

ORDINANCE NO. 2024-12

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHUEYVILLE, IOWA, BY AMENDING CHAPTER 165: ZONING REGULATIONS

BE IT ENACTED by the City Council of the City of Shueyville, Iowa:

SECTION 1. SECTIONS MODIFIED. The following sections of Chapter 165: Zoning Regulations of the Code of Ordinances of the City of Shueyville, Iowa, are repealed and the following adopted in lieu thereof:

165.09(4)(D) Site Plan Required. See Chapter 173: Site Plan Regulations.

165.10(6) Site Plan Required. See Chapter 173: Site Plan Regulations.

165.11(6) Site Plan Required. See Chapter 173: Site Plan Regulations.

165.14(17) APPLICATION FOR A PERMIT. All permanent signs shall require a permit. Each application for a sign permit shall be submitted prior to the installation of the sign and shall be approved or denied by the City Clerk. There will be no fee for a sign permit.

165.15 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the City Clerk. No building permit or certificate of occupancy shall be issued by the City Clerk except where the provisions herein have been complied with.

1. The City Clerk shall be appointed as the City Clerk by the Council for the term of one year and shall have the following powers and duties:
 - A. The City Clerk or the Council shall issue building permits, when it has been shown to their satisfaction that such proposed building or extension will be in conformity with this chapter, and upon the payment of building permit, said fee shall be deposited in the General Fund of the City. Amount of said permit shall be set by City Council resolution and can be amended from time to time.
 - B. The City Clerk shall inspect buildings being erected or extended at any time and when the same have been completed and shall issue a certificate of occupancy if the provisions of this chapter have been complied with.
 - C. The City Clerk, if other than the Clerk, shall receive compensation set by the Council, to be paid from the fees collected for the issuance of building permits.
2. Site Plan Procedure.
 - A. All two-family, PUD, Commercial, and Industrial proposals shall be required to submit a site plan for the Planning and Zoning Commission's review and City Council's approval. The applicant shall submit 14 copies of the site plan to the City Clerk. They shall be distributed as follows: one to the City Clerk; one to the Mayor; one to the City Engineer; one to the City Planner, five to the Planning and Zoning Commission; and five to the City Council.
 - B. The City Clerk, City Engineer, and City Planner shall review the Site Plan for conformance of the design to the standards required herein. If necessary, the applicant shall make revisions and resubmit the revised Site Plan to the City Clerk.

C. The Planning and Zoning Commission shall act upon the Site Plan. The City Engineer and Planner shall submit their recommendations to the Commission. Action of the Commission shall be a recommendation of approval, approval subject to conditions, or denial and it shall be forwarded to the City Council.

D. At the next regularly scheduled City Council meeting following Commission action, the Council shall act on the Site Plan and Commission's recommendation. Action of the Council shall be approval, approval subject to conditions, or denial.

E. Once approved, the applicant may then proceed with approval of building permit and accompanying material. In case of denial, a Site Plan may be revised by the applicant in accordance with Council action and 14 copies resubmitted to the Commission as before.

F. A Site Plan shall become effective upon certification of approval by the City Council. The approval shall remain valid for one year after the date of approval with the possibility of a one-year extension as approved by the City Council, after which time the Site Plan shall be deemed null and void if the development has not been established or construction commenced.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council on the 12th day of November 2024.


Mayor

ATTEST: 
City Clerk

First reading of Ordinance 2024-12 introduced and approved on November 12, 2024.

First Motion: Neuhaus Ayes: Lacy, Stephens, Neuhaus, Frisk, Votroubek

Second Motion: Frisk Nays: none

Absent: none


Second and third readings of Ordinance 2024-12 waived by supermajority vote on November 12, 2024.

First Motion: Stephens Ayes: Lacy, Stephens, Neuhaus, Frisk, Votroubek

Second Motion: Lacy Nays: none

Absent: none

I certify that the foregoing was published as Ordinance No. 2024-09 on the 19th day of November 2024.


City Clerk