

**CITY OF BELFAST PLANNING BOARD
PUBLIC HEARING
WEDNESDAY, AUGUST 15, 2018 6:00 PM
TROY HOWARD MIDDLE SCHOOL CAFETERIA**

**PROPOSED AMENDMENTS
CITY CODE OF ORDINANCES
CHAPTER 102, ZONING
ARTICLE II, ADMINISTRATION**

Notes to Public

1) Background Information and Explanation of Proposed Amendments

City Code of Ordinances, Chapter 102, Zoning, identifies Administrative Procedures associated with the City's review of amendments to the City Code of Ordinances, Chapter 102, Zoning. The proposed amendments clarify the procedures that the City could follow to consider amendments to the Ordinances initiated directly by the City Council compared to amendments requested by a member of the public or property owner or by the Planning Board. This is the first time that this amendment has been presented for public consideration.

2) Planning Board Hearing of August 15, 2018 and Role of Planning Board

The Planning Board, consistent with City Code of Ordinances, Chapter 102, Zoning, Section 102-182 (which is the subject of this proposal), is responsible for the review of proposed amendments to the Zoning Ordinance and to offer a recommendation to the City Council. The Planning Board shall conduct a public hearing at its meeting of August 15 for the purpose of obtaining public comment on the amendments identified in this proposal. The Board, following the public hearing, will vote on the recommendation that it will offer on the proposal to the City Council. The City Council will conduct a public hearing on the amendments following its receipt of a recommendation from the Planning Board.

3) How to Offer Public Comment to the Planning Board on the Proposed Amendments.

The public may offer comment on or by the date of the August 15 Planning Board public hearing in one of three ways:

- You can attend the August 15 public hearing and offer verbal comment to the Planning Board at the hearing.
- You can submit comment in writing to: Wayne Marshall, Code and Planning, City of Belfast, 131 Church St, Belfast, ME, 04915.
- You can submit comment via email to: **public@cityofbelfast.org**.

All comment that is provided in writing or via email will be provided to the Planning Board at or before the hearing. If you chose to submit comment in writing or via email, we ask that you do so by 3:00 pm on August 15 so that copies can be made for the Planning Board in advance of the 6:00 pm public hearing. The Planning Board gives

equal consideration to all forms of comment that are offered.

Questions regarding the proposed Ordinance amendment should be directed to Wayne Marshall, Director, Code & Planning at 338-1417 x 125 or at wmarshall@cityofbelfast.org.

4) Format of Proposed Amendments.

All text shown in black font is current text in the adopted City Code of Ordinances, Chapter 102, Zoning. **All text shown in red font** is new language that is proposed to be added, and ~~all text shown in blue and strike-through font~~ is language that is proposed to be deleted.

Chapter 102. Zoning

ARTICLE II. Administration

DIVISION 6. Amendments

Sec. 102-181. Authorized procedure. [Ord. No. 28-1997, § 400.0, 3-4-1997]

The regulations, restrictions and boundaries set forth in this chapter may from time to time be amended, supplemented or repealed in accordance with 30-A M.R.S.A. § 4352 and the **City** Charter. In the event of any inconsistencies between the state statutory procedures and those contained within the **City** Charter, the state statutes shall control.

Sec. 102-182. Review of proposed amendments by Planning Board. [Ord. No. 6-1998, 7-7-1998]

The City Council, recognizing that it is the Planning Board that deals most closely with the zoning codes of the City, hereby resolves that any changes proposed to the City's zoning ordinances or codes be reviewed by the Planning Board before being considered for adoption by the City Council. **The role of the Planning Board is to offer a recommendation to the City Council. This provision shall not apply to any amendments to the zoning ordinance initiated by the City Council.** ~~Any citizen whose request has been denied by the Planning Board may seek reconsideration of the proposed change by the council, with the Planning Board's input and recommendations being provided to the council.~~

Sec. 102-183. through Sec. 102-210. (Reserved)

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