

**CITY OF NEVIS
HUBBARD COUNTY, MINNESOTA
ORDINANCE NUMBER 40**

**AN ORDINANCE AMENDING THE ENTIRE ZONING ORDINANCE NUMBER
36 OF THE CITY OF NEVIS, MINNESOTA**

THE CITY OF NEVIS COUNCIL HEREBY ORDAINS AS FOLLOWS:

Article I. Section 10-040 of the City of Nevis Zoning Ordinance is hereby amended to add the following:

Section 10-040: Definitions:

The following words and terms, whenever they occur in this Ordinance, are defined as follows:

BEE KEEPING RELATED DEFINITIONS:

Apiary: The assembly of one (1) or more colonies of honeybees at a single location.

Beekeeper: A person who owns or has charge of one (1) or more colonies of honeybees.

Beekeeping Equipment: Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

Colony: An aggregate of honeybees consisting principally of workers, but having, when perfect, one (1) queen and at times drones, brood, combs, and honey.

Hive: The receptacle inhabited by a colony that is manufactured for that purpose.

Honeybee: All life stages of the common domestic honeybee, *Apis mellifera* species of European origin.

CONDITIONAL USE: A land use or development as defined by ordinance that may be allowed only after an in-depth review procedure and with appropriate restrictions or conditions as provided by this Zoning Ordinance upon a finding that standards and criteria stated in this Ordinance will be satisfied.

IMPERVIOUS SURFACE: A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at increased rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, septic tank, parking lots, storage areas and concrete, asphalt or gravel surfaces (see also lot coverage).

LOT WIDTH: The minimum required horizontal distance between the side lot lines measured at right angles to the lot depth, at the front yard property line and/or OHWM. For cul-de-sac lots

or those fronting upon a curved street with an angle of 135 degrees or less, "lot width" shall mean the minimum required horizontal distance between the side lot lines, measured along a straight line at the minimum required front setback line. ~~The shortest distance between side lot lines measured at the midpoint of the building line.~~

PLANNED UNIT DEVELOPMENT (PUD) – MIXED USE: A mixture of commercial and residential uses as may be approved.

PRACTICAL DIFFICULTIES: "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

VARIANCE: Relief from certain provisions of this Ordinance, when due to the particular physical surroundings, shape or topographical condition of the property, compliance would result in practical difficulties ~~a hardship~~ upon the property owner. A variance shall not be used to permit a use in a district where it is not allowed under the terms of this Ordinance. Variances shall only be granted in accordance with M.S. 462.

TOWER: Any ground or roof mounted pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, turbines, blades or similar apparatus above grade. Does not include flag poles and bird houses. All towers seventy five (75') feet in height or greater, shall be defined as a conditional use.

Article II. Section 25-040 of the City of Nevis Zoning Ordinance is hereby amended in part to read as follows:

Section 25-040 Minimum Lot Requirements and Setbacks.

The following requirements shall apply to all structures in the Shoreland Overlay District. Where shoreland standards are less restrictive than other requirements of this Ordinance, the stricter standards shall apply.

A. Setbacks:

Structure setbacks in the shoreland overlay district are as follows:

1. Shoreland Lots Served by Municipal Sewer

	<u>Riparian lots: (ft.)/Nonriparian lots (ft.):</u>
Structure setback from ordinary high water level (OHWL)	75*/75
Structure including eaves, setback from side lot line	10/10
Structure setback from unplatted cemetery	50/50
Structure setback from Federal, State, or County Highway ROW	50/30
Structure setback from ROW of other public roads	20 30/30
Structure setback from top of bluff	30/30
<u>Driveway setback from OHWL</u>	<u>75/75</u>
<u>Driveway setback from side lot line</u>	<u>5/5</u>

* In the event a principal structure is to be built where the required ~~established~~ setback is greater than existing principal structures, which must exist on adjoining lots on both sides of the proposed said new, redeveloped, or principal dwelling addition; ~~building~~ the front setback shall not be required to be greater than that which would be established by connecting a straight line (string line) between the forward most portions of the ~~first~~ adjacent principal structures, ~~on adjoining lots~~. In such instances however, structures may not be permitted located in the bluff impact zone or closer than fifty (50') feet to the OHWL.

2. Shoreland Lots Not Served by Municipal Sewer

	<u>Riparian lots: (ft.)/Nonriparian lots (ft.):</u>
Structure setback from ordinary high water level (OHWL)	100/ 100
<u>Sewage treatment system setback from OHWL</u>	<u>75/75</u>
Structure, sewage treatment system and driveway setback from side lot line	10/10
Structure setback from unplatted cemetery	50/50
Structure setback from Federal, State, or County Highway ROW	50/30
Structure setback from ROW of other public local roads or alleys**	<u>20</u> 30 /30
Structure setback from top of bluff	30/30
Sewage Treatment system setback from ordinary high water level	75/75

** 5 ft. for garage when side loaded from an alley

F. *Maximum Building Height:*

All structures, except churches and agricultural structures, located on shoreland in residential districts, shall not exceed thirty (~~25~~30) feet in height.

Article III Sections 30-040 (D & F) are hereby amended to read as follows:

D. Maximum Impervious Surface *Lot Coverage:*

- 1. One and two family dwellings ~~not more than 60~~30%
- 2. Multi-family & permitted commercial uses ~~not more than 80~~40%

F. *Maximum Building Height:*

- 1. Dwelling Units 35 feet
- 2. Accessory buildings 25~~16~~ feet (30 feet on lots with greater than 1 acre)

Article IV Section 40-050 is hereby amended to read as follows:

Section 40-050 Lot Requirements

Minimum lot area: None
 Minimum lot width: None
 Maximum structure height: None

Setbacks: 30 foot setback is required from all streets and public rights-of-way.
20 foot setback is required from alleys in the General Business (B-2) District.
 A 20 foot setback shall also be required for all buildings located adjacent to a residentially zoned property.

Maximum Impervious Surface: 80%

Article IV Division 60: Performance Standards is hereby amended to add the following section:

Section 60-110 Keeping of Honeybees

- 1) No person shall keep, maintain, or allow to be kept any hive or other facility for the housing of honeybees on or in any property in the City of Nevis, except in accordance with these standards of this Section.
- 2) A beekeeper, including the use of beekeeping equipment, may be allowed to establish an apiary, colony, or hive of honeybees without the issuance of a permit, provided such activity is contained upon a lot, or group of contiguous parcels under common ownership and/or control, containing one (1) acre or more of land area.
- 3) Such operation shall be on property adjacent to land zoned Agricultural Transition (AT) District according to Division 50 of this Ordinance, or be adjacent to a vacant parcel in another zoning district adjacent to an AT District.
- 4) Standards of practice. Any person keeping honeybees shall comply with the following standards of practice:
 - (a) Honeybee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition.
 - (b) Each beekeeper shall ensure that a convenient source of water is available to the colony prior to and so long as colonies remain active outside of the hive.
 - (c) For each colony permitted to be maintained under this article, there may also be maintained upon the same apiary lot, one (1) nucleus colony in a hive structure not to exceed one (1) standard nine and five-eighths (95/8) inch depth ten-frame hive body with no supers.
 - (d) Each beekeeper shall maintain his beekeeping equipment in good condition, including keeping the hives painted, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms. It shall be a violation of this section for any beekeeper's unused equipment to attract a swarm, even if the beekeeper is not intentionally keeping honeybees.
 - (e) Each beekeeper shall enclose their hives, unless located on a rooftop on a second or higher story so as to be inaccessible to the general public and so that bee movements to and from the hive do not interfere with the ordinary movements of persons on adjacent properties or the public right of way.
 - (f) Any person keeping honey bees in each instance where a colony is kept less than twenty-five (25) feet from a property line of the lot upon which the apiary is located, as measured from the nearest point on the hive to the property line, and any entrances to the hive faces that lot line, the beekeeper shall establish and maintain a flyway barrier at least six (6) feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination thereof, such that honeybees will fly over rather than through the material to reach the colony. If a flyway barrier of dense vegetation is used, the initial planting may be four (4) feet in height, so long as the vegetation normally reaches six (6) feet in height or higher. The flyway barrier must continue parallel to the apiary lot line for ten (10) feet in either direction from the hive. All other sides of the area encompassing the colonies shall consist of fencing, a wall, dense vegetation or combination of at least four (4) feet

tall. The area encompassing the colonies need not entail the entire property. A flyway barrier is not required if the property adjoining the apiary lot line is undeveloped, or is zoned Agricultural Transition, or is a wildlife management area or naturalistic park land with no horse or foot trails located within twenty-five (25) feet of the apiary lot line. A flyway barrier is not required if the hives are located on the roof of a structure containing at least one (1) full story if all hives are located at least five (5) feet from the side of the structure and at least fifteen (15) feet from any adjacent and occupied structure.

- 5) Any beekeeper who violates these standards, or is found to have had an occurrence where a documented serious medical injury is caused to any person not associated with the beekeeping operation, shall be deemed a public nuisance and shall immediately discontinue any and all future bee keeping operations on the subject property as determined by the Zoning Administrator and/or law enforcement.

Article IV Section 60-080 is hereby amended in entirety to read as follows:

Section 60-080 Accessory Structures.

- 1) No accessory building or structure shall be permitted to be constructed on any lot prior to the construction of the principal building to which it is accessory.
- 2) No accessory building or structure, unless an integral part of the principal building, shall be permitted to be constructed, altered, or moved within 5 feet of the principal building.
- 3) No accessory building shall exceed ~~2516~~ feet in overall height, contain a sidewall greater than 12 feet in the height. There is no maximum number of accessory structures permitted, but no structure shall be permitted which shall cause the lot to exceed the maximum impervious surface requirement of this Ordinance. of the principal building, whichever is less, except as hereinafter provided.
- 4) When the parcel contains greater than 1 acre, the accessory building overall height shall not exceed 30 feet in overall height, nor contain a sidewall greater than 16 feet in height, and shall not be located closer than 20 ft. to the side or rear property line. There is no maximum size or number of accessory structures permitted on lots with greater than 1 acre, but no structure shall be permitted which shall cause the lot to exceed the maximum impervious surface requirement of this Ordinance.
- 5) ~~In the residential district, no accessory buildings shall exceed 1,500-sq. ft. of floor area.~~

Article VI. Sections 25-070 & 25-080 are hereby deleted from Division 25 and moved to Division 65 as may be amended.

Article VII. Division 65 of the City of Nevis Zoning Ordinance is hereby amended in entirety to read as follows:

DIVISION 65 NONCONFORMITIES AND SUBSTANDARD LOTS OF RECORD

The purpose of this Article is to provide for the regulation of nonconforming buildings, structures and uses and to specify those requirements, circumstances and conditions under which nonconforming buildings, structures and uses will be operated and maintained. It is the intent of this Ordinance that nonconforming uses shall be encouraged to eventually be brought into conformity. Legally established nonconformities existing as of the date of this Ordinance, or as of the date of an amendment which

resulted in the nonconformity, are allowed to be continued, but they will be restricted as to any expansion, additions, or intensification of use.

65 010 Nonconforming Uses and Structures

Any use or structure lawfully existing upon the effective date of this Ordinance that is not located in the Shoreland Overlay District may be continued at the size and in the manner of operation existing upon such date, subject to the following conditions:

- A. Except as expressly allowed in (65 010.B) of this Ordinance, a nonconforming use of land or nonconforming structure shall in no way be expanded, enlarged or extended either on the same property or onto an adjoining lot of record if it will increase the area of nonconformity or create another non-conformity on the parcel.

Prohibited expansion, enlargement or extension shall include anything that increases the intensity of the use, including, but not limited to, a change to a more intense nonconforming use or a physical expansion of the existing use that increases the height, volume and/or area dimensions of the non-conforming use.

- B. Nonconforming principal and accessory structures may be expanded or enlarged upon if the following apply:
1. the use of the property conforms to zoning district regulations,
 2. that all parts of the new expansion or enlargement meets current zoning district regulations,
 3. the individual sewage treatment system, where existing, is in full compliance with this Ordinance and all applicable statutes and rules are complied with,
 4. no other nonconformities are created.

Such expansion or enlargement of a non-conforming principal or accessory structure may be approved by administrative site plan approval in conjunction with a building or land use permit application provided the area of the new improvements does not add to the existing nonconformity nor does it create nonconformity.

All additions or alterations which expand or enlarge the total existing structure area on the parcel which cannot meet all other current zoning district regulations may only be authorized by a variance in accordance with this Ordinance.

- C. Routine maintenance of a structure containing or relating to a lawful nonconforming use is permitted, including any necessary nonstructural repairs and incidental alterations which do not extend or intensify the nonconforming use. Nothing in this section will prevent the placing of a structure into a safe condition after it has been declared unsafe by a Certified Building Official.
- D. Alterations may be made to a building containing nonconforming residential units when the alterations will improve the livability of such units, provided that such alterations do not increase the number of dwelling units in the building. Such alterations must be approved by the Zoning Administrator.
- E. Whenever a nonconforming structure or use is damaged by fire, collapse, flood, explosion, earthquake, war, riot, act of God or public enemy or to the extent of 50 percent or less of its estimated market value as indicated in the records of the county assessor at the time of damage, it may be reconstructed. The nonconforming structure or use shall not be permitted to be reconstructed if the damage is greater than 50 percent of its estimated market value as indicated

in the records of the county assessor at the time of damage and no building permit has been applied for within 180 days of when the property was damaged.

- F. When any lawful non-conforming use of any structure or land is replaced by another use or structure, the new use or structure must conform to the provisions of this Ordinance and it shall not thereafter be changed to any non-conforming use or structure.
- G. If the nonconforming use of land is discontinued for a period of twelve (12) months, the subsequent use of the land or the structure shall be in conformity with the provisions of this Ordinance.
- H. Nonconforming uses or structures which are declared by the City Council to be public nuisances shall not be allowed to continue as legal nonconforming uses or structures.
- I. No repair, replacement, maintenance, improvement or expansion of a nonconforming use or structure in a flood prone area shall be allowed if such activity would increase flood damage potential, or would increase the degree of obstruction to flood prone areas adjacent to any public waters.

65 020 Substandard Lots of Record

A lot of record existing upon the effective date of this Ordinance may be used for the erection of a structure without meeting the minimum lot area and lot width requirements provided that:

- A. The use is permitted in the zoning district;
- B. The lot has been in separate ownership from abutting lands at all times since it became substandard;
- C. The lot was created compliant with the official controls in effect at that time;
- D. The sewage treatment and setback requirements prescribed by this Ordinance are met;
- E. The lot area and width are within sixty-six percent (66%) of the minimum requirements of this Ordinance.
- G. A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a structure or facility to be constructed or placed on a substandard lot that does not meet the setback provisions of this Ordinance; and,
- H. Appropriate building permit approvals are obtained from the Zoning Administrator and Building Official.

Section 65-021 Substandard Lots in Shoreland Overlay District.

- A. All lots of record existing as of the date of enactment of this Ordinance, that do not meet the minimum lot area and lot width requirements, may be allowed as building sites without a variance from lot size requirements provided that:
 - 1. All setback requirements must be met;

2. The use is permitted in the zoning district;
3. The lot has been in separate ownership from abutting lands at all times since it became substandard. If, in a group of two or more contiguous lots under the same ownership, any individual lot cannot support development meeting the minimum performance standards outlined above, and the lot or lots do not have an existing principal dwelling, the lot shall not be considered as a separate parcel of land for the purposes of residential building site development or sale. The lot must be combined with one or more contiguous lots so that they equal one or more parcels of land, each capable of meeting the required lot size and width development standards.
4. The lot was created compliant with official controls in effect at that time; and existing lots of record greater than 10,500 s.f. and with a width of at least seventy (70') feet may be developed without a variance for lot size and width, provided all other standards of this Ordinance are met.
5. The sewage treatment requirements of this Ordinance are met. If they cannot be met, a variance must be obtained before any use, sewage treatment system, or building permit is issued for a shoreland lot that does not meet setback requirements. In evaluating the variance, the Board of Adjustment shall consider sewage treatment and water supply capabilities or constraints of the lot, and shall deny the variance if adequate facilities cannot be provided.

Section 65-022 Nonconforming Structures.

- A. Buildings or structures which were legally constructed prior to the adoption of shoreland controls, but that do not meet the provisions of this Ordinance may continue in use. Any addition or alteration to the outside dimensions of a nonconforming structure shall be allowed by building permit in accordance with the provisions of this Division and provided that:
- 1) ~~The sewage treatment system is in full compliance with this Ordinance;~~
 - 2) ~~Additions or alterations shall not exceed cumulatively, 50% of the square footage of outside dimensions of the structure as it existed on April 15, 1991, as documented in records in the office of the Hubbard County Assessor and for reasons of structural integrity allowing for basements under additions where a basement exists on the original structure;~~
 - 3) ~~The lot size meets the standards of a minimum of 12,000 sq. ft., 75 feet in width at the building line, and, for riparian lots, 75 feet in width at the ordinary high water level;~~
 - 4) Additions or alterations shall not proceed waterward with the exception of decks as specified in Section 25-060 of this Ordinance;
 - 5) ~~The height of the proposed addition, or completed structure, shall not exceed the height of the existing structure by more than four feet;~~
 - 6) ~~Any additions or alterations to the outside dimensions of a nonconforming structure that cannot meet these provisions must be authorized by a variance according to the requirements of this Ordinance;~~

7) ~~—All other provisions of this Ordinance are complied with.~~

- B. No additions shall be allowed to nonconforming accessory structures that cannot meet required setbacks at any portion of the structure. Such structures may be required to be removed, or relocated on the lot in conformity with required setbacks as a part of any variance proceeding.

Article VIII. Section 65-030 of the City of Nevis Zoning Ordinance is hereby amended to provide the following changes as provided:

Section 65-030 Nonconforming Sewage Treatment System.

A sewage treatment system that does not meet the requirements specified in Section 60-090 of this Ordinance must be upgraded within one (1) two (2) year(s) of the determination of non-registration for a conforming subsurface sewage treatment system (SSTS). effective date of this Ordinance. *A nonconforming sewage treatment system also must be upgraded any time that a variance or permit of any type is required for any improvement on, or use of, the property.* If city services are available in an abutting street or alley within 200 feet of the subject development parcel residents= structure, such parcel resident shall connect to the city sewer and/or water service. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the setback of the sewage treatment system from the ordinary high water level.

Before a permit may be issued, the Zoning Administrator shall cause such inspections which are necessary to determine if the sewage treatment system is in conformance with the criteria as stated in Section 60-090, Sanitation Standards and according to Minnesota Rules 7080-7084 as may be amended.

The Nevis City Council has, by formal resolution, notified the Commissioner of its program to identify nonconforming sewage treatment systems. The City of Nevis requires upgrading or replacement of any nonconforming system identified through this program within one (1) year of identification by the Zoning Administrator or Planning Commission. Sewage Treatment systems installed according to the applicable shoreland management regulations adopted under MS Chapter 103, in effect at the time of such installation, shall be considered as conforming, unless they are determined to be failing, except that systems using cesspools, leaching pits, seepage pits, or other deep disposal methods, or systems with less soil treatment area separation above groundwater than required by Minnesota Rules Chapter 7080-7084 as may be amended, the Hubbard County Environmental Services office for design of on-site sewage treatment systems shall be considered nonconforming.

Article IX. Section 70-030 of the City of Nevis Zoning Ordinance is hereby amended in part by adding the following section as follows:

Section 70-030 Design & Maintenance (Parking Standards)

- 2) Surfacing and Drainage: Off-street parking and loading areas shall ~~be improved with a bituminous or equally durable and dustless surface with the exception of required off-street single-family residential parking.~~ Such areas shall be graded and drained so as to dispose of all surface water accumulation within the area, subject to the approval of the City Engineer.
- 7) Expansion: Any parking surfaces newly constructed which expands an existing use of property (excluding single and two family residential uses) greater than twenty (20%) percent of the parking area square footage shall be required to improve both the new and existing parking lot surfaces in accordance with requirement no. 2 above in this section.

Article X. Section 95-020 of the City of Nevis Zoning Ordinance is hereby amended in entirety to read as follows:

Section 95-020 Planning Commission

There is hereby created a Planning Commission consisting of six (6) members appointed by the City Council from among the property owners of the City of Nevis. The members of the Planning Commission shall be appointed by the City Council and conduct its proceedings consistent with the bylaws as adopted by the Nevis City Council and Planning Commission.

Article XI. Section 95-040 of the City of Nevis Zoning Ordinance is hereby amended in entirety to read as follows:

Section 95-040 Variances and Appeals

The Nevis Board of Adjustment and Appeals shall have the exclusive power to order the issuance of variances from the terms of any official controls including restrictions placed on nonconformities. All such variances shall be granted in accordance with M.S. Chapter 462. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control in cases where there are practical difficulties in the way of carrying out the strict letter of any official control, and when the terms of the variance are consistent with the comprehensive or land use plan. The Planning Commission shall consider the criteria set forth below when hearing and making recommendation upon a variance request:

1. Has the applicant demonstrated a practical difficulty? (Practical Difficulties according to its definition, means the property cannot be put to a reasonable use under conditions allowed by the Zoning Ordinance. Economic considerations alone do not constitute Practical Difficulties.)
2. Are there exceptional circumstances unique to this property, which were not created by the land owner?
3. Can the variance be granted without upsetting the purpose and intent of the Zoning Ordinance?
4. Can the variance be granted without altering the essential character of the surrounding area?

Article XII. Section 95-050 (G) of the City of Nevis Zoning Ordinance is hereby amended to read as follows:

G. Existing Conditional Use Permits.

The Zoning Administrator shall maintain a record of all conditional use permits issued including information on the use, location, and conditions imposed by the City Council, time limits, review dates, and such other information as may be appropriate. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the original Conditional Use Permit, or existing uses requiring a Conditional Use Permit but not previously issued, shall require a new or an amended conditional use permit and all procedures shall apply as if a new permit were being issued. Such new or amended permit shall be classified as major or minor, as determined by the Zoning Administrator. Major and minor permit modifications shall be further subject to and processed as follows:

1. Major Permit Modifications:

- a. Any modification that exceeds 20% of an existing use, impervious surface, or any other existing quantifiable standard a quantifiable standard of shall be considered a major modification.
- b. Qualifications: Any permit modification not classified or qualifying as major shall be classified as minor.
- c. Applications for substantial modification of uses that occurred prior to the establishment of the Nevis Zoning Ordinance and which require a conditional use permit according to this Ordinance shall require a Major Permit Modification according to the requirements of this Section.
- d. Procedure: Major permit modifications shall be processed according to all provisions of this Section and shall be subject to all requirements and standards of this Ordinance.

2. Minor Permit Modifications: In addition to other considerations noted above, minor permit modifications shall meet the following criteria:

- a. All sites must be legal parcels of record at the time of application and shall not contain more than one principal use on the parcel.
- b. All applications for permit modification shall be complete and in full compliance with all the requirements of this Ordinance. All applicable fees shall be paid.
- c. All permit modification proposals shall meet or exceed the current standards of all applicable codes, ordinances, and policies and shall be free of any variances from those standards.
- d. Applications for modification of existing structures, infrastructure or other physical characteristics of a site upon which were or were not granted a conditional use permit prior to or after the establishment of the Nevis Zoning Ordinance; may be approved administratively as a Minor Permit Modification, provided all requirements of the current standards of this Ordinance are met for the expansion area.
- e. Intensification of an existing conditional use may be allowed as a Minor Permit Modification provided the intensification does not result in a net increase of greater than 20% of the existing use, impervious surface of the existing parcel, or any other existing quantifiable standard.

Effective Date. This ordinance shall become effective immediately upon its passage and publication.

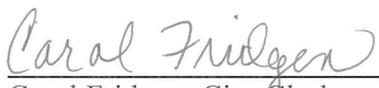
Adopted this 9th day of December, 2013.

Ayes:
Nays:
Absent:

Planning Commission Recommendation & Public Hearing: Conducted Public Hearing and recommended approval on November 20, 2013.

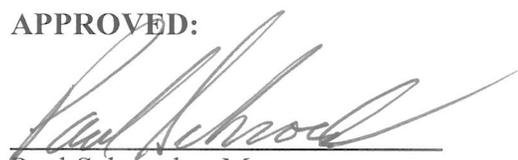
City Council Meeting:

ATTEST:



 Carol Fridgen, City Clerk

APPROVED:



 Paul Schroeder, Mayor