

Ordinance No. 718

AN ORDINANCE OF THE CITY OF RANDOLPH, NEBRASKA, AMENDING THE ZONING REGULATIONS OF THE BUILDING PERMIT ISSUANCE PROCESS CONTAINED IN ARTICLE 10 OF THE RANDOLPH, NEBRASKA ZONING ORDINANCES; TO PROVIDE FOR REVIEW AND APPROVAL OF BUILDING PERMITS BY THE PLANNING COMMISSION AND CITY COUNCIL PRIOR TO ISSUANCE BY THE ZONING ADMINISTRATOR; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RANDOLPH, CEDAR COUNTY, NEBRASKA:

- A. Upon recommendation of the City of Randolph (the "City") Planning Commission and its findings of fact, the Mayor and City Council hereby find and determine that it is necessary and desirable to amend the zoning regulations of the building permit issuance process contained in Article 10 of the Randolph, Nebraska Zoning Ordinances.
- B. The Planning Commission findings of fact are: that the amendment is consistent with the Planning Commission recommendation after discussion at their public meeting and posting notice of the same; that the amendment is consistent with the City Comprehensive Plan and the current and future land use of the City.
- C. That Article 10, Section 10.4.1 of the Randolph, Nebraska Zoning Ordinances is hereby amended as follows:

10.4 ZONING ADMINISTRATOR

10.4.1 Duties and Powers: This ordinance shall be administered by a Zoning Administrator who shall be appointed by the City Council.

In many communities, the zoning administrator is also designated as the building inspector. The zoning administrator is the central figure in zoning administration. All zoning and subdivision cases are coordinated through the office of the zoning administrator and the administrator is the first and last person who has contact with developers and builders with regard to zoning and approval of subdivisions.

As the name implies, the zoning administrator is not a policy maker nor does the administrator establish the zoning regulations or subdivision requirements. If there is any question about whether or not to grant approval of a zoning permit or subdivision plat, the zoning administrator will immediately begin routing the application to the appropriate governmental organization for action.

Specific duties of the zoning administrator include:

1. Issue building permits and certificates of occupancy.

- a. Receive application and permit fee from anyone who is erecting any structure within the zoning jurisdiction.
- b. Explain to the applicant what the requirements are in the zoning regulations or any codes adopted by the governing body.
- c. Check with zoning regulations to see if land is properly zoned and if plans meet the legal requirements. If in conformance, then submit the application to the Planning Commission and City Council for their review and consideration for approval. If approved by both the Planning Commission and City Council, then issue permit.
- d. Make final inspection at that time to determine if structure meets all legal requirements.

D. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

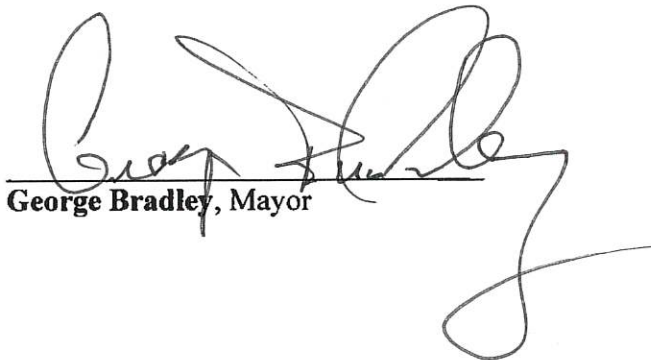
E. The City Clerk of the City of Randolph is hereby ordered and directed to cause this Ordinance to be published in pamphlet or book form.

F. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council and the Mayor of the City of Randolph, Cedar County, Nebraska at their regular meeting held on the 1 day of September, 2021.



Benjamin Benton, City Clerk


George Bradley, Mayor