

**City of Zion**  
**Planning and Zoning Commission**  
**Meeting Minutes**

Regular Meeting of the Planning and Zoning Commission  
Thursday, November 7, 2024 7:00 p.m.  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order - Chairman Riley called the meeting to order at 7:07 p.m.

Appointment temporary secretary (Attorney Kiernat): First: Champine;  
Second: Johnson.

Vote: Commissioners Champine: Aye; Johnson Aye; Massey: Aye; Quinn: Aye;  
Chairman Riley: Aye. Motion passes.

- Attendance:

Present: Commissioners Champine, Johnson, Massey, Quinn and Chairman  
Riley – Quorum is present

Absent: Commissioner Hefflemann

Sign in and Oaths

Also Present: Richard Ianson, Director of Building & Zoning and Attorney  
Kiernat, City of Zion

- Approval of meeting minutes from September 5, 2024. Any revisions: Under  
public hearing 24-Z-18 in third paragraph recommended approval of the  
petition (not petitioner). 24-Z-19 the animals to relieve themselves, missing an  
“e”

It was motioned by Commissioner Johnson and seconded by Commissioner  
Quinn to approve the meeting minutes as presented.

Vote: Commissioners Champine: Aye; Johnson Aye; Massey: Aye; Quinn: Aye;  
Chairman Riley: Aye. Motion passes.

**II. Public Hearings**

**A. Docket 24-Z-20**

Richard Kimbrough gave testimony. He needs to access garage/patio with wheelchair as he is a disabled veteran, so he is requesting a two (2) foot setback. The property needs a garage because his car was stolen. If they turn the garage to accommodate the setback, he can't access the car from the patio because of the wheelchair and would like to place the garage where the slab is currently set.

It was motioned by Commissioner Champine and seconded by Commissioner Massey to approve the variance.

Vote: Commissioners Champine: Aye; Johnson: Aye; Massey: Aye; Quinn: Aye; Chairman Riley: Aye. Motion passes.

#### **B. Docket 24-Z-21**

This is a text amendment to the City Code, which had been mentioned previously. There are no changes to the Zion Zoning Ordinance, but since the text amendment will no longer require special use permits for electronic message boards, except in residential areas, the text amendment was brought to the Commission for its recommendation.

It was motioned by Commissioner Champine and seconded by Commissioner Johnson to recommend that the City Council approve the text amendment.

Vote: Commissioners Champine: Aye; Johnson: Aye; Massey: Aye; Quinn: Aye; Chairman Riley: Aye. Motion passes.

#### **C. Docket 24-Z-22**

There was an error in the address so the notice will be redone. City staff requested that the matter be continued.

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to continue the special use permit request to the next meeting.

Vote: Commissioners Champine: Aye; Johnson: Aye; Massey: Aye; Quinn: Aye; Chairman Riley: Aye. Motion passes.

#### **D. Docket 24-Z-23**

Matt Laska, a contractor, is requesting a special use permit to retrofit an existing sign with an electronic message center on a sign at Our Savior Lutheran Church. This has been common practice in residential districts for churches and schools, so that they can better notify the community about events and happenings. Commissioner Quinn was concerned about golf balls hitting the sign and Mr. Laska explained that the sign has panels and a panel could be replaced if it was damaged because of a golf ball. Commissioner Quinn also commented that the City/City Council should consider reducing the application fee for religious institutions.

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the special use permit for the electronic message center.

Vote: Commissioners Champine: Aye; Johnson: Aye; Massey: Aye; Quinn: Aye; Chairman Riley: Aye. Motion passes.

**E. Docket 24-Z-24**

Start Early gave a presentation in the past and was available to answer questions regarding the request for a planned unit development to operate an early childhood center that may encompass professional development and multi-purpose community spaces for various events and meetings and to subdivide the property. The planned unit development was only asking for the ability to have an early childhood center on the site and approve a plat of subdivision, otherwise the plans are in compliance with the Zion Zoning Ordinance. The architect for the project gave testimony. Commissioner Quinn noted that he supported the project but did not like how they were planning on accessing the property because of the trees that would have to be cut down.

It was motioned by Commissioner Johnson and seconded by Commissioner Massey to approve PUD, including the development plan and subdivision.

Vote: Commissioners Champine: Abstain; Johnson: Aye; Massey: Aye; Quinn: Aye; Chairman Riley: Aye. Motion passes.

**III. Old Business**

None

**IV. Docket Updates**

24-Z-18 and 24-Z-19 were approved by the City Council based on the recommendation of the Commission.

**V. New Business**

None

**VI. Public Participation**

None

**VII. Adjourn**

With no further business before the Commission, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to adjourn the meeting at approximately 7:55 p.m. All in favor. Meeting adjourned.

Minutes recorded by: Attorney Kiernat