

Part 1
Planning Commission

§101. Creation and Membership.

1. Pursuant to the provisions contained in the Pennsylvania Municipalities Planning Code and in order to carry the said provisions into effect, there is hereby created in the Township a Planning Commission which shall have all the powers and duties conferred upon it by law and any other powers vested in it by law or ordinance.

2. The Township Planning Commission shall consist of five (5) members who shall be appointed by the Board of Supervisors and shall serve without compensation, except that they shall be reimbursed for expenses incurred in carrying out their commission duties.

(Ord. 7, 1/8/1962, §§1, 2; as amended by Ord. 49, 11/3/1986)

§102. Powers and Duties.

1. The Township Planning Commission shall make an annual report to the Board of Supervisors showing their transactions and recommendations. They may employ planning technicians and other persons whose salaries and wages together with other necessary expenses of the Commission shall be provided for, at the discretion of the Board of Supervisors, by proper appropriations and resolutions. The Commission may also receive and expend for the purposes of its planning work, any gifts, grants and appropriations of money from any other source, including Commonwealth, Federal or local funds, and may contract with governmental or private agencies or individuals with respect thereto.

2. The Planning Commission shall maintain and keep on file records of its action. All records and files of the planning agency shall be in the possession of the Board of Supervisors.

The Planning Commission shall have the power and duty to make, adopt and maintain a comprehensive plan for the physical development of the Township and the surrounding territory. Said comprehensive plan shall include among other things:

A. A statement of objectives of the Township concerning its future development;

B. A plan for land use which may include the amount, intensity and character of proposed future land uses;

C. A plan for movement of people and goods;

D. A plan for community facilities and utilities;

E. A map or statement indicating the relationship of the Township and its proposed development to adjacent municipalities and areas; and

F. Long-range fiscal plans for carrying out the planned objectives. In the preparation of the comprehensive plan the Commission should study population trends, existing land use, the economic base, traffic, existing thoroughfare system, and other factors related to

the development of the community. The purpose of the comprehensive plan should be to accomplish a coordinated and harmonious development of the community and its environs in accordance with present and future needs. The Commission would have the continuing responsibility for maintaining the comprehensive plan in an up-to-date condition, and in so doing would review and make recommendations to the Board of Supervisors on all ordinances which pertain to the physical development of the Township.

4. The Planning Commission shall at the request of the Board of Supervisors have the power and shall be required to:

A. Make recommendations to the Board of Supervisors concerning the adoption or amendment of an official map;

B. Prepare and present to the Board of Supervisors of the Township a zoning ordinance, and make recommendations to the Board of Supervisors on proposed amendments to it as set forth in this act;

C. Prepare, recommend and administer subdivision and land development, planned residential development regulations, as set forth in this act;

D. Prepare and present to the Board of Supervisors of the Township a building code and a housing code and make recommendations concerning proposed amendments thereto;

E. Do such other act or make such studies as may be necessary to fulfill the duties and obligations imposed by this act;

F. Prepare and present to the Board of Supervisors of the Township an environmental study;

G. Submit to the appointing authority of the Township a recommended capital improvements program;

H. Promote public interest in, and understanding of, the comprehensive plan and planning;

I. Make recommendations to governmental, civic and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals;

J. Hold public hearings and meetings;

K. Require from other departments and agencies of the Township such available information as relates to the work of the planning agency;

L. In the performance of its functions, enter upon any land to make examinations and surveys with the consent of the owner;

M. Prepare and present to the Board of Supervisors a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the Township.

5. In the performance of its powers and duties, any act or recommendation of the Planning Commission which involves engineering consideration, shall be subject to review and comments of the engineer, which shall be incorporated and separately set forth in any report, written act or recommendation of the Planning Commission.

(Ord. 7, 1/8/1962, §§3, 4; as amended by Ord. 49, 11/3/1986)