

CHAPTER 81

PLAN COMMISSION

MEMBERS

8100. Plan Commission, Number of Members.

The Jackson County Plan Commission shall consist of nine (9) members. (Ord. 954, Sec. 8.01, Eff. 3-18-82)

8101. Residency.

At least four (4) of the members shall be residents of the unincorporated area of Jackson County. (Ord. 954, Sec. 8.01, Eff. 3-18-82; Ord. 1945, Eff. 04/08/91)

8101.1 Until the residency requirements of §8101. are completely met, vacancies on the commission shall be filled in such a manner as to comply with those residency requirements as completely as is possible. (Ord. 1945, Eff. 04/08/91)

8102. Appointment.

The members shall be appointed by the County Executive subject to the power of the County Legislature to disapprove. (Ord. 954, Sec. 8.01, Eff. 3-18-82)

8103. Term.

The terms of the members shall be four (4) years or until their successors takes office, except that the original term of four (4) of the nine (9) appointed members shall be for a period for two (2) years. (Ord. 857, Sec. 8.02, Eff. 1-22-81)

8104. Removal.

Members may be removed for cause on written charges by a majority of the County Legislature. Further, whenever a member shall be absent without excuse from more than two consecutive regularly scheduled meetings or more than three such meetings in one year, the Chair shall forthwith notify the County Executive. Acting upon such notification, the County Executive shall remove said member from the Commission. A new member shall then be appointed by the Executive to fill the unexpired term in accordance with the regular method of making appointments to the Commission. An absence is "excused" when the Chair, with the concurrence of a majority of the Commission members present, shall note such excused absence in the minutes of the meeting at which the member is not in attendance, or at the meeting immediately following. (Ord. 857, Sec. 8.02, Eff. 1-22-81; Ord. 1945, Eff. 04/08/91)

8105. Vacancies.

Vacancies may be filled by the County Executive, subject to the power of the County Legislature to disapprove, for the unexpired term of any member whose term becomes vacant or until his successor takes office. (Ord. 857, Sec. 8.02, Eff. 1-22-81)

8106. Executive Secretary.

The Director of Planning and Zoning shall serve as executive secretary to the Commission. (Ord. 954, Sec. 8.01, Eff. 3-18-82)
C/R: 2680.00, enforcement duties.

8107. Compensation.

All members of the Plan Commission shall receive one hundred dollars (\$100) for each meeting attended. (Ord. 857, Sec. 8.2, Eff. 1-22-81; Ord. 3613, Eff. 03/23/05)

POWERS AND DUTIES

8110. Plan Commission, Rules.

The Plan Commission may create and adopt rules for the transaction of its business. Those rules shall be in conformity with the provisions of this chapter. (Ord. 119, Sec. 8.03, Eff. 11-30-73)

8111. Public Record.

The Plan Commission shall keep a public record of its resolutions, transactions, findings and recommendations. (Ord. 119, Sec. 8.03, Eff. 11-30-73)

8112. Review Committee.

The Plan Commission may appoint a preliminary review committee to review and report on proposals for new development, zoning amendments, special use permits and changes in regulatory controls (Ord. 119, Sec. 8.04, Eff. 11-30-73)

8112.1 Purpose.

The purpose of the review committee is to reduce the time spent on routine matters by the Plan Commission and to allow its members to contribute more to the formulation of comprehensive goals and objectives for the development of Jackson County. (Ord. 119, Sec. 8.04, Eff. 11-30-73)

8112.2 Composition.

The review committee shall be composed of the following county officers or their appointed representatives: the Director of Economic Development and Planning, the Director of Public Works, Manager of the Division of Administration, the Director of Parks and Recreation, the County Counselor and a member of the Land Use Committee of the County Legislature, to be designated by the Chairman of said Committee. (Ord. 119, Sec. 8.04, Eff. 11-30-73; Ord. 1924, Eff. 01/31/91)

8112.3 Function.

The review committee shall serve in an advisory capacity only and shall report its findings and recommendations to the Plan Commission on request. (Ord. 119, Sec. 8.04, Eff. 11-30-73)

COUNTY PLAN

8120. County Plan, Plan Commission Responsibilities.

The Plan Commission shall formulate, prepare and submit to the County Legislature an official County Plan for the purpose of bringing about coordinated physical development in accordance with present and future needs. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8120.1 Subject Matter.

Any County Plan may deal generally with any subject matter authorized by law to be dealt with in county plans. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

C/R: 24031.01, Plan Commission keep authentic copy of Zoning District maps.

8120.2 Development.

The County Plan shall be developed so as to conserve the natural resources of the county, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of the inhabitants of the county. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8120.3 Basis.

The County Plan shall be based on studies of physical, social, ecological, economic and governmental conditions and trends. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8120.4 Design.

The County Plan shall be designed to assure the coordinated development of the county and to promote the general welfare and prosperity of its people. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121. Policy.

The County Plan shall set forth policies regarding the following areas.

8121.1 Physical Development and Improvement of County.

The County Plan shall set forth policy regarding the physical development and improvement of the county, including recommendations for the most desirable use of land within the county for residential, recreational, agricultural, commercial, industrial and other purposes and for the most desirable density of population in the various parts of the county. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.2 Streets and Highways.

The County Plan shall set forth policy providing for a system of principal thoroughfares, highways, streets and other public ways. (Ord. 119, Sec. 8.05 a.,

Eff. 11-30-73)

8121.3 Public or Mass Transportation.

The County Plan shall set forth policy providing for systems of public or mass transportation. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.4 Public Facilities.

The County Plan shall set forth policy providing for airports, parks, playgrounds and other public open spaces. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.5 Public Buildings.

The County Plan shall set forth policy providing for the general location, relocation and improvement of public buildings. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.6 Public Utilities.

The County Plan shall set forth policy providing for the general location of and the extent of public utilities and terminals for water, sewerage, light, power, transit or other purposes, whether publicly or privately owned. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.7 Drainage Facilities.

The County Plan shall set forth policy providing for adequate drainage facilities and control. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8121.8 Other Beneficial Matters.

The County Plan shall set forth policy providing for such other matters as may be beneficial to the county. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8122. Documents Included Within the County Plan.

The County Plan, with the accompanying maps, diagrams, charts, descriptive matter and reports, shall include the plans specified by this chapter. It may comprise any, all or any combination of the plans specified in this chapter for all or any part of the county as the Plan Commission and the County Legislature deem appropriate to the physical development of the county. (Ord. 119, Sec. 8.05 c., Eff. 11-30-73)

8123. Coordination With Other Plans.

The Plan Commission shall consider the feasibility and advisability of coordinating the County Plan with like plans of any bordering county and all cities, town or villages within and bordering the county so that the plans shall be compatible insofar as possible. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8123.1 Maintain Master Plans.

To accomplish the purpose of Section 8123.00 and for the purpose of assisting exchange of information among governments, the Plan Commission shall obtain and keep on file a copy of the master plan of each of the governments mentioned in

Section 8123.00. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

8123.2 When Not Required.

The Plan Commission shall not be required to maintain its own file if any governmental or intergovernmental agency maintains such a file which is readily available to the Commission for study. (Ord. 119, Sec. 8.05 a., Eff. 11-30-73)

PROCEDURE FOR SUBMISSION OF PLAN

8130. Public Hearing Required, Notice.

Before the adoption, amendment, or extension of the county plan or a portion thereof, the plan commission shall hold at least one (1) public hearing. Notice of such hearing shall be by publication in at least one newspaper having general circulation within the county at least fifteen (15) days prior to the date of the hearing. (Ord. 119, Sec. 8.05 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8131. Adjournment of Public Hearing.

The public hearing may be adjourned from time to time. (Ord. 119, Sec. 8.05 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8132. Approval of Plan.

The approval of the county plan shall be by resolution carried by not less than a majority vote of the full membership of the Plan Commission. (Ord. 119, Sec. 8.05 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8133. Submission to Legislature.

After the adoption of the county plan by the plan commission, the plan commission shall submit the county plan in whole or in part to the county legislature. (Ord. 119, Sec. 8.05 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8134. Adoption and Certification of Plan.

After the adoption of the county plan by the county legislature, an attested copy shall be certified to the clerk of the county legislature and a copy shall be recorded in the office of the director of records. (Ord. 119, Sec. 8.05 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

PROCEDURES AFTER ADOPTION OF PLAN

8140. Improvements in Unincorporated Area.

From and after the County Plan or portion of the County Plan has been adopted and its proper certification and recording in accordance with this chapter, no improvement of the type embraced within the recommendations of the County Plan shall be constructed or authorized in the unincorporated area of the county without first submitting the proposed plans for the improvement to the Plan Commission and receiving the written approval and

recommendations of the Plan Commission. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8141. Legislature May Overrule Plan Commission Actions.

If a development or public improvement is proposed to be located in the unincorporated area of the county by any municipality, county, public board or commission, the approval or disapproval of the Plan Commission may be overruled by the County Legislature. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8141.1 Certification of Reasons.

The County Legislature shall certify to the Plan Commission its reasons for overruling the approval or disapproval of the Plan Commission. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8142. Specific Authorization.

Nothing in this chapter shall interfere with a development of public improvement which has been or is specifically authorized or permitted by any of the following. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8142.1 Certificate of Public Convenience and Necessity.

Nothing in this chapter shall interfere with a development or public improvement which has been or is specifically authorized or permitted by a certificate of public convenience and necessity. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8142.2 Order of Public Service Commission.

Nothing in this chapter shall interfere with a development or public improvement which has been or is specifically authorized or permitted by an order issued by the Public Service Commission. (Ord. 119, Sec. 8.06, Eff. 11-30-73)

8142.3 Permit of County Legislature.

Nothing in this chapter shall interfere with a development or public improvement which has been or is specifically authorized or permitted by permit of the County Legislature after public hearing in the manner provided by Sections 8130.00 through 8136.00. (Ord. 119, Sec 8.06, Eff. 11-30-73)

8143. Subdivision Regulations, Promulgation by Plan Commission.

The plan commission shall prepare and adopt regulations governing the subdivision of land within the unincorporated area including all plats or proposed streets prepared for record and all division of land or lots into two (2) or more parts, except the division of land resulting in tracts or lots the smallest of which is an area of ten (10) acres or more. (Ord. 119, Sec. 8.07, Eff. 11-30-73) C/R: Chapter 26.

8143.1 Scope.

The regulations may provide for the proper location and width of streets, building lines, open spaces, minimum width and area of lots, access to major streets, street grading and paving, drainage or utility easements, sewers, water and other utilities which are necessary to avoid the congestion of population and to protect the public

health, safety or the general welfare of the inhabitants in the unincorporated area of the county. (Ord. 119, Sec. 8.07, Eff. 11-30-73)

8143.2 Adoption.

The regulations shall be adopted by the Plan Commission only after a public hearing has been held on the regulations at any one place in the county and public notice of the hearing has been given in the same manner as provided by section 8130. (Ord. 119, Sec. 8.07, Eff. 11-30-73; Ord. 2214, Eff. 07/14/93)

8143.3 When Effective.

The regulations shall become effective after approval and adoption by ordinance of the county legislature. (Ord. 119, Sec. 8.07, Eff. 11-30-73)

8143.4 Amendment.

After adopted, regulations may be amended by the county legislature after public hearings and recommendations by the plan commission provided in sections 8130.00 through 8134. (Ord. 119, Sec. 8.07, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8143.5 Bonds in Lieu of Immediate Improvements.

In lieu of the immediate completion or installation of improvements required under the regulations adopted, the manager of the division of finance shall accept bonds for the county in an amount and with surety and conditions prescribed by the county legislature. The bond shall provide and secure to the county the actual construction of such improvements and utilities within the period prescribed by the regulations. (Ord. 119, Sec. 8.07, Eff. 11-30-73)

C/R: 2657.00, bond requirements.

8144. Subdivision Plats, Submit to Plan Commission.

After the county legislature has adopted the subdivision regulations, no plat or instrument describing a subdivision of land within the unincorporated area of the county shall be recorded or vacated until the plat is first submitted to the plan commission. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.1 Action by Plan Commission Regarding Subdivision.

The plan commission after hearing may approve, reject, amend or vacate any plat of a subdivision of land including roads, streets, highways and alleys or approve or reject any petition to change the name of any road, street or highway. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.2 Time for Plan Commission to Act.

The plan commission shall report on any plat within sixty (60) days after hearing. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.3 Vacation of Plat.

On the vacation of a plat the director of records shall be notified in writing of the vacation. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.4 Notice When Name Change Approved.

On approval of any petition to change the name of any road, street or highway, the director of public works shall notify affected property owners, the appropriate county departments, and the postal authorities of the name change to be noted on appropriate county maps and documents. (Ord. 342, Sec. 8.08, Eff. 2-18-76; Ord. 2212, Eff. 07/14/93)

8144.5 Notice to Legislature of Name Change.

The county legislature shall be notified of any final action on a petition for a change of the name of any road, street or highway. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.6 Name Change Overruled by Legislature.

The county legislature may overrule any decision to change the name of any road, street or highway by resolution when notice of the intent of the sponsor to introduce such a resolution in due course, is filed with the clerk of the county legislature within fifteen (15) days, or if the decision is appealed as provided in Sections 8144.07 through 8144.11. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.7 Appeal From Decision of Commission.

If a plat is vacated, amended or rejected by the plan commission, or if a proposed change of name of any road, street or highway is approved or rejected, the decision of the plan commission may be appealed to the county legislature. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.8 Notice of Appeal.

Notice of an appeal from a decision of the plan commission shall be filed with the clerk of the county Legislature. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.9 Time to Appeal.

The notice of appeal from a decision of the plan commission shall be filed within fifteen (15) days. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.10 Action by Legislature on Appeal.

The action of the plan commission may be overruled and the plat approved only by the county legislature after public hearing. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.11 Reasons for Action of Legislature.

The reasons for overruling any action or recommendation of the plan commission shall be included in the journal of the county legislature. (Ord. 342, Sec. 8.08, Eff.

2-18-76; Ord. 2212, Eff. 07/14/93)

8144.12 When Plat Recorded.

The director of records shall not record a plat of a subdivision of land in the unincorporated area of the county until a certificate of authority is received from the director of public works. (Ord. 342, Sec. 8.08, Eff. 2-18-76; Ord. 2212, Eff. 07/14/93)

C/R: 2671.00 through 2671.03, certification of final plat.

8144.13 Issuance of Certificate of Authority.

The director of public works shall issue a certificate of authority if the plat has been approved pursuant to this chapter. (Ord. 342, Sec 8.08, Eff 2-18-76; Ord. 2212, Eff. 07/14/93)

C/R: 2671.03, certification of final plat.

8144.14 Incorporated Areas, When Plan Commission Can Act.

The plan commission may, on written request of the legislative body of an incorporated area in which there is no municipal planning commission, pass on subdivision plats within the incorporated areas. The plat shall be subject to all rules and regulations of the plan commission and shall not be recorded until approved in the same manner as a subdivision plat in an unincorporated area. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8144.15 Subdivision Plat Approval in Incorporated Area.

If the plan commission does agree on plats in an incorporated area, the director of records shall be advised of the fact by registered letter from the plan commission and the municipal legislative body. (Ord. 342, Sec. 8.08, Eff. 2-18-76)

8145. Building or Setback Lines on Major Highways.

Whenever a plan for major highways has been prepared, the plan commission is authorized and empowered to prepare and recommend to the county legislature ordinances to establish, limit, and regulate building or setback lines on the major highways and to prohibit the location of any new building within the building or setback lines (outside the corporate limits of any city, village, or unincorporated town). (Ord. 119, Sec. 8.09 a., Eff. 11-30-73)

8145.1 Recommendations to Legislature.

When a plan for proposed highways or other public improvements has been prepared, the plan commission shall in the manner set forth in section 8145. recommend that the county legislature prohibit the location of any new building within the proposed site or right of way when the center line of the proposed highway or the limits of the proposed sites have been carefully determined and are accurately delineated on maps approved by the plan commission according to the procedures set forth in sections 8130. through 8134. and adopted by the county legislature. (Ord. 119, Sec. 8.09 a., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8145.2 Public Hearing Required.

The plan commission shall not recommend that any regulation contemplated by this section be adopted, changed or amended until a public hearing has been held on the regulation by the plan commission. (Ord. 119, Sec. 8.09 b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8145.3 Notice of Public Hearing.

Notice of the public hearing shall be given in the manner provided in sections 8130. (Ord. 119, Sec. 8.09 a., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8145.4 Administration and Enforcement.

The director of public works shall administer and enforce this section. (Ord. 119, Sec. 8.09 a., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8145.5 Board of Zoning Adjustment, Building or Setback Lines on Major Highways.

The board of zoning adjustment may modify or vary the regulations, in specific cases, in order that unwarranted hardships which constitute an unreasonable deprivation of use as distinguished from mere loss of a privilege may be avoided. (Ord. 119, Sec. 8.09 a., Eff. 11-30-73)

C/R: 9238.00, appeals.

8146. Building and Lot Regulations, Plan Commission.

For the purpose of promoting the health, safety, morals, comfort or the general welfare of the unincorporated portion of the county, to conserve and protect property and building values, to secure the most economical use of the land and to facilitate adequate provision of public improvements in accordance with the County Plan, the Plan Commission shall prepare and submit to the County Legislature ordinances that regulate and restrict the following in the unincorporated portions of the county (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.1 Height and Size of Buildings.

The plan commission shall prepare and submit ordinances regulating and restricting the height, the number of stories and the size of buildings. (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.2 Occupied Lots.

The plan commission shall prepare and submit ordinances regulating and restricting the percentage of lots that may be occupied. (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.3 Size of Open Spaces.

The plan commission shall prepare and submit ordinances regulating and restricting the size of yards, courts and other open spaces. (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.4 Density of Population.

The plan commission shall prepare and submit ordinances regulating and restricting the density of population. (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.5 Location and Use of Structures and Land.

The plan commission shall prepare and submit ordinances regulating and restricting the location and use of buildings, signs, structures and of land for trade, industry, residence, parks or other purposes, including area for agricultural, forestry, recreation and wildlife refuge. (Ord. 119, Sec. 8.10 a., Eff. 11-30-73)

8146.6 Limitation.

The powers granted by Article II, Section 16.3 and Section 16.41 of the Jackson County Charter and implemented by this chapter shall not be exercised to deprive the owner, lessee or tenant of any existing property of its use or maintenance for the purpose to which it is then lawfully devoted, except that reasonable regulations may be adopted for the gradual elimination of nonconforming uses for districts zoned for residential use. (Ord. 119, Sec. 8.10 b., Eff. 11-30-73)

8147. Zoning Districts, Authorization.

For any and all of said purposes, the unincorporated area of the county may be divided into districts of such number, shape or area as may be deemed best suited to carry out the purposes of this chapter. (Ord. 119, Sec. 8.11, Eff. 11-30-73)

C/R: Chapter 240, Zoning Ordinance.

8147.1 Districts Set Forth.

The districts in the unincorporated area shall be shown on the plans or described in the regulations along with standards for their application. (Ord. 119, Sec. 8.11, Eff. 11-30-73)

8147.2 Regulation in Districts.

Within the districts, the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land may be regulated and restricted. (Ord. 119, Sec. 8.11, Eff. 11-30-73)

8147.3 Uniformity of Regulation.

All the regulations shall be uniform for each class or kind of building or land uses throughout each district, but the regulations in one district may differ from the regulations in other districts. (Ord. 119, Sec. 8.11, Eff. 11-30-73)

8147.4 Factors to be Considered.

The regulations shall be made in accordance with a comprehensive plan and shall give reasonable consideration among other things to the existing use and character of the district, its suitability for particular uses, conserving the value of buildings and existing development and encouraging the wisest use of land throughout the county. (Ord. 119, Sec. 8.11, Eff. 11-30-73)

8148. County Master Plan and Districts, Adoption.

The master plan of Jackson County previously approved by the County Court Order and the districts and regulations for use of land therein, established by the Zoning Order of the County Court of Jackson County, Missouri, pursuant to Sections 64.211 through 64.290 Missouri Revised Statutes and in effect as a January 1, 1973, and as amended heretofore by the County Legislature are hereby incorporated as if set out in full, and adopted until further amended or replaced in accordance with the procedures set forth in this chapter. (Ord. 119, Sec. 8.12, Eff. 11-30-73)

C/R: Chapter 240, Zoning Ordinance.

8149. Zoning Regulations and Districts, Change Recommendations.

The Plan Commission may recommend that regulations of districts adopted by Section 8148.00 be amended, supplemented or changed. (Ord. 119, Sec. 8.13 a. and b., Eff. 11-30-73)

8149.1 Change in Regulations and Districts.

The Plan Commission may recommend that regulations or districts adopted by Section 8148.00 be amended, supplemented or changed. (Ord. 119, Sec. 8.13 a. and b., Eff. 11-30-73)

8149.2 Form of Notice.

Notice of the public hearing shall be given in accordance with the procedures established for notice of hearings in Section 8130. (Ord. 119, Sec. 8.13 a. and b., Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8149.3 Information Forwarded to Legislature.

The Plan Commission shall forward to the County Legislature a transcript of all evidence taken in the hearing required by Section 8149.1 together with its recommendations for any amendment, change or supplement to zoning districts and regulations. The Plan Commission shall also forward with the transcript and recommendations, drafts of any ordinances necessary to effect the amendment, change or supplement which may then be introduced in accordance with the Jackson County Charter. (Ord. 119, Sec. 8.13 c. and d., Eff. 11-30-73)

8149.4 Notice to Chairman of Land Use Committee.

The Chairman of the Land Use Committee of the County Legislature shall be notified of the recommendation of the Plan Commission by a copy of the letter of transmittal. (Ord. 119, Sec. 8.13 c., Eff. 11-30-73)

8150. Matters Pending Before Commission.

All matters pending on the effective date of this ordinance before the Jackson County Planning Commission created by the Statutes of Missouri shall be dealt with by the County Plan Commission as though originally brought before that Commission. (Ord. 119, Sec.

8.15, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

FEES

8160. Fees, Plan Commission Applications and Permits.

The fees charged for the various applications shall be as follows. In no event shall any portion of the filing fee be refunded to the applicant. Any expenditure in excess of the filing fee necessary and incident to the processing of the application shall be billed to and paid by the applicant. No final action on an application can be taken until such time as any such bills are paid in full. (Ord. 119, Sec. 8.16, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8160.1 Rezoning Application.

The fee for a residential rezoning application is one hundred fifty dollars (\$150.00). The fee for a commercial/industrial rezoning application is three hundred dollars (\$300.00). (Ord. 119, Sec. 8.16, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8160.2 Variance Application.

The fee for a variance application is one hundred dollars (\$100.00). (Ord. 119, Sec. 8.16, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8160.3 Special Permit Application.

The fee for a special use permit application is one hundred fifty dollars (\$150.00). (Ord. 119, Sec. 8.16, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

C/R: 24202.00, special use classes.

8160.4 Preliminary Subdivision Plat.

The fee for a preliminary subdivision plat shall be one hundred dollars (\$100.00). (Ord. 2212, Eff. 07/14/93)

8160.5 Final Subdivision Plat.

The fee for a final subdivision plat is one hundred dollars (\$100) plus three dollars (\$3.00) per lot. (Ord. 119, Sec. 8.16, Eff. 11-30-73; Ord. 2212, Eff. 07/14/93)

8161. Waiver of Fees.

Where it appears that the applicant is entitled to exemption from state and county taxes on the property in question, or in cases of extreme hardship or emergency, the Board of Zoning Adjustment may authorize waiver of the fees set forth in this chapter. (Ord. 119, Sec. 8.17, Eff. 11-30-73)

C/R: Chapter 82.

VIOLATIONS.

8170. Violations.

Any violation of the Jackson County Zoning Ordinance, of the zoning regulations established or adopted under this chapter, may be punished by a fine of not more than one thousand dollars (\$1,000) or confinement in the county jail for not more than one (1) year or both. (Ord. 119, Sec. 8.18, Eff. 11-30-73)

8171. Separate Offense.

A separate offense is deemed to have been committed for each day which the violation is permitted to continue. (Ord. 119, Sec. 8.18, Eff. 11-30-73)