

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of the City of Orange City, Iowa
Date of Meeting:	April 4, 2022
Time of Meeting:	4:30 o'clock P.M.
Place of Meeting:	Council Chambers, City Hall, 125 Central Ave SE Orange City, Iowa

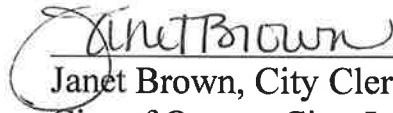
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
 2. Opening ceremonies
 3. Approval of agenda
 4. Citizen comments
 5. Approval of minutes
 6. Can and bottle redemption center request
 7. Equipment purchase
 8. Vehicle purchases
 9. Resolution adopting Hazard Mitigation Plan
 10. Set date for public hearing to amend the City Ordinances
 11. Set date for public hearing for the approval of the Plat of Commercieel Centrum Addition
 12. Community Development Plan update
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13. Administrative reports
14. Council comments
15. Adjournment

This notice is given at the direction of the Mayor pursuant to Chapter 28A, Iowa Code, as amended, and the local rules of said governmental body.



Janet Brown, City Clerk of the
City of Orange City, Iowa

COUNCIL MEETING
AGENDA NOTES
April 4, 2022

1. The meeting will be called to order by Mayor Deb De Haan at 4:30 o'clock P.M.
2. Opening ceremonies. Pledge of Allegiance to our flag and a moment of silent prayer.
3. The agenda was prepared, posted and distributed in accordance with requirements of the Iowa Open Meeting Act.
4. This time is provided for citizen comments. It is suggested that if someone wishes to speak, we also ask for their residence. This time is intended for residents in the City limits.
5. The minutes of the March 21, 2022 council meeting are enclosed for your review. Exhibit 1
6. At the March 21 meeting the council postponed final decision on support for the Redemption Center proposal. A request was made for financials which are included as Exhibit 2. Note that this financial report was summarized from a spreadsheet and handwritten notes from Venema Construction. Exhibit 2
7. We have been working with Ditch Witch of Sioux Falls on the replacement of our trencher, which is primarily used by the electric and gas departments. This is included in the FY2022/23 budget; due to 8-12 month lead times, we would like to place our order to ensure our delivery and pricing. The price, including trade-in of our current trencher, is \$46,000.
8. Two new pickups were included in next year's budget – one for the gas department and one for the electric. We received pricing from Total Motors and plan to still work with their Le Mars location. The pickups will be the same - Chevy 1/2 -ton four-wheel drive. Purchase price is \$43,910. The used vehicles will be transferred to the parks department.
9. Nate Huizenga the Emergency Management director for Sioux County has presented the Multi-Jurisdictional Hazard Mitigation Plan Update for Sioux, O'Brien and Osceola Counties. The council is requested to accept this plan by resolution. A copy of this plan is provided to you in a separate attachment.
10. City Council needs to set the date of April 18, 2022 for the public hearing for the amending of the City Ordinances for the addition of Chapter 165, Zoning Regulations, Section 165.34, Mixed-Use Overlay Zone. Exhibit 3
11. This is the place to set date for the public hearing for approval of the Plat of Commercieel Centrum Addition. Zoning will continue to be C-2, Highway Commercial. Exhibit 4
12. Management will provide an update on projects and planning that is in place related to the Community Development Plan.

13. Administrative reports:

Scheduled Meetings:

April 18	Council Meeting, 4:30 P.M.
May 2	Council Meeting, 4:30 P.M.
May 16	Council Meeting, 4:30 P.M.
May 19-21	Tulip Festival
June 6	Council Meeting, 4:30 P.M.
June 20	Council Meeting, 4:30 P.M.

If you would like additional information about an agenda item or another issue, that would help you or the Council as a whole, please feel free to let me know so I can either get it to you by email or by report at the meeting.

Earl Woudstra
City Office **712-707-4885**
Cell phone **712-737-7115**
Email **earlw@orangecityiowa.com**

Council Meeting
March 21, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on March 21, 2022. A quorum was declared by Mayor Deb De Haan. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Aaron Beadner, Daron De Jong, Steve Roesner, and Tony Vande Brake

Members Absent: Council member Rod De Boer

Staff: Earl Woudstra, Janet Brown, Jim Pottebaum, Kurt Frederes, Mark Gaul, Kent Anderson, and Matt Van Schouwen

Guests: Mike Hofman, Sarah Weber, Terri Duistermars, Dan and Tonya Venema, Grant Hegstad, Tom Truesdell, Tammy Bonnema, and Ashley Stanislav

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the tentative agenda, as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None.

Citizen Comments: This time was provided for citizen comments and none were heard.

Approval of Minutes: The minutes of March 7, 2022 council meeting were presented. A motion was made by Council member Steve Roesner and duly seconded by Council member Aaron Beadner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for February 2022, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from February 22, 2022 through March 21, 2022 was presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Can and Bottle Redemption Center Request: Sarah Weber presented a plan to address the need for a can and bottle redemption center in Orange City due to the current facility closing the end of March. A redemption center board would be created consisting of one representative from each group interested in can redemption for their organizations. They would pay a coordinator and a treasurer. The Don's Food Center and Fareway payments to the redemption center would cover the cost to rent the building from Dan and Tonya Venema. Sarah is asking for City support to cover the cost of utilities and trash, which approximately costs \$270/month. Items discussed were: Council would like to see the financials and understand the real cost to operate this business, could the grocery stores cover the remaining \$270/month costs, Dollar Fresh does not currently support the redemption center, the need for the public to donate their cans, should the City play a role. After some discussion, a motion was made by Council member Aaron Beadner to budget \$3,250/year as a donation to cover the utilities and trash costs. The motion failed for lack of a second. The Council would like more time to consider this request and review the financials. No official action was taken.

Vacation of Utility Easement: This being the time and place as advertised a public hearing was held to consider vacating an easement located in Industrie Centrum 6th Addition, a replat of Lots 4 and 5 of Industrie Centrum 3rd Addition. The Mayor opened the time for the public hearing. Kurt reported on the process to vacate the easement. No one was heard speaking for or against the proposed vacation. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution approving the vacation of the utility

easement located in Industrie Centrum 6th Addition, a replat of Lots 4 and 5 of Industrie Centrum 3rd Addition. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None. The resolution was assigned number 3-21-22-1997 and appears in the official resolution book.

Amend the City Code of Ordinances: Chapter 160, Floodplain Management The being the time and place as advertised a public hearing was held to consider amending the City Code of Ordinances, Chapter 160, Floodplain Management. The Mayor opened the time for the public hearing. Kurt explained the need to amend the current floodplain management ordinance in order to meet FEMA guidelines. No one was heard speaking for or against the proposed amendment. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the first reading of proposed Ordinance No. 835, an ordinance amending the Code of Ordinances, Chapter 160, Floodplain Management. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Daron De Jong, Steve Roesner; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to waive the second and third readings of proposed Ordinance No. 835. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to adopt Ordinance No. 835, an ordinance amending the Code of Ordinances, Chapter 160, Floodplain Management. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None.

Engagement Agreements with Ahlers & Cooney for Urban Renewal Plans and Capital Loan Notes: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner approving the Engagement Agreements with Ahlers & Cooney for their work with the MOC-FV Elementary School Urban Renewal Plan, the Commercieel Centrum Urban Renewal Plan, and the \$500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Aaron Beadner, Daron De Jong; NAYS: None.

MOC-FV Elementary School Urban Renewal Plan: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake adopting a resolution determining the necessity and setting a consultation date of March 28, 2022 at 1:00 o'clock P.M. and a public hearing for April 18, 2022 at 4:30 o'clock P.M. to consider the MOC-FV Elementary School Urban Renewal Plan. This plan will support the growth of the property around the new elementary school. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None. The resolution was assigned number 3-21-22-1998 and appears in the official resolution book. Records are kept in Appendix 20.

Commercieel Centrum Urban Renewal Plan: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting a resolution determining the necessity and setting a consultation date of March 28, 2022 at 1:00 o'clock P.M. and a public hearing for April 18, 2022 at 4:30 o'clock P.M. to consider the Commercieel Centrum Urban Renewal Plan. This plan will support the growth of the property on the east side of our city limits (Nyhof property). On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 3-21-22-1999 and appears in the official resolution book. Records are kept in Appendix 20.

Not to Exceed \$500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner adopting a resolution to set a public hearing for April 18, 2022 at 4:30 o'clock P.M. to consider the Not to Exceed \$500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Aaron Beadner, Daron De Jong; NAYS: None. The resolution was assigned number 3-21-22-2000 and appears in the official resolution book. Records are kept in Appendix 20.

Procurement Policy Amendment: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the Procurement

Policy amendment to meet FEMA requirements in order to complete the funding agreement for the tanker truck. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None.

7th Street N Resurfacing Funding Application: A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake approving the application for funding assistance to the Iowa DOT to resurface 7th Street N from Ohio/Ironwood Avenue to Frankfort Avenue. The work would take place in 2026 and is estimated at \$1.7 million. The committee meets the middle of April to determine award amounts. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Tony Vande Brake, Aaron Beadner, Daron De Jong; NAYS: None.

SW Well Pipeline Engineering Services Agreement: Matt presented an agreement with DGR for their engineering services to design and administer the well pipeline project. The total fees are \$786,000 and include much of the design work already completed. Discussion took place about using a not to exceed amount on future contracts. A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the Engineering Services Agreement for the well pipeline project with DGR for \$786,000. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None.

Liquor License Renewal Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong approving the renewal application for a Class E Liquor/Class B Wine/Class C Beer License as submitted by Don's Food Center. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

Alton Annexation Agreement: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving to deed the 4 ½ acres east of the waterway by the new MOC-FV Elementary School to the City of Alton and leave 13,000 cubic yards of soil on the site in exchange for moving Orange City's annexation boundary line north of Highway 10 a ¼ section to the east. The current annexation boundary agreement with Alton is the North/South ½ mile line between the cities. Alton will be responsible for the connection to 14th Street over the waterway. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Aaron Beadner, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

April 4	Council Meeting, 4:30 P.M.
April 18	Council Meeting, 4:30 P.M.
May 2	Council Meeting, 4:30 P.M.
May 16	Council Meeting, 4:30 P.M.
May 19-21	Tulip Festival

Oral reports: Earl shared the library board is looking for a replacement due to Micah Bilby's term expiring; the Landsmeer Golf Course driving range is open; stoplight project is wrapping up; working with Drew Vogel on a lease for a dog park and disc golf area in the Puddle Jumper Park area.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve questioned if there are any plans for sidewalks in the hospital area by the new stoplight. Earl responded it is in the long-range plans.

Adjournment: No further business appearing it was therefore moved by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner; NAYS: None. Adjournment time was 5:55 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Venema Construction LLC

Redemption Center Financial Summary

	2021	2020
Income		
Redemption Income	99,318.83	100,117.38
Don's/Fareway	12,000.00	12,000.00
Total Income	111,318.83	112,117.38
Less Can Redemption Paid Out	80,438.77	82,754.70
Gross Profit	\$30,880.06	\$29,362.68
Expense		
Admin/Bank Fee	107.37	3.27
Accounting	325.00	325.00
Depreciation		1,054.00
Insurance	1,000.00	1,000.00
License, Dues	960.00	960.00
Office Supplies	472.50	147.71
Property Taxes	1,670.00	1,670.00
Supplies	3,770.27	4,097.10
Meals	22.38	
Utilities	1,822.25	1,800.00
Disposal Expense	1,443.92	1,300.00
Rent	12,000.00	12,000.00
Labor	1,883.55	
Total Expense	\$25,477.24	\$24,357.08
Net Income	\$ 5,402.82	\$ 5,005.60

165.34 Mixed Use Overlay Zone. The intent of the Mixed Use Overlay Zone (MUO) is intended to allow greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings, in appropriate areas of the City. More specifically, the intent of the mixed use overlay zone is to accomplish the following objectives:

- A. To encourage mixed use projects that combine residential with nonresidential uses in the same building or building site area as a means to create an active street life and enhance the vitality of businesses;
- B. To provide a meaningful blend of residential and nonresidential uses that enhances and builds upon the City's commercial base;
- C. To provide additional housing options for people, including but not limited to, young professionals and older people, who want to live near their workplaces and/or near retail and other non-residential uses;
- D. To encourage consolidation of small parcels into viable, block-size mixed use development in designated areas;
- E. To ensure on-site compatibility of residential and non-residential uses; and
- F. To ensure compatibility of mixed use projects with surrounding uses and development patterns.

1. Superimposed nature of mixed use overlay zone. The mixed use overlay zone shall be in nature of an overlay zone. Land classified in the mixed use overlay zone shall ~~also~~ only be classified in the C-2, Highway Commercial Zone. Property so classified shall be identified on the zoning map by both the underlying zone and the mixed use overlay zone. The regulations set forth in this chapter of the mixed use overlay zone shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the mixed use overlay zone and the provisions of the underlying zone, the provisions of the mixed use overlay zone shall prevail when a mixed use project is being developed. If the mixed use overlay zone is silent in relation to any development standard, the development standard identified in the underlying zone shall prevail.

2. Special focus areas. With application of the mixed use overlay zone, the City seeks to take advantage of development opportunities in key areas of the City, each of which faces unique opportunities and constraints. A description of the desired purpose of these areas is described in this section to provide guidance for those seeking to construct mixed use development in such areas.

3. Principal Permitted Uses. The following uses are permitted in the (MUO) Mixed Use Zone:

A. All mixed use development in accordance with the provisions of this section requires site plane review pursuant to the standards of this title. Site plans shall be subject to Planning and Zoning Commission review and approval.

B. Property may be developed solely for residential uses or solely for uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district.

1. If developed in accordance with the provisions of the underlying zoning district, site plan review shall not be required for such development unless required by another provision of this title.

2. If developed solely for residential purposes, development shall be in accordance with the provisions of this chapter for residential development and site plan review shall be required.

C. If property is developed with a mix of residential and nonresidential uses within the same project area in accordance with the provisions of this section:

1. Residential:

- a. Single-family dwellings, Duplex's;
- b. Multi-family dwellings containing three or more dwellings;
- c. Townhouses and Condominiums containing three or more dwellings.

2. Commercial:

- a. Food sales and service;
- b. Retail sales and service;
- c. Professional, administrative, and business uses;
- d. Recreational facilities.

4.Special Exception Uses. The following uses and structures may be permitted in the (MUO) zone subject to review and approval from the Planning and Zoning Commission.

A. Bars and Nightclubs;

B. Public Assembly:

- 1. Lodges and Meeting Halls,
- 2. Theaters(cinema and otherwise);

5. Uses prohibited. All uses not listed are prohibited, unless determined to be similar pursuant to this chapter.

6. Accessory Uses. Accessory uses and structures normally appurtenant to the permitted uses and structures are permitted in accordance with Chapter 165(165.25(C)) of this Ordinance.

A. Private swimming pools, tennis courts, and other recreational facilities in conjunction with a residence.

B. Temporary building(s) or structure(s) incidental to construction work may exist in accordance with Chapter 165(165.25(3)) of this Ordinance.

C. Signs permitted in accordance with Chapter 165(165.25) of this Ordinance.

D. Parking as provided for in Chapter 165.27) of this Ordinance.

7. Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max Height (feet)	Max Lot Coverage (%)
Multi-Family	7,500	*	30	25	*	35	*
Townhouse, Condominiums	2,500 per Unit **	*	30	25	25	35	
Permitted Uses	6,500	*	30	*	*	35	*
Accessory Buildings			*	*	*	20	*

* Lot and Yard requirements are dependent upon the designated district usage and may vary depending upon areas being conserved or special amenities being used or established and will be reviewed upon submittal of the MU District.

** Minimum Lot size is 7,500 square feet.

8. Supplemental Requirements: The Planning and Zoning Commission, in its minutes, shall set forth its reasons for recommendation of approval or denial of the application for a (MUO) Zone approval, along with specific evidence and facts showing that the proposal meets or does not meet the following conditions.

A. Said (MUO) Zone shall be allowed only in the C-2, Highway Commercial Zoning.

B. Said (MUO) Zone shall be in general conformity with the provisions of the Orange City Comprehensive Land Use Plan.

C. Said (MUO) Zone shall not have a substantially adverse effect on the development of the neighboring area.

D. The minimum size allowed for a (MUO) Zone by type of use shall be as follows:

1. Residential – Commercial (combination), four(4) acres.

E. Height and yard requirements shall be reflected on the Development Plan and shall promote an efficient and creative use of land.

F. Use Limitations in a (MUO) Zone no building, structure, land, or premises shall be used, and no building shall be erected, constructed, or altered, except for any use permitted in this District. All uses must be approved as shown on the Development Plan as specified in this District.

G. Standards and conditions for development:

1. A development proposed for land classified as a (MUO) Zone shall be consistent with the following general standards for use of land, and the use, type, and location of buildings, the density or intensity of use, open space, public facilities, and the Development Plan shall, where applicable, reflect compliance.

2. The applicant shall satisfy the Planning and Zoning Commission and City Council that there is the ability to carry out the proposed plan, including financial assurances and the phasing of the project, and shall prepare and submit a schedule of construction, if necessary. The proposed construction shall begin within a period of 12 months following the approval of the final application by the City Council. A minimum of 50% of the total planned construction shown on the final plan shall be completed within a period of five(5) years following such approval or the approval shall expire. If the approval expires under this section, the applicant shall show good cause to the Planning and Zoning Commission to extend the plan approved.

3. The developer shall provide and record Plats, easements, and covenants.

4. The site shall be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development.

5. Off-street parking and loading shall be provided in accordance with the parking and loading regulations of the City of Orange City.

6. All residential and commercial buildings shall be set back not less than 25 feet from the perimeter of the land zoned (MUO) Zone. Additional setback from a heavily traveled thoroughfare may be required, when found reasonable by the Planning and Zoning Commission for protection of health, safety, and general welfare.

8. The (MUO) Zone shall include such provisions for the ownership and maintenance of the Common Areas as are reasonably necessary to ensure its continuity, care, conservation, and maintenance, and to ensure that remedial measures will be available to the City Council if the common open space is permitted to deteriorate or is not maintained in a condition consistent with the best interests of the (MUO) Zone or of the entire community.

9. Common Areas as defined under this zoning district shall mean land area of the site not covered by buildings, parking, structures. Common Areas shall include open space that is accessible and available to all owners or residents in common pursuant to an Owner's Association.

9. Application for approval of Mixed Use Zone: An application for a (MUO) Zone shall be handled in the manner prescribed for amending this Ordinance. The same requirements for notice, advertisement of public hearing, protest, and adoption shall be required as zoning changes.

A. The full legal description of the boundaries of the property or properties to be included in the (MUO) Zone.

B. A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed (MUO) Zone.

C. When a (MUO) Zone includes provisions for common space and/or recreational facilities, a statement describing how much such open space and/or facility be owned and maintained when not under the ownership of a governmental entity. The controlling entity shall provide the City of Orange City with copies of the proposed articles of incorporation and bylaws of such entity.

D. The Planning and Zoning Commission shall meet within 45 days of an application being filed. Plans shall be filed with the City at least four(4) weeks prior to a scheduled Planning and Zoning meeting. After the application for a (MUO) zone is filed, the Planning and Zoning Commission shall hold a public hearing on said district after giving required notice for hearings and amendments. The Planning and Zoning Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions.

10. Final Approval: The City Council with recommendation from the Planning and Zoning Commission shall or shall not approve the Mixed Use Overlay Zone.

11. Amendments: The (MUO) District may be amended by 51% of the owners of the property within the (MUO) Zone.

12. Zoning Permits: Zoning permits shall be required in accordance with the provisions of Section 165.30 of this chapter.

