

# City of Zion

## Planning and Zoning Commission

### Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, April 3, 2025 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, Massey, Quinn and Chairman Riley.

Also present: Director Rich Ianson and City Attorney Garrigan

- Approval of meeting minutes from March 6, 2025  
It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the minutes as presented. All in favor. Motion passes.

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

#### II. Public Hearings

##### 1. Docket 25-Z-4

**Petitioner:** Israel Martinez

**Request:** Seeking a Variance from Section 102-32(a)(4) to allow rear yard depth less than 20%, Section 102-32(a)(6) minimum garage setback from 18ft to 3 ft and Section 102-128(6)(a) to continue allowing front off street parking.

Petitioner Israel Martinez is seeking multiple variances for the property located at 2816 Emmaus Avenue. He purchased the property over 6 months ago in the condition that it is in. Current code requires properties that have been vacant for more than 6 months be brought up to current code. He would like to keep the garage where it is and to continue using the drive way in front of the house as off-street parking due to not having alley access.

After further discussion and review of the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Johnson 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 25-Z-5**

**Petitioner:** Jose Mendez

**Request:** Seeking a Variance from Section 102-128(6)(a) and Section 102-32(a)(6) of the Zion Municipal Code to keep the drive way in the front and change the minimum garage setback from 18ft to 3 ft.

Petitioner Jose Mendez is seeking multiple variances for the property located at 1703 Hermon Avenue. He purchased the property over 6 months ago in the condition that it is in. Current code requires properties that have been vacant for more than 6 months be brought up to current code. While there are other violations that he is working to correct, he would like to keep the garage where it is and to continue using the drive way in front of the house as off-street parking due to not having alley access.

After further discussions and review of 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; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

**3. Docket 25-Z-6**

**Petitioner:** First Building Together NFP

**Request:** Seeking a Special Use Permit to operate a community center and Section 102-128(6)(d) to allow of street parking in a residential district.

Petitioner Maurice Barnett is seeking a Special use Permit to operate a community center and allow off street parking at the property located at 1828 Hebron Avenue. Mr. Barnett plans to partner with other not for profit entities to help offer services such as after-school programs, tutoring and mental health counseling. Mr. Barnett mentioned that he is funding the rehab of the property himself and is currently seeking assistance with funding for ADA compliance and parking lot construction. Chairman Riley asked if there would be support to work with Mr. Barnett to be able to open while the ADA compliance mandate is met. Director Ianson said yes.

After further discussions and review of the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Quinn 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**

None

**IV. Docket Updates**

Director Ianson stated that Council approved Dockets 25-Z-2 & 25-Z-3.

**V. New Business**

Director Ianson mentioned that Dr. Jennifer Smith has been appointed to the Planning & Zoning board by the Mayor and City Council.

**VI. Public Participation**

None.

**VII. Adjourn**

It was motioned by Commissioner Champine and seconded by Commissioner Heffelman to adjourn the meeting at 7:38 pm. all in favor. Meeting adjourned.

Minutes taken by: Sonolito Bronson