

THE CITY OF



NEVIS

104 MAIN STREET  
218-652-3866

NEVIS, MN 56467  
neviscty@gmail.com

## PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Date: Monday, October 28<sup>th</sup>, 2024

Time: 6:00pm

Place: 102 Main Street W, Nevis City Council Chambers

**Topics: Zoning Amendment 2024-03**

Dear Nevis Business, Resident and / or Property Owner:

The enclosed Notice of Public Hearing is being sent to you as it affects your property. The City of Nevis Zoning Ordinance states that a public hearing is required for a: Conditional Use Permit, Variance and Zoning Amendment Request, property owners within 350 feet of the affected property must be notified.

The role of residents at the public hearing is to voice their support or any concerns they may have for the requested use. The purpose of the hearing is to work with the applicant in meeting the conditions as required by ordinance. Resident concerns are heard, as is support, and efforts are made to remedy these concerns, if possible, by placing conditions on the activity that would make the use more compatible with the surrounding area. Again, if the requirements listed in the Zoning Ordinance can be met, the request will usually be approved.

*An application for a Zoning Amendment has been received by the City of Nevis: **ZA 2024-03***

**Property Owners affected:** *Resident and Businesses within and surrounding the General Business (B-2) District*

**Request:** *adding Cannabis Businesses as an approved Use in General Business (B-2) District.*

If you should have any questions regarding this letter, please call the City Office. If you have comments, written or oral, please come to the public hearing.

Thank you,

Nevis City Administration  
Nevis Planning Commission