

Petitioner: Start Early

Request: Seeking a Special Use Permit to operate an early childhood program at property commonly known as 3357 Sheridan Road.

Chairman Riley asked Director Ianson if a representative for the docket was here to answer questions. Director Ianson said no.

It was motioned by Commissioner Massey and seconded v Commissioner Heffelman to table this docket until November 2, 2023.

Vote: Commissioners Heffelman, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion carries.

3. Docket 23-Z-22

Petitioner: Abraham J. Scott/Shekinah Inc.

Request: Seeking a Special Use Permit to operate a church/community center at the property commonly known as 2101 Gabriel Avenue.

Chairman Riley asked Director Ianson if a representative for the docket was here to answer questions. Director Ianson said no.

It was motioned by Commissioner Massey and seconded v Commissioner Heffelman to table this docket until November 2, 2023.

Vote: Commissioners Heffelman, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion carries.

III. Old Business

There was none.

IV. Docket Updates

Director Ianson said the recommendation for 23-Z-19 was approved by Council.

V. New Business

There was none.

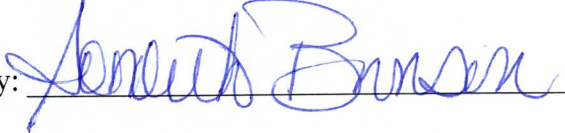
VI. **Public Participation**

There was none.

VII. **Adjourn**

It was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to adjourn the meeting at 7:24 pm. Meeting adjourned.

Minutes taken by:

A handwritten signature in blue ink, appearing to read "Joseph Brunson", is written over a horizontal line.