

# City of Zion

## Planning and Zoning Commission

### Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, July 3, 2025 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

#### I. Opening Protocol

- Call to Order  
Acting Chairman Heffelman called the meeting to order at 7pm.
- Attendance  
Present: Commissioners Champine, Johnson, Quinn, Massey, Smith & Acting Chairman Heffelman

Also present: Director Rich Ianson and City Attorney Garrigan

- Approval of meeting minutes from June 5, 2025  
It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes as presented.  
**Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye, Acting Chairman Heffelman, aye.**  
**Motion passes.**

At this time, Acting Chairman Heffelman swore in all audience members that will be speaking towards the dockets.

#### II. Public Hearings

##### 1. **Docket 25-Z-10**

**Petitioner:** Orion Asset Management

**Request:** Seeking approval of Final Plat of Subdivision of 21.4 acres located at 0 Russell Road (PIN 03-01-300-046) to develop and operate a pharmaceutical manufacturing facility.

Dan Shapiro, attorney for the Petitioner, stated that his client, Orion, is purchasing 21 acres in the Trumpet Park subdivision for the construction of a \$60–\$100 million manufacturing plant that will produce IV bags and other dialysis products. Construction is expected to start late 2025 and will be completed in three phases over 10 years. At completion, the project is expected to create 300 full time jobs.

Commissioner Champine asked if the project will encroach the wetlands. Attorney Shapiro said no. Acting Chairman Heffelman asked if the plant will manufacture chemicals or just assemble. Attorney Shapiro said that right now the plant will just assemble.

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. **Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye, Acting Chairman Heffelman, aye. Motion passes.**

**III. Old Business**

**1. Docket 25-Z-8**

**Petitioner:** Christian Khayat – Khayat Enterprises/Green Fig Solar

**Request:** Seeking to remove existing Planned Unit Development and approve new Planned Unit Development with a Special Use Permit to allow a solar farm & residential subdivision at the property located at 40375 Kenosha Road.

Director Ianson stated that the applicants requested the docket be tabled until the August 7<sup>th</sup>.

It was motioned by Commissioner Quinn and seconded by Commissioner Champine to table Docket 25-Z-8 until August 7, 2025.

**Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye, Acting Chairman Heffelman, aye. Motion passes.**

**IV. Docket Updates**

Director Ianson stated that City Council approved Docket 25-Z-9.

**V. New Business**

None

**VI. Public Participation**

None

**VII. Adjourn**

With no further business to come before the Commission, it was motioned by Commissioner Quinn and seconded by Commissioner Champine to adjourn the meeting at 7:15pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson