

# City of Zion

## Planning and Zoning Commission

### Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, June 6, 2024 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

#### I. Opening Protocol

- Call to Order  
Chairman Riley called the meeting to order at 7:08pm.
- Attendance  
Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn & Chairman Riley.  
  
Also present: Building and Zoning Director Richard Ianson and City Attorney Erin Kiernat
- Approval of meeting minutes from May 2, 2024  
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes with the following corrections:
  - Under Docket 24-Z-11, add the word “use” between continued and of.**Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

#### II. Public Hearings

At this time, Chairman Riley swore in all audience members that would be speaking towards any of the dockets.

##### 1. **Docket 24-Z-15**

**Petitioner:** Green Bay Community Energy Initiative LLC

**Request:** Seeking a Special Use Permit to operate a 4.95 MW (AC) ground-mounted solar power generating facility at the property located at 41820 & 41822 N. Green Bay Road.

It was motioned by Commissioner Champine and seconded by Commissioner Massey to recommend approval of the Petitioner’s application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

##### 2. **Docket 24-Z-16**

**Petitioner:** Green Bay Community Energy Initiative LLC

**Request:** Seeking a Variance from Section 10-13(b) and Section 26-380(4) of the Zion Municipal Code for an 8-foot high knot-wire wildlife friendly fence with gate and 16-foot wide gravel access drive at the properties located at 1341, 41820 & 41822 N. Green Bay Road.

It was motioned by Commissioner Champine and seconded by Commissioner Massey to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

**3. Docket 24-Z-17**

**Petitioner:** Matt Laska

**Request:** Seeking a Special Use Permit to install an electronic message board onto existing sign pole at the property located at 2225 Lewis Avenue.

It was motioned by Commissioner Champine and seconded by Commissioner Massey to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

**III. Old Business**

There was none.

**IV. Docket Updates**

Director Ianson gave the following docket update:

- Council denied the Petitioner's applications for Dockets 24-Z-8 & 24-Z-9
- Council approved the Petitioner's applications for Dockets 24-Z-11, 24-Z-12, 24-Z-13 & 24-Z-14

**V. New Business**

1. Overview of Zoning Laws & Duties of the Planning & Zoning Commission  
Attorney Kiernat gave an overview of the Zoning laws and Duties of the Planning & Zoning Board

2. Upcoming meeting dates

- The meeting scheduled for July 4, 2024 will be held on Thursday July 11, 2024
- The meeting scheduled for Thursday October 3, 2024 will be held on Thursday October 10, 2024

**VI. Public Participation**

There was none.

**VII. Adjourn**

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 8:35pm. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Meeting adjourned.**

Minutes taken by: Sonolito Bronson