

CHAPTER 17

PLANNING AND COMMUNITY DEVELOPMENT

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Article 1. Planning Commission

Section 17-1. Municipal Planning Commission Created.

(See Chapter 1, Section 1-60, this Code of ordinances.)

Section 17-2. Jurisdiction.

The Municipal Planning Commission shall have jurisdiction over all land within the corporate limits of the City of Hollis, Oklahoma.

Section 17-3. Rules and Regulations.

1. The Planning Commission shall prescribe and adopt rules and regulations governing and controlling the transaction of business before it, and shall keep a public record of its regulations, transactions and findings.
2. Regular meetings shall be held at least once each month.
3. Special meetings may be called at any time by the Chairman of the Planning Commission.

Section 17-4. Employees; Expenditures.

1. The Planning Commission shall have the authority to contract for necessary professional services, within the limits of the appropriation fixed by the City Council. Salary and compensation for such services shall also be fixed by said Council.
2. The Planning Commission may incur necessary expenses within the limits of its appropriation to carry out its purposes and responsibilities.

Section 17-5. Project Review Procedures.

All projects or matters that fall within the duties and powers of the Planning Commission (as specified in this Code of Ordinances) that may come before the City Council, shall be referred to said Planning Commission for investigation and report, before any final action shall be taken thereon. If said Planning Commission fails to make an investigation and report on any matter or subject referred to it within sixty (60) days, or any other such proposal, plan or project.

Section 17-6. Duties and Powers.

The Planning Commission shall have the following duties and powers:

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1. To prepare and recommend to the City Council, for adoption, a Comprehensive Plan for the future development of the City of Hollis, Oklahoma, and to ensure that said Plan, once prepared and adopted, is properly utilized and updated at appropriate intervals;
2. To make recommendations concerning the community's growth, improvement and beautification;
3. To investigate and report to the City Council on all matters relating to the location and development of parks and recreational areas, streets, public grounds and structures;
4. To investigate, prepare and recommend to the City Council, for adoption, a suitable Zoning Ordinance to assist in the implementation of the community's Comprehensive Plan, and to assist said Council in administering said Zoning Ordinance;
5. To investigate, prepare and recommend to the City Council, for adoption, rules and standards for use in regulating the subdivision of land within the Planning Commission's jurisdictional area, and to assist said Council in administering said Land Subdivision Regulations; and
6. To investigate, prepare and recommend to the City Council, for adoption, such other rules, regulations, standards, policies or programs as may be necessary to implement the Comprehensive Plan for the City of Hollis, Oklahoma.

Sections 17-7 through 17-14. (Reserved for future use.)

Article 2. Zoning

Section 17-15. Municipality's Power to Zone.

1. For the purpose of promoting the health, safety, morals and general welfare of all citizens of the community, the City Council is empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.
2. For any or all of the above purposes, the City Council may divide the municipality into Zoning Districts of such number, shape and area as may be deemed most beneficial to the community. Within such Zoning Districts, the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land may be regulated. All such regulations shall be uniform throughout each District, but the regulations in one (1) Zoning District may differ from those in other Districts.

Section 17-16. Relationship of Zoning to the Comprehensive Plan.

Any Zoning Ordinance adopted by the City Council shall be made in accordance with the community's adopted Comprehensive Plan.

Section 17-17. Planning Commission to be Zoning Commission.

To avail itself of the powers of State Law, the Municipal Planning Commission is hereby designated as the Zoning Commission of the City of Hollis, Oklahoma.

Section 17-18. Zoning ordinance Continued and Adopted by Reference.

The current Zoning Ordinance in effect within the City of Hollis, Oklahoma, shall hereby continue in effect and be adopted, by reference, by this Code of Ordinances, until such time as the City Council shall, by Ordinance, adopt a new Zoning Ordinance for the City of Hollis, Oklahoma.

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Sections 17-19 through 17-24. (Reserved for future use.)

Article 3. Regulation of Land Subdivision

Section 17-25. Subdivision Review Process.

1. All subdivision plats or replats of land laid out in plats or lots, and the streets, alleys or other portions of the same intended to be dedicated to public or private use, within the jurisdictional area of the Municipal Planning Commission, shall first be submitted to said Planning Commission for its review.

2. If the subdivision plat or replat is located within the corporate limits of the City of Hollis, Oklahoma, final approval, prior to the filing of said plat or replat with the Hammon County Clerk, shall be obtained from the City Council of Hollis, Oklahoma.

3. In reviewing subdivision plats and replats, the Municipal Planning Commission and the City Council shall utilize the procedures and standards in the "Subdivision Regulations" adopted by and for the City of Hollis, Oklahoma.

Section 17-26. Subdivision Regulations Continued and Adopted by Reference.

The current "Subdivision Regulations" in effect within the City of Hollis, Oklahoma, shall hereby continue in effect and be adopted, by reference, by this Code of Ordinances, until such time as the City Council shall, by Ordinance, adopt new "Subdivision Regulations" for the City of Hollis, Oklahoma.

Sections 17-27 through 17-34. (Reserved for future use.)

Article 4. Miscellaneous Provisions

Section 17-35. Flood-Prone Areas.

(See Chapter 4, this Code of Ordinances.)

Sections 17-36 through 17-44. (Reserved for future use.)

Article 5. Penalty

Section 17-45. Penalty.

Any person, firm or corporation who violates any provisions of this Chapter shall be guilty of an offense and, upon conviction thereof, shall be punished by fine and costs as provided for in Section 9-34 of this Code. Each day upon which a violation continues shall be deemed a separate offense.