

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 9, 2025 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Riley called the meeting to order at 7:01pm.
- Attendance
Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn and Chairman Riley. A quorum was present.

Also present: Director Rich Ianson, Attorney Campbell
- Approval of meeting minutes from December 5, 2024
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes as presented.
Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

II. Public Hearings

1. Docket 25-Z-1

Petitioner: Antioco & Yolanda Flores

Request: Seeking a Variance from Section 102- 206(b)(2) of the Zion Municipal Code to continue single family use for the property located at 2273 Galilee Avenue.

2272 Galilee is in a local business district, but the 2200 block is predominantly residential, with local business zones nearby on the 2100 block and near Salem Food Mark. The property is requesting a variance to continue its senior-friendly use within the selling district.

Commissioner Heffelman asked if the property is for rent or for sale. Director Ianson said it is for sale. Commissioner Quinn asked if there saw only one house on the lot. Director Ianson said yes. Chairman Riley asked how long the house has been vacant. Director Ianson said it's been vacant about 8 to 10 years. Chairman Riley asked if there was a reason why the petitioners were not in attendance. Director Ianson stated that he called to remind them of the meeting but their voicemail was full.

After reviewing the Findings of Facts, it was motioned by Commissioner Quinn and seconded by Commissioner Champine to recommend approval of the Petitioner's request. **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 said that the Council accepted the Commission's recommendation and approved Dockets 24-Z-24 and 24-Z-25.

V. New Business

1. Presentation: Lincoln Avenue Capital - This presentation was cancelled.

VI. Public Participation

None

VII. Adjourn

It was motioned by Commissioner Champine and seconded by Commissioner Heffelman to adjourn the meeting at 7:18pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson