

## **SECTION 29 AMENDMENT**

### **A. Application**

1. This ordinance may be amended whenever the public necessity and the general welfare require such amendment by following the procedure specified in this SECTION.
2. Proceedings for amendment of this ordinance may be initiated by:
  - a. A petition of the owner or owners of the actual property, or
  - b. A recommendation of the County Planning Commission, or
  - c. By action of the Board of County Commissioners.
3. An Application for amendment shall be filed with the FCZA.

### **B. Public Hearing and Notice**

1. Upon receipt in proper form of the application and other requested material, the Faribault County Planning Commission shall hold at least one (1) public hearing in a location to be prescribed by the Planning Commission at least ten (10) days in advance of each hearing, notice of the time, place, and purpose of such hearing shall be published in the official paper of the county and in a newspaper of general circulation in the town, municipality, or other area concerned if there be such a newspaper.
2. In addition to the published notice, written notice of a public hearing concerning the application for an amendment shall be sent to all property owners of record within five hundred (500) feet of the incorporated areas and/or one-half (1/2) mile of the affected property or to the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of owners of unincorporated areas where the amendment is proposed. Such written notice shall be sent postage prepaid in the U.S. Mails and shall state the time and place of the public hearing. Also, written notice of each hearing on a proposed amendment shall be sent to the governing bodies of all towns and municipalities in the county.

### **C. Authorization**

1. Following the public hearing, the County Planning Commission shall make a report of its findings and recommendations on the proposed amendment and shall file a copy with the Board of County Commissioners and the FCZA within sixty (60) days after the hearing. The Board of County Commissioners may not take action on the proposed amendment until it has received the recommendation of the Planning Commission.
2. Upon the filing of such report of recommendation, the Board of County Commissioners may hold such additional public hearings upon the amendment as it deems advisable. After the conclusion of the hearings, if

- any, the Board of County Commissioners may adopt the amendment or any part thereof on such form as it deems advisable. The amendment shall be effective if four-fifths (4/5) of all the members of the Board concur in its passage.
3. After adoption of the amendment by the Board, the publication of the amendment and the filing and recording of the amendment in the office of the County Auditor shall be in accordance with the provisions of Minnesota Statute 375.51.
  4. The County Auditor shall thereafter file a certified copy of the enacted amendment with the County Recorder for record.

D. Fees

1. To defray the administrative costs of processing requests for an amendment to this ordinance, a fee not exceeding administrative costs shall be paid by the Petitioner. Such fee shall be determined by the Board of County Commissioners.