

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday December 7, 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 Champine, Johnson, Quinn & Chairman Riley.
Commissioners Heffelman & Massey were absent. A quorum was present.
Also in attendance: Director Rich Ianson, Attorney Erin Kiernat.

- Approval of meeting minutes from November 2, 2023
It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes with the following changes:
 - On Page 1, change “as” to “asked”
 - On Page 2, change “Mr. Lopex” to “Mr. Lopez”Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

II. Public Hearings

1. 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.

Mr. Scott, the Petitioner, stated that he would like to use the building as a church and community center. He said he plans to have before/ after school programs and leadership programs.

Commissioner Quinn asked if Christian education will be provided. Mr. Scott said no. Commissioner Champine asked the ages of the potential students. Mr. Scott said middle aged students.

Commissioner Champine asked if he anticipates expanding the parking lot. Mr. Scott said no.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval of the Petitioner’s application with the condition of completing a building & fire

inspection. **Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

III. Old Business

None

IV. Docket Updates

Director Ianson said Dockets 23-Z-23 & 23-Z-24 were approved by Council

V. New Business

1. Special Presentation – Green Fig Solar LLC

A presentation was made to the Commission by Cindy Larson of Cultivate Power and Ben Jacobie, an attorney for the project, to request permission to apply for a Special Use Permit to build a 4.4 Megawatt Community Solar Facility on the property located at 40375 N. Kenosha Road in Zion.

Ms. Larson said that the project will provide the City with a long term source of clean sustainable energy. She said the property owner is in support of the project.

Commissioner Champine expressed her support for solar energy. She also shared her thoughts on having this solar project located elsewhere in the City. City Commissioner Richard Frierson asked the company has done other solar projects within a planned residential development. Mr. Jacobie stated that there will be no impact on housing.

After further discussion, it was the consensus of the Planning & Zoning Board to permit Green Fig Solar to apply for a Special Use Permit.

VI. Public Participation

Secretary Bronson stated the process to update the Comprehensive Plan will begin in January 2024.

VII. Adjourn

Being no further business to come before the Commission, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 8:15pm. **Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.** Meeting adjourned.

Minutes recorded by: 