

SECTION 1103.00 ZONING ADMINISTRATION.

1103.09 PUBLIC HEARINGS.

1103.09 SUBD. 1. SETTING OF HEARINGS.

For all requests brought before the City Council or the Planning Commission for which a public hearing is required by this Ordinance, the public hearing shall be held at a reasonable time as set by the City in the City Council Chambers, or such designated site.

1103.09 SUBD. 2. NOTICE OF HEARINGS.

1. Notice of public hearings shall be given not more than thirty (30) days and not less than ten (10) days before the hearing by publication at least once in the official newspaper of the City. Such notice shall include the time and place of the hearing, a description of the contents of the request to be heard and the address or location of the property to which the request applies.
2. In addition to the general notice to the public, separate notice by letter shall be required for all property owners residing within the area, and for a distance of three hundred fifty (350) feet from the boundaries of such area, where a request concerning property will be the subject of the hearing. Such notices shall be sent by the City and addresses taken from current City records shall be deemed sufficient for such notification.
3. Failure of a property owner to receive said notice shall not invalidate any such proceedings as set forth within this Ordinance.

1103.09 SUBD. 3. CONDUCT OF HEARING.

Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, or by a written, signed letter.

1103.09 SUBD. 4. REFERRAL BACK TO THE PLANNING COMMISSION.

If, upon receiving said reports and recommendations of the Planning Commission, the City Council finds that specific inconsistencies exist in the review process and thus the final recommendation of the City Council will differ from that of the Planning Commission, the City Council may before taking final action, refer the matter back to the Planning Commission for further consideration. The City Council shall provide the Planning Commission with a written statement detailing the specific reasons for referral. This procedure shall be followed only one time on a singular action.