

Section 1107 Process for Village Council Actions on Planning Board Decisions

The Zoning Administrator shall transmit any decision of the Planning Board to the Village Council. Once action has been taken by the Planning Board or the time for action by the Planning Board has expired, the Village Council shall, no later than their next regular scheduled meeting, consider calling for a public hearing on a requested zoning change. Notification of the public hearing shall be made in the following manner:

- (A) A notice shall be published in at least one (1) newspaper having general circulation in the area once a week for two (2) successive weeks, the first notice to be published not less than ten (10) calendar days nor more than twenty-five (25) calendar days prior to the date established for the hearing. In computing such time the date of publication is not to be included but the date of the hearing shall be included.
- (B) A notice shall be placed at a conspicuous public place within the corporate limits of the Village not less than ten (10) calendar days nor more than twenty-five (25) calendar days before the date established for the public hearing.
- (C) A notice shall be posted in a conspicuous place on the subject property or on an adjacent street or highway right-of-way at least ten (10) calendar days prior to the public hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the Village shall post sufficient notices to provide reasonable notice to interested parties.
- (D) At least ten (10) calendar days prior to the public hearing, a notice of the proposed zoning change shall be sent by first class mail to all adjacent and abutting property owners as well as to the owner(s) of the parcel(s) for which rezoning is requested.

In the case of large-scale rezonings (more than fifty (50) properties owned by a total of at least fifty (50) different property owners), the Village may elect to publish notice of the hearing per 1107 (A), provided that each of the advertisements shall not be less than one-half of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulations of the newspaper, which publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified by first class mail.

- (E) The Zoning Administrator shall certify that the requirements of Subsections 1107 (B), (C), and (D) have been met. For large rezonings that incur high costs due to the number of properties proposed for rezoning or the number of adjacent and abutting property owners, the Village reserves the right to charge the petitioner a separate fee to cover costs incurred.