

# City of Zion

## Planning and Zoning Commission

### Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, December 5, 2024 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, Heffelman, Johnson, Quinn and Chairman Riley  
Absent: Commissioner Massey  
City Staff present: Director Ianson, Attorney Kiernat
- Approval of meeting minutes from November 7, 2024  
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes as presented. All in favor. Motion passes.

#### II. Public Hearings

##### 1. Docket 24-Z-22

**Petitioner:** Matt Laska

**Request:** Seeking a Special Use Permit to install a new monument sign with electronic message board at the property located at 1716 27th Street.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Champine to recommend approval of the Petitioner's application.

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

##### 2. Docket 24-Z-24

**Petitioner:** Shelley McKinney Swansey

**Request:** Seeking a Special Use Permit to build a daycare/after school childcare center at the property located at 1809 – 1827 Lewis Avenue.

The 10,000 square foot facility will offer a comprehensive array of programs to serve infants, toddlers, Pre-K and school age children with extended care options. The facility will employ 25-30 caregivers. Commissioner Champine asked if the entrance will be off of Lewis or 18<sup>th</sup> Street. Ms. Swansey said it will be off of 18<sup>th</sup> Street. Chairman Riley asked if the property will be fenced. Mr. Swansey said yes.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to recommend approval of the Petitioner's application contingent upon the applicant closing on the property and consolidating the lots.

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

**3. Docket 24-Z-25**

**Petitioner:** Ezequiel Sanchez

**Request:** Seeking a Variance from Section 102-32(c) of the Zion Municipal Code to exceed the maximum lot coverage allowed by 1082 feet at the property located at 2611 Elim Avenue.

Director Ianson stated that the applicant is seeking the variance to accommodate parking for both his family and his work vehicles. Commissioner Heffelman asked for clarification as to where the parking will be actually be. Mr. Sanchez said that it will be in the back of the house on the asphalt. Chairman Riley inquired about the size of the vehicles that would be parked at the location. Mr. Sanchez responded that two pickup trucks, used for scrap metal collection, would be parked there. Chairman Riley then asked whether the trucks would be unloaded before parking. Mr. Sanchez explained that it would depend on whether he could reach the facility to unload the trucks before it closes.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application.

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

**III. Old Business**

There was none

**IV. Docket Updates**

Director Ianson stated that Dockets 24-Z-20, 24-Z-21, 24-Z-23 & 24-Z-24 were approved by council.

**V. New Business**

There was none.

**VI. Public Participation**

There was none.

**VII. Adjourn**

With no further business to come before the Commission, it was motioned by Commissioner Heffelman and seconded by Commissioner Champine to adjourn the meeting at 7:52pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson