

PLANNING/ZONING APPROVAL PROCESSES

Development Options

Condominium/Site Condominium Subdivision (Site Condo):

Reference Ordinance Section 160.228

Planning Commission:	Preliminary Site Plan Review
Planning Commission:	Final Site Plan/Condominium Documents Review
City Commission:	Final Site Plan/Condominium Documents Review and Approval

Planned Development Project Subdivision (PDP):

Reference Ordinance Section 160.236

Public hearing and 300-foot notices are required

Internal City Officials:	PDP Plan Review
Planning Commission:	PDP Plan Review (<i>Send Notices</i>)
City Commission:	PDP Plan/Development Agreement Review and Approval

Platted Subdivision (Plat):

Reference Ordinance Section 159.01

Notices to adjacent property owners are required

Planning Commission:	Pre-Preliminary Plat Review
City Commission:	Pre-Preliminary Plat Review and Approval
Planning Commission:	Tentative Preliminary Plat Review (<i>Send Notices</i>)
City Commission:	Tentative Preliminary Plat Review and Approval
City Commission:	Final Preliminary Plat Review and Approval
City Commission:	Final Plat Review and Approval

Additional Review Processes

Site Plan Review:

Reference Ordinance Section 160.300

Internal City Officials:	Review for Site Plan Completeness
Planning Commission:	Site Plan Review and Approval

Special Land Use (uses permitted subject to special conditions):

Reference Ordinance Section 160.270

Public hearing and 300-foot notices are required

Note: Site Plan Review is also required for all Special Land Use requests

Planning Commission:	Special Land Use/Site Plan Review and Approval
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Rezoning:

Reference Ordinance Section 160.301

Public hearing and 300-foot notices are required

Planning Commission:	Rezoning Review (<i>Send Notices</i>)
City Commission:	Rezoning Review and Approval

Conditional Rezoning:

Reference Ordinance Section 160.306

Public hearing and 300-foot notices are required

Planning Commission:	Conditional Rezoning Review (<i>Send Notices</i>)
City Commission:	Conditional Rezoning Review and Approval
City Commission:	Approval of Formal Written Statement of Conditions

Miscellaneous

Zoning Ordinance Amendment (Text or Map):

Reference Ordinance Section 160.301

Public hearing is required; 300-foot notices may be required

Planning Commission:	Ordinance Amendment Review
City Commission:	Ordinance Amendment Review and Approval

Non-Zoning Ordinance Amendment:

Reference Ordinance Section 10.08

Requires general public notice and public hearing

City Commission:	Ordinance Amendment Review and Approval
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Property Split (Division of Parcels of Land and Splitting Lots):

Reference Ordinance Section 160.227

Building Inspector:	Review and Approval of Application
Planning Commission:	Review and Approval of Application
City Commission:	Final Approval of Application

Special Assessment:

Reference Ordinance Section 154.001

Requires notice to the special assessment district and public hearing

City Commission:	Request or Receive Advisory Petition
City Commission:	Initiatory Resolution to Make Improvement
City Manager:	Prepare Report as Requested (may include plans)
City Commission:	Set Public Hearing, Conduct Public Hearing
City Commission:	Resolution of Determination

Construction Board of Appeals:

Reference Ordinance Section 158.006

Public hearing and 300-foot notices are required

Building Official:	Decision regarding state construction code item
Construction Board:	Public Hearing and Decision within 30 days

Dangerous Building Board:

Reference Ordinance Section 158.110

Hearing Board:	Hearing and Decision (date specific)
City Commission:	Hearing and Decision if no action past date
Judicial Review:	<i>Must be filed within 20 days of CC decision</i>
Building Official:	Place lien and notify assessor of cost of demolition
Assessor:	Place cost of demolition on next tax roll

In most cases, State Law dictates when public hearings and property-owner notifications are required. Public hearings and notifications within Marine City shall follow the procedures as outlined in applicable State Laws.