

Frequently Asked Questions w/ Planning & Zoning

1

What are some upcoming projects & proposals?

For Development Please see list from EDA for industrial park, including railroad spur, Farmers Union complex with rail line, expansion of road/access to site, possible discussion on height changes in industrial areas. Also reference the Casey's (south of store) site for possible townhomes; Also see possible Lincoln School (old) site for new home development. All of these residential developments are in January Planning & Zoning Meeting discussion

2

Can you explain how the zoning process works?

Rezoning, Variances, and Conditional Usage requests of the city require an application, city review and \$1500.00 payment per request prior to submittal for Planning Review Commission (If already listed in City Ordinance for that particular zone, Conditional Usages request may be only \$500.00).

Application will be review by City staff to see if applicable and able to be forwarded to Planning Commission. Residents are encouraged to attend Planning Committees meetings for discussion of future plans and growth to City; Planning Commission meetings typically meet on 3rd Tuesday of every month. Planning Commission can only forward recommendations of approval (or denial) to City Council for actions to be taken on Variances, Rezoning, or Conditional Uses. Ultimate decision always rests with City Council for their approval or denial.

Public Hearings are typically at the City Council meeting, wherein at least two public hearings are needed to add or change Ordinances. This is typically originated through the City Administrator for continuity, but may be in relation to zoning matters such as building requirements or specifications, type and restrictions on businesses such as alcohol and tobacco(per zone), pets quantities per zone, etc.