

The planning and zoning commission shall have the following powers and authority:

- (1) To conduct, after notice as required by law, hearings required by the zoning ordinance and the laws of this state; to recommend to the town council the boundaries of the various districts and appropriate regulations to be enforced therein; to recommend to the town council the approval or denial of zoning changes sought under the zoning ordinance or initiated by the commission on its own motion or by the town council under its own motion.
- (2) To hear, recommend, or determine any matter relating to zoning, planning, or subdivision control, as may be specified or required under this article, other ordinances of the town, or the laws of the state.
- (3) To exercise such duties and powers as may be now or hereafter conferred by this article, other ordinances of the town, or the laws of the state.
- (4) Except in the case of a joint public hearing, the town council shall not hold a public hearing or take action on a zoning change or change to boundaries of the zoning districts or the regulation of a zoning district until it receives the final report of the planning and zoning commission. However, any public hearing required to be held by the planning and zoning commission or the town council by the zoning ordinance or the laws of the state, may be held jointly by the town council and the planning and zoning commission. The town council shall not, however, take any action at such joint hearing until it has received the final report of the planning and zoning commission.
- (5) Notice of public hearings (See [Chapter 14, Exhibit A, Section 24](#)).