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**ARTICLE 26**  
**PLANNING COMMISSION**  
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**Section 2600      Planning Commission**

The Planning Commission of the Borough of Freeport shall be comprised of five members. All members of the Commission shall serve without compensation, but may be reimbursed for necessary and reasonable expenses. However, elected or appointed officers or employees of the municipality shall not, by reason of membership thereon, forfeit the right to exercise the powers, perform the duties or receive the compensations of the municipal offices held by them during such membership.

**Section 2601      Appointment, Term and Vacancy**

- A. All members of the Planning Commission shall be appointed by the Borough Council.
- B. The term of each of the members of the Planning Commission shall be for four years, or until his successor is appointed and qualified, except that the terms of the members first appointed pursuant to this act shall be so fixed that no more than two shall be reappointed or replaced during any future calendar year.
- C. The chairman of the Planning Commission shall promptly notify the Borough Council concerning vacancies in the Commission, and such vacancy shall be filled for the unexpired term. If a vacancy shall occur otherwise than by expiration of term, it shall be filled by appointment for the unexpired term according to the terms of this Article.
- D. Should the Borough Council determine to increase the number of members of the Planning Commission, the additional members shall be appointed as provided in this Article. If the Borough Council shall determine to reduce the number of members of the Planning Commission, such reduction shall be effectuated by allowing the terms to expire and by making no new appointments to fill the vacancy. Any reduction or increase shall be by ordinance.

**Section 2602      Membership**

All of the members of the Planning Commission shall be residents of the Borough of Freeport. On a Commission of five members, at least three shall be citizen members.

**Section 2603 Removal**

Any member of the Planning Commission once qualified and appointed may be removed from office for malfeasance, misfeasance or nonfeasance in office or for other just cause by a majority vote of the Borough Council taken after the member has received 15 days' advance notice of the intent to take such a vote. A hearing shall be held in connection with the vote if the member shall request it in writing. Any appointment to fill a vacancy created by removal shall be only for the unexpired term.

**Section 2604 Conduct of Business**

The Planning Commission shall elect its own chairman and vice-chairman and create and fill such other offices as it may determine. Officers shall serve annual terms and may succeed themselves. The Commission may make and alter by laws and rules and regulations to govern its procedures consistent with the ordinances of the Borough and the laws of this Commonwealth. The 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 the governing body. Interim reports may be made as often as may be necessary, or as requested by the Borough Council.

**Section 2605 Powers and Duties**

- A. The Planning Commission shall at the request of the Borough Council have the power and shall be required to:
1. Prepare the comprehensive plan for the development of the Borough as set forth in the Pennsylvania Municipalities Planning Code, and present it for the consideration of the Borough Council.
  2. Maintain and keep on file records of its action. All records and files of the Planning Commission shall be in the possession of the Borough Council.
- B. The Planning Commission at the request of the Borough Council may:
1. Make recommendations to the Borough Council concerning the adoption or amendment of an official zoning map.
  2. Prepare and present to the Borough Council a zoning ordinance, and make recommendations to the Borough Council on proposed amendments to it as set forth in the MPC.
  3. Prepare, recommend and administer subdivision and land development and planned residential development regulations, as set forth in the MPC.
  4. Prepare and present to the Borough Council a building code and a housing code and make recommendations concerning proposed amendments thereto.
  5. Do such other acts or make such studies as may be necessary to fulfill the duties and obligations imposed by the MPC.

6. Prepare and present to the Borough Council an environmental study.
7. Submit to the Borough Council a recommended capital improvements program.
  - a. Prepare and present to the Borough Council 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.
8. Promote public interest in, and understanding of, the comprehensive plan and planning.
9. Make recommendations to governmental, civic and private agencies and individuals as to the effectiveness of the proposals of such agencies and individuals.
10. Hold public hearings and meetings.
  - a. Present testimony before any board.
11. Require from other departments and agencies of the Borough such available information as relates to the work of the Planning Commission.
12. In the performance of its functions, enter upon any land to make examination and surveys with the consent of the owner.
13. Prepare and present to the Borough Council a study regarding the feasibility and practicability of using renewable energy sources in specific areas within the Borough.
14. Review the zoning ordinance, subdivision and land development ordinance, official zoning map, provisions for planned residential development, and such other ordinances and regulations governing the development of land no less frequently than it reviews the comprehensive plan.