

*Creating Twp.  
Planning Comm.*

AN ORDINANCE

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Creating a Township Planning Commission and providing for the conduct of its business.

The Board of Supervisors of Buffalo Township hereby enacts and ordains as follows:

Section 1. Pursuant to the provisions contained in the Township 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.

Section 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.

Section 3. 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.

Section 4. 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 land use plan, a thoroughfare plan, a community facilities plan and a public improvements program. 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.

Section 5. The Planning Commission shall serve as the Zoning Commission and may, in pursuance of its duties, prepare or cause to be prepared a Zoning Ordinance for consideration of the Board of Supervisors. The Commission shall have a continuing responsibility to review the ordinance and make recommendations as to proposed amendments.

Section 6. The Planning Commission shall prepare and present to the Board of Supervisors land subdivision regulations. The Commission shall assist the Board of Supervisors to administer said regulations by reviewing and recommending to the Board of Supervisors action to be taken on subdivisions submitted in accordance to established procedures.

Section 7. All ordinances and parts of ordinances inconsistent with this ordinance are hereby repealed.

Enacted, ordained and passed by the Board of Supervisors of Buffalo Township, County of Washington, Pennsylvania, this \_\_\_\_\_ day of March, 1968.

