

MT. ZION PLANNING COMMISSION AND ZONING BOARD OF APPEALS
MEETING MINUTES
May 6, 2025

Commissioner Dan Mogged 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: Jeremy Hahn and Randy Thacker. Also present were Village Administrator, Julie Miller, Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Travis Foreman and Scott Garwood were absent.

Minutes: The minutes of the November 5, 2024 meeting were approved as presented on a motion by Commissioner Thacker, seconded by Commissioner Hahn. A voice vote was unanimous, motion carried.

Public Forum: One person was present and did not wish to address the Board at this time.

Public Hearing – Minor Subdivision – Kee’s Addition – 1430-1486 Kays Court – Petitioners Daniel and Stephanie Kee: A motion was made by Commissioner Hahn to open the Public Hearing for the Minor Subdivision – Kee’s Addition – 1430-1486 Kays Court, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

Administrator Miller presented a proposed minor subdivision consisting of (three) 3 lots into (nine) 9 lots. The owners wish to subdivide the property and continue to construct nine (9) duplexes, one on each lot. There are currently three (3) existing duplexes on Lot 71 and three (3) more to be constructed on Lot 70. Plans for three (3) additional duplexes on Lot 73 are in the near future. These nine (9) lots address the Village’s need for multi-family housing.

A public notice was published and letters were sent to adjacent property owners. No objections have been received.

Discussion was held regarding high traffic.

Bruce Nielsen of 690 Country Court addressed the Board with concern for retention of water. Mr. Nielsen is not opposed to the building of homes, he is strictly concerned with the drainage. He offered photos from the past 25 years of water on his property. Administrator Miller offered a requirement for an engineered site plan and detention area.

A motion was made by Commissioner Hahn to close the Public Hearing for the Minor Subdivision – Kee’s Addition – 1430-1486 Kays Court, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

A motion was made by Commissioner Hahn to approve the proposed Kee’s Addition Subdivision with a stipulation that an engineered site plan and detention area be required, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

Public Hearing – Variance – Northridge Estates 3rd Addition – 1515 Greenwood Court – Petitioners Christopher and Angela Thunder: A motion was made by Commissioner Hahn to open the Public Hearing for the Variance Petition – 1515 Greenwood Court, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

Treasurer McKenzie presented a request for a variance to the Village's driveway width and to allow a 3-foot encroachment on the required accessory structure setback leaving 0 feet between the proposed accessory structure and the side property line. Petitioners Christopher and Angela Thunder would like to extend their driveway to 27 feet and construct a carport on the property line.


A public notice was published and letters were sent to adjacent property owners. No objections have been received.

A motion was made by Commissioner Hahn to close the Public Hearing for the Variance Petition – 1515 Greenwood Court, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

A motion was made by Commissioner Hahn to recommend approval to the Village Board of Trustees a Variance to allow a driveway width of 27 feet and a 3-foot encroachment on a 3-foot accessory structure side yard setback to construct a detached accessory structure as presented, seconded by Commissioner Thacker. A roll call vote was taken: Thacker-yea, Hahn-yea, and Mogged-yea. Motion carried 3-yea, 0-nay, 2-absent.

Adjournment: A motion was made by Commissioner Thacker to adjourn the May 6, 2025 Mt. Zion Planning Commission and Zoning Board of Appeals meeting, seconded by Commissioner Hahn. A voice vote was unanimous, motion carried. The meeting was adjourned at 5:53 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "D Reynolds".

Dawn Reynolds
Village Clerk