

zoning of any land or lands, retain or reserve the power and authority to approve or disapprove the design of buildings, construction, landscaping, or other improvements, alterations, and changes made or to be made on the subject land or lands to assure conformity with the intent and purpose of this article and of the jurisdiction's zoning ordinance. The powers provided in subsection [4.01] (b) of this section shall be applicable only if the local legislative body adopts an ordinance which shall include enforcement procedures and requirements for adequate notice of public hearings and conditions sought to be imposed.

4.05.

(c) The provisions of [subsection 4.04] *Section 4.04* above relative to public hearings and official notice shall apply equally to all reclassifications.

4.06.

(a) The local legislative body may appoint such full and part-time hearing examiners as in its discretion may be deemed necessary and appropriate and may delegate to the said hearing examiner or examiners the power to hold and conduct public hearings as required and set forth in [subsection 4.05] *Section 4.05* above. Such hearing shall be conducted in such a manner and subject to such rules and regulations as may be provided by the local legislative body.

4.08.

(d) All issues in any proceeding under this [subsection] *section* shall have preference over all other civil actions and proceedings.

5.03.

(a) Before exercising the powers referred to in [subsection 5.02] *Section 5.02*, the planning commission shall prepare regulations governing the subdivision of land within its jurisdiction. Those regulations may provide for the adequate control of shore erosion; the control of sediment and the protection from flooding; the proper arrangement of streets in relation to other existing planned streets and to the master plan; the adequate and convenient placement of public school sites and of open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air and the avoidance of congestion of population, including minimum width and area of lots.

5.07.

From and after the time when a planning commission shall have control over subdivisions as provided in [subsection 5.01] *Section 5.01* of this article, the jurisdiction of the planning commission over plats shall be exclusive within the territory under its jurisdiction, and all statutory control over plats or subdivisions of land granted by other statutes shall, insofar as in harmony with the provisions of this article be deemed transferred to the planning commission of such jurisdiction.

6.02.

From and after the recording of any street plat approved by the local legislative body, as provided in [subsection 6.01] *Section 6.01* of