

CHAPTER 27

PLANNING COMMISSION

BOROUGH OF WYALUSING
ORDINANCE NO. 27

AN ORDINANCE SIGNIFYING THE INTENTION AND DESIRE OF THE WYALUSING BOROUGH COUNCIL OF THE BOROUGH OF WYALUSING OF BRADFORD COUNTY PENNSYLVANIA, TO CREATE AND ESTABLISH A PLANNING COMMISSION UNDER THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF JULY 31, 1968, REENACTED AND EMENDED BY ACT 170 OF DECEMBER 21, 1988, COORDINATED DEVELOPMENT OF THE BOROUGH OF WYALUSING, BRADFORD COUNTY, BASED ON PHYSICAL, SOCIAL ECONOMIC AND GOVERNMENTAL CONDITIONS AND TRENDS, AND TO PROVIDE FOR AND PROTECT THE GENERAL WELFARE AND PROSPERITY OF ITS RESIDENTS.

BE IT ORDAINED AND ENACTED by the BOROUGH OF WYALUSING of Bradford County.

SECTION 1. That the Wyalusing Borough Council of the BOROUGH OF WYALUSING of Bradford hereby signifies its intention and desire to organize a Planning Commission under the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of July 31, 1968, reenacted and amended by Act 170 of December 21, 1988, P.L. 1329.

SECTION 2. The Planning Commission shall consist of three (3) members, two of whom shall be residents of the BOROUGH OF WYALUSING of Bradford County. Two (2) of whom shall be citizen members and one (1) may be a member of the Borough Council. The terms of office of the members shall be four (4) years and should expire on December 31 or until a successor is appointed. The initial terms shall be staggered in order to maintain an experienced Planning Commission. In the event of vacancies, the governing body shall appoint a member to fill the unexpired term.

SECTION 3.

(a) The planning commission shall at the request of the governing body have the power and shall be required to:

Prepare the comprehensive plan for the development of the municipality as set forth in the MPC and present it for the consideration of the governing body.

Maintain and keep on file records of its actions. All records and files of the planning commission shall be in the possession of the governing body.

(b) The planning commission at the request of the governing body may:

Make recommendations to the governing body concerning the adoption or amendment of an official map.

Prepare and present to the governing body of the municipality a zoning ordinance, and make recommendations to the governing body on proposed amendments to it.

Prepare, recommend and administer subdivision and land development and planned residential development regulations.

Prepare and present to the governing body of the municipality a building code and a housing code and make recommendations concerning proposed amendments thereto.

Do such other acts or make studies as may be necessary to fulfill the duties and obligations imposed by the MPC.

Prepare and present to the governing body of the municipality an environmental study.

Submit to the governing body of a municipality a recommended capital improvements program

Prepare and present to the governing body of the municipality a water survey, which shall be consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. The water survey shall be conducted in consultation with any public water supplier in the area to be surveyed.

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

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

Hold public hearings and meetings

Present testimony before any board.

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

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

Prepare and present to the governing body a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the municipality.

Review the zoning ordinance, subdivision and land development ordinance, official map, provisions for planned residential development and such other ordinances and regulations governing the development of land no less frequently than it review the comprehensive plan.

SECTION 4. The planning commission may, with the consent of the governing body, accept and utilize any fund, personnel or other assistance made available by the County, the Commonwealth, or the federal government, or any of their agencies, or from private sources. The governing body may enter into agreements or contracts regarding the acceptance or utilization of the funds or assistance in accordance with the governmental procedures of the municipality.

SECTION 5. All other resolutions and ordinances or parts thereof, inconsistent herewith, are hereby repealed.

This Ordinance shall become effective immediately.