

SECTION 20: AMENDMENTS AND RE-ZONING

Subdivision 1. General.

In accordance with the public necessity, convenience and general welfare, this Ordinance may be amended by the procedures specified in THIS SECTION. Re-zoning shall be considered an amendment.

Subdivision 2. Proceedings.

Proceedings for Amendment of this Ordinance may be initiated by:

1. A recommendation of the County Planning Commission.
2. Action at the Board of County Commissioners.
3. A petition of the owners of affected property.

Subdivision 3. Application.

1. Application for amendment shall be filed with the County Zoning Administrator and transmitted to the County Planning Commission. Upon receipt of the application, together with any supplementary requested information, the County Planning Commission shall hold at least one (1) public hearing on the application.
2. Notice of the time, place and purpose of public hearings to consider adoption of official controls or amendments thereto shall be published in the official County newspaper at least ten (10) days in advance of the hearing.
3. Written notice of the time, place and purpose of public hearings to consider adoption of official controls or amendments thereto shall be sent to all municipalities located within the County and all Township Boards within the County.
4. When a request for amendment concerns the application of provisions of this Ordinance to specific properties or to re-zoning, written notice of the time, place, and purpose of the hearing to consider the request shall be sent to all owners of record within five hundred (500) feet of the affected property in incorporated areas and to all owners of record within one-half (1/2) mile in unincorporated areas.

Subdivision 4. Planning Commission Action.

Following the public hearing, the County Planning Commission shall make a recommendation to the Board of County Commissioners. If no such recommendation is received within sixty (60) days after the conclusion of the hearing, the Board of County Commissioners may take action without such recommendation.

Subdivision 5. County Board of Commissioners Action.

Upon receipt of the recommendation of the County Planning Commission or sixty (60) days after the date of the aforesaid public hearing, the Board of County Commissioners may hold such additional public hearings as it deems advisable and may adopt the proposed amendment or any part thereof in such form as it deems advisable. The amendment shall be effective only if four-fifths (4/5) of the members of the Board of County Commissioners concur in its passage.

Subdivision 6. Fees.

Petitions for amendment shall be accompanied by a fee as determined by the Board of County Commissioners.