

ARTICLE 1400 - THE PLANNING COMMISSION

Specific Intent

It is the purpose of this Article to cite those Articles and Sections of this Ordinance that specifically refer to responsibilities of the Borough of Jefferson Hills Planning Commission in the administration of the Zoning Ordinance.

SECTION 1401 ADMINISTRATION AND POWERS

1401.1 Appointment

The Planning Commission, consisting of nine (9) members, shall be appointed by Borough Council in the manner prescribed by the Pennsylvania Municipalities Planning Code.

1401.2 Powers

The Planning Commission shall have all the powers and duties prescribed by the Pennsylvania Municipalities Planning Code.

The Planning Commission shall also have those powers prescribed by this Ordinance which shall define their duties in relation to the enforcement of zoning restrictions so long as such powers are in conformance with those prescribed by law. These powers shall include:

- a. Review of all applications for Planned Residential Development, as prescribed by Procedure, Section 305 of this Ordinance.
- b. Review of all land development applications for uses by special exception in Commercial, Industrial, Office Park and Business Park Districts prior to any final decision of the Zoning Hearing Board.
- c. Review of all applications for Slope Control as prescribed by Section 903 of this Ordinance.
- d. Review and provide recommendations on conditional use.
- e. Review and provide recommendations on all amendments of this Ordinance as prescribed by Amendments Section 1204 of this Ordinance.
- f. Be of assistance to the Zoning Hearing Board whenever requested, and present to such body facts, records, and any other similar information on specific requests to guide such body in reaching its decision.

- g. Review and provide recommendations under all applicable sections of this Ordinance and the Borough Subdivision and Land Development Ordinance.

1401.3 Rules

The Planning Commission shall adopt rules in accordance with the provisions of this Ordinance. Such rules shall include those necessary for the purpose of administering this Ordinance.

1401.4 Meetings

The Planning Commission shall meet monthly at a regularly prescribed date and meeting place and others as the Chairman may deem necessary. All meetings of the Planning Commission shall be open to the public. The Secretary of the Planning Commission shall keep minutes of all meetings.

1401.5 Notification, Hearings

The Planning Commission shall notify all persons requesting such notification of a meeting during which a proposal affecting their interests will be considered. Requests for notification shall be made to the Zoning Officer, Borough Secretary or Secretary of the Planning Commission. An opportunity to introduce evidence and other testimony shall be guaranteed to any interested party.

The Planning Commission may hold public hearings on all amendments to this Ordinance prior to submitting a report thereon to Borough Council. The Planning Commission may hold public hearings on Planned Residential Development applications or any other application or other subject that it deems necessary. The Planning Commission shall give notice of any public hearing as defined in Subsection 102.2.

1401.6 Recommendations

Within thirty (30) days after any hearing, or within such other time as may be prescribed by this Ordinance or the Laws of the Commonwealth, the Planning Commission shall record its review and recommendations in written form and shall provide copies to the applicant, the Zoning Officer and the Borough Secretary for submission to Borough Council.

The Planning Commission shall function as an advisory body and shall be restricted in its duties to applying the conditions, requirements, restrictions and standards imposed by the various sections of this Ordinance in keeping with its overall intent.

In acting upon an application for development, an application for zoning approval or a proposed amendment to this Ordinance, the Borough Council may affirm, reverse, or modify the findings of the Planning Commission.

1401.7 Activities

The Planning Commission may, with the approval of Borough Council, undertake special studies relating to the Comprehensive Plan and its implementation which it deems necessary. Public meetings may be undertaken for this purpose. Material may be gathered and printed. The Planning Commission may, with the approval of Borough Council, retain outside consulting assistance as it deems necessary. All appropriations of Borough funds shall be approved by the Council of the Borough of Jefferson Hills.

1401.8 Annual Report

The Planning Commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to Borough Council. Interim reports may be made as often as necessary, or at the request of Borough Council.

REPEAL OF CONFLICTING ORDINANCES

All existing ordinances or parts of ordinances which are contrary to the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

ORDAINED AND ENACTED this 13th day of November, 2000.

ATTEST:

BOROUGH OF JEFFERSON HILLS

Sandra J. Moore
Secretary

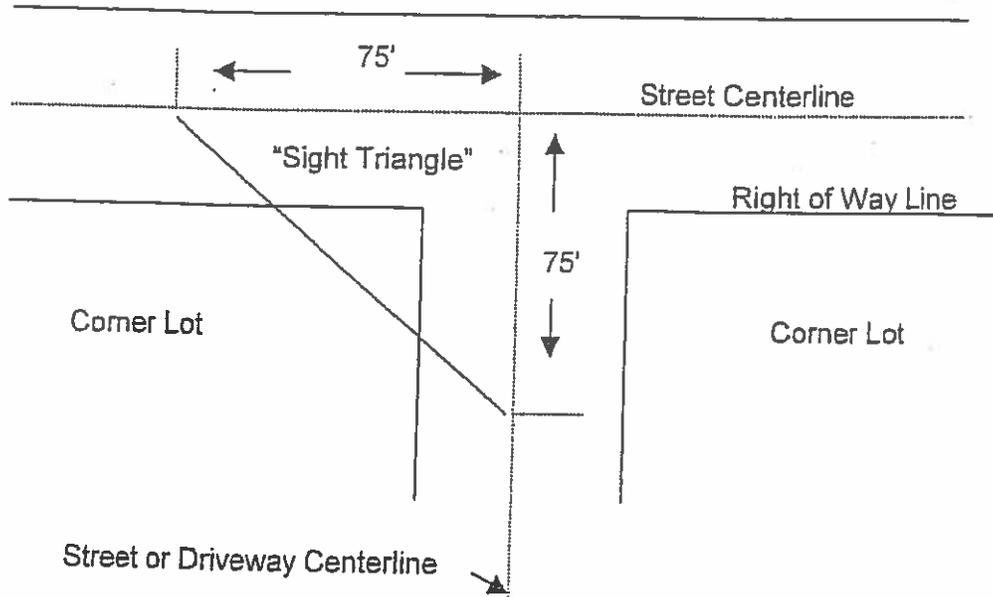
By: [Signature]
President of Council

EXAMINED AND APPROVED BY ME THIS 13th DAY OF November, 2000.

[Signature]
Mayor

APPENDIX A

ILLUSTRATION OF CLEAR SIGHT TRIANGLE



VISIBILITY AT INTERSECTIONS