

SECTION 34 - REVOCATION OF PERMITS, PLANS OR VARIANCES

1. Revocation of Permits, Automatic if not used.

Any Planned Unit Development Permit, Conditional Use Permit, Home Occupation Permit, Change of Use Permit, Site Plan Approval, or Variance granted in accordance with the terms of this Ordinance shall be deemed revoked if not used within one (1) year from the date of approval or such time as specified by the Planning Commission. Said permit shall not be deemed used until the applicant has actually obtained a building permit, and commenced construction there under. ~~*Site Plan Approval shall be deemed revoked if not used within six (6) months from the date of approval or such time as specified by the Planning Commission.*~~

2. Revocation for Non-Compliance with Conditions.

Any Planned Unit Development Permit, Conditional use Permit, Home Occupation Permit, Change of Use Permit, Site Plan Approval, Variance ~~*or other land use action, as listed in this ordinance,*~~ granted in accordance with the terms of this Ordinance may be revoked if any of the conditions or terms of such permit or variance are violated, or if any law or ordinance is violated in connection therewith. If, after notice and hearing, a Planned Unit Development Permit is revoked for a substantial violation of any of its conditions, the City Council may reconsider any zone change granted in connection with the Planned Unit Development and restore the zoning existing prior to such revocations, but any such proposed change of zone shall follow the procedures otherwise specified for zone changes herein.

3. Public Hearing.

The Planning Commission shall hold a public hearing on any proposed revocation after giving written notice to the permittee and to other owners of property as set forth in Section ~~*4*~~. The Planning Commission shall render its decision within forty-five days after the conclusion of the hearing. In case the permittee is not satisfied with the action of the Commission, they may appeal the Planning Commission decision to the City Council in the manner provided in Section ~~*4*~~ and Section 33.