

## Section 6 AMENDMENTS/REZONING

### Subdivision 1: INITIATION

The City Council or Planning Commission may, upon their own motion, initiate a request to amend the text or the district boundaries of this Ordinance. Any person, persons, firm, or corporation or his expressed agent owning real estate within the incorporated portion of the City may initiate a request to amend the district boundaries and/or text of this Ordinance so as to affect the said real estate.

### Subdivision 2: PROCEDURE

A petition for an amendment or rezoning shall be completed on forms provided by the City and shall not be deemed complete unless the form has been completed in its entirety and the necessary list containing the addresses of adjoining property owners shall be filed with the clerk and shall be accompanied by a fee as determined by the City Council. Said fee shall be nonrefundable.

A request plus copies of detailed written and graphic materials fully explaining the proposal for an amendment to this Ordinance shall be filed with the Clerk and shall be accompanied by a fee as determined by the City Council. Said fee shall be non-refundable.

A. The Clerk shall refer said amendment request along with all related information to the Planning Commission for consideration and a report and recommendation shall be made to the City Council.

B. The Planning Commission shall set a date for the official public hearing. Notice of such hearing shall be published in conformance with the state law and individual notices (if the request involves a district change), shall be mailed not less than ten (10) days nor more than thirty (30) days prior to the hearing to all owners of property, according to the real estate tax records of the County Auditor within three hundred fifty (350) feet of the parcel included in the request, such notice shall also be published in the official paper within the above time periods. Failure of a property owner to receive said notice shall not invalidate any such proceedings as set forth within this Ordinance.

C. Action on said petition shall be completed by the City within sixty (60) days of the date of the receipt of the petition unless said time is extended as provided by the applicable Minnesota law governing the same.

D. In order to expedite the consideration of a proposed amendment and/or rezoning, the City Council and Planning Commission may have a joint public hearing.

E. Amendments of this zoning Ordinance shall be by a majority vote of the City Council.

F. The originator of the amendment shall be notified of the Council's decision in writing.