

MT. ZION PLANNING COMMISSION AND ZONING BOARD OF APPEALS  
MEETING MINUTES  
May 2, 2023

Chairman Phil Tibbs called the meeting of the Mt. Zion Planning Commission & Zoning Board of Appeals to order at 5:30 p.m. in the Village Hall Board Room. The following Commissioners were present for roll call: Scott Garwood, Tom Davey, Dan Mogged, Randy Thacker, and Jeremy Hahn. Also present were Village Administrator, Julie Miller, Director of Public Works, Chad Reynolds, and Village Clerk, Dawn Reynolds. Travis Foreman was absent.

Minutes: The minutes of the February 7, 2023 meeting were approved as presented on a motion by Commissioner Thacker, seconded by Commissioner Davey. A voice vote was unanimous, motion carried.

Public Forum: No one was present.

Public Hearing – Rezoning – Lot 2 of Carpenter’s Addition from VR-5 Mixed Residential to PUD Planned Unit Development – Clayton Carpenter: A motion was made by Commissioner Mogged to open the Public Hearing for the Rezoning – Lot 2 Carpenter’s Addition, seconded by Commissioner Garwood. A roll call vote was taken: Garwood-yea, Davey-yea, Mogged-yea, Thacker-yea, and Hahn-yea. Motion carried 5-yea, 0-nay, 1-absent.

Administrator Miller presented a request from Mr. Clayton Carpenter to rezone Lot 2 to a Planned Unit Development to relocate two existing houses. The current zoning is VR-5 Mixed Residential. The intended use of the houses would be rental properties. The current lot is already adjacent to rental multi-family buildings and commercial properties. The houses would have driveway access from the existing parking lot to the north. The PUD designation would allow two houses on one lot. The houses could not be sold separately in the future unless they are subdivided. The rezoning would lessen the density of 5-8 units to 2 units. A public notice was published, and letters were sent to adjacent property owners. No objections have been received.

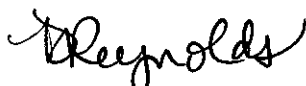
No discussion was held.

A motion was made by Commissioner Garwood to close the Public Hearing for the Rezoning – Lot 2 Carpenter’s Addition, seconded by Commissioner Mogged. A roll call vote was taken: Garwood-yea, Davey-yea, Mogged-yea, Thacker-yea, and Hahn-yea. Motion carried 5-yea, 0-nay, 1-absent.

A motion was made by Commissioner Mogged to recommend approval to the Village Board of Trustees, a rezoning of Lot 2 Carpenter’s Addition from VR-5 to PUD as presented, seconded by Commissioner Hahn. A roll call vote was taken: Garwood-yea, Davey-yea, Mogged-yea, Thacker-yea, and Hahn-yea. Motion carried 5-yea, 0-nay, 1-absent.

Adjournment: A motion was made by Commissioner Davey to adjourn the May 2, 2023 Mt. Zion Planning Commission and Zoning Board of Appeals meeting, seconded by Commissioner Thacker. A voice vote was unanimous, motion carried. The meeting was adjourned at 5:38 p.m.

Respectfully submitted,



Dawn Reynolds  
Village Clerk