

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, September 4, 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 Heffelman, Johnson, Quinn, Massey, Smith & Chairman Riley. Also present: Director Rich Ianson and City Attorney Garrigan
- Approval of meeting minutes from August 7, 2025
It was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to approve the following corrections:
 - Page 4, paragraphs 2 & 3, change “Commissioner” to “Commissioner Champine”.**Vote: Commissioners Heffelman, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye & Chairman Riley, aye. Motion passes.**

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

II. Public Hearings

1. Docket 25-Z-13

Petitioner: Jose Martinez

Request: Seeking a Variance from Section 10-12(a) of the Zion Municipal Code to allow a six (6) foot fence on the street side to the front building line for the property located at 4106 Stonebridge Drive.

Director Ianson stated that petitioner wants to install a six-foot fence on the street side of his property at 4106 Stone Bridge Drive for security reasons. He stated that the fence would run along Blue Stem Circle up to the front building line and return to four feet, and he confirmed after reviewing the site that the fence would not affect vehicle traffic or visibility.

Commissioner Quinn sought clarification on the fence drawings, asking about gate placement, driveway access and understanding security concerns. Rebecca Martinez, Petitioner, explained that they had experienced a break-in through a basement window, which occurred just before the birth of her daughter. She wants a six-foot fence to prevent future intrusions and provide visibility to neighbors. She also said that the

proposed white vinyl fence would match the home, had subdivision approval, and that neighbors were supportive due to shared security concerns.

Commissioner Smith asked whether the six-foot fence request was unique and if the petitioner would be the only property owner with such a fence.

Director Ianson explained that although other subdivision properties have six-foot rear-yard fences, the municipal code restricts corner-lot fences to a maximum height of four feet. He stated that the Petitioner's property is a corner lot, and therefore, a variance is required to allow a six-foot fence.

Commissioner Quinn asked for clarification about what reasonable return means, particularly in relation to property values. Attorney Garrigan explained the zoning variance concept of "reasonable return" lacks a strict definition but its typically a flexible assessment of the highest and best use of the property and whether a decision could negatively affect the property's future value and marketability.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Johnson to recommend approval of the Petitioner's application. **Vote: Commissioners Heffelman, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye & Chairman Riley, aye. Motion passes.**

2. Docket 25-Z-14

Petitioner: Fidel Pineda

Request: Seeking a Variance from Section 102-128(6)(a) of the Zion Municipal Code to allow the continued use of front off-street parking at 2413 Joppa Avenue.

Director Ianson stated that the code requires the property to have rear parking pad in the back of the property off of the alley. The property owner is requesting a variance to continue using the current off-street front parking.

Commissioner Heffelman asked for clarification as to why a Variance request is needed. Director Ianson explained that when a property has been vacant for more than 180 days, it must be brought up to current city code. In this case, the current code does not allow front street parking. The property owner is requesting a variance to continue using front parking instead of installing a rear parking pad off the alley. Chairman Riley asked when was the house built. Director Ianson responded that it was likely built in the mid-40s to early 50s, before the current parking regulations were established.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Smith to recommend approval of the Petitioner's application. **Vote: Commissioners Heffelman, aye;**

Johnson, aye; Quinn, aye; Massey, aye; Smith, aye & Chairman Riley, aye. Motion passes.

3. Docket 25-Z-15

Petitioner: Top Tier Auto Repair LLC

Request: Seeking a Special Use Permit to operate an auto repair shop at 2808 Deborah Avenue.

Commissioner Quinn asked if the Petitioner will be operating next to the former Ernie's Automotive. Andre Kuykendall, Petitioner, stated that he will be taking over that space. Commissioner Quinn noted that Ernie Isley was the former Chairman of the Planning & Zoning Commission up until his passing.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Massey to recommend approval of the Petitioner's application. **Vote: Commissioners Heffelman, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye & Chairman Riley, aye. Motion passes.**

III. Old Business

There was none.

IV. Docket Updates

Director Ianson stated that the council approved Dockets 25-Z-12 & Docket 25-Z-13 but denied Docket 25-Z-8.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

Being no further business to come before the Commission, it was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to adjourn the meeting at 7:37pm. **Vote: Commissioners Heffelman, aye; Johnson, aye; Quinn, aye; Massey, aye; Smith, aye & Chairman Riley, aye. Motion passes.**

Minutes recorded by: Sonolito Bronson