

Section 4. ZONING ADMINISTRATOR ACTION: PRELIMINARY PLAT. The Administrator shall review the application and the preliminary plat submitted therewith, and if they are found to be complete, shall accept the application and fee. If in the opinion of the Administrator, the preliminary plat contains land that may be needed for a public utility, park, school, or other public facility, he shall within three (3) days transmit a copy of the plat to the appropriate public agency together with a request for its comments to be returned within 30 days. Copies of the plat shall be transmitted to the appropriate Fire Department, Conservation District, and School District, and may be transmitted to any other public agency that may be affected by the proposed subdivision. Within 30 days, the Administrator shall prepare a report covering compliance with all requirements of the regulations contained in this resolution that are applicable to the proposed subdivision. The Administrator shall submit the application, the preliminary plat, his report, and any comments received from any public agency to which the plat was referred to the applicant and the Planning and Zoning Commission no later than 10 days before the next regularly scheduled meeting of the Commission.

Section 5. PLANNING AND ZONING COMMISSION ACTION: PRELIMINARY PLAT. The Planning and Zoning commission shall review the application, the preliminary plat, the report of the Administrator, and any comments on the proposed subdivision received from a public agency. At its option, the Commission may request review by any qualified professional person, and may conduct such investigations, examinations, tests and site evaluations as it deems necessary to verify the information contained in the application or shown on the plat. The applicant shall grant the Commission or its agent permission to enter upon his land for these purposes.

The Commission shall hold a public review of the application. Within thirty (30) days after said review, the Commission shall recommend to the Board of County Commissioners that the Board:

- A. Approve the preliminary plat.
- B. Approve the preliminary plat subject to such modifications and conditions as the Commission deems necessary to justify its making the findings prescribed in Section 7 of this chapter.
- C. Deny the application.

Section 6. BOARD OF COUNTY COMMISSIONERS ACTION: PRELIMINARY PLAT: Within five (5) days after the action of the Planning and Zoning Commission, its findings and recommendation shall be transmitted to the Board of County Commissioners. At its next regularly scheduled meeting, the Board shall hold a public review. Within thirty (30) days after the review, the Board shall: