



Excerpt from the Code of the City of Aberdeen, Chapter 235 Development Code

§ 235-10. Planning Commission.

- A. The Planning Commission is established pursuant to the Land Use Article of the Annotated Code of Maryland.
- B. The Planning Commission shall consist of seven members appointed by the Council who shall serve without compensation. The term of each member shall be five years or until a successor takes office. If a seat on the Planning Commission becomes vacant the Mayor shall appoint a member, with concurrence of the Council, to fill the remaining term of the vacancy.
- C. The Planning Commission shall elect a Chairperson and Deputy Chairperson from its members for terms of one year with eligibility for reelection.
- D. All business before the Planning Commission shall be submitted for review thirty (30) days before the Planning Commission's scheduled meeting.
- E. The Commission shall hold one regular public meeting each month and such other special meetings as may be determined. Commission agendas and meeting minutes shall be posted on the City's website. It shall adopt procedures for the transaction of business and shall keep a public record of its resolutions, transactions, findings, and determination. Fire, police, emergency operations, and departmental personnel shall attend the meetings of the Planning Commission and act as consultants.
- F. A majority of the members (four) of the Commission shall constitute a quorum for the transaction of business, and a majority vote of those present at any meeting, but not less than the number necessary for a quorum, shall be sufficient for any official action taken by the Commission.
- G. Powers and duties of the Commission. The Commission shall:
 - (1) Have such powers and duties as set forth in the Land Use Article of the Annotated Code of Maryland.
 - (2) Adopt rules of procedure for the conduct of its business.
 - (3) Make and approve a Comprehensive Plan prepared in accordance with the Land Use Article of the Annotated Code of Maryland and recommend the plan to the Council.
The Commission shall:

- (a) Make a preliminary report about the Comprehensive Plan and hold at least one public hearing.
 - (b) Consult public officials and agencies; civic, educational, professional, and other organizations; and citizens with relation to protecting or executing the plan.
 - (c) Prepare, adopt and file a final report on the plan with the Mayor and Council in accordance with the Land Use Article of the Annotated Code of Maryland.
 - (d) Recommend changes or amendments to the Aberdeen Comprehensive Plan.
 - (e) Promote public interest in and understanding of the plan.
- (4) Review, comment, and approve a recommendation to the City Council for all preliminary site plans and preliminary and final subdivision plats. The approval of a preliminary site plan or preliminary subdivision plat will be valid for two years from the date of the City Council approval after which, the preliminary site plan or preliminary subdivision plat must be resubmitted for review and approval.
 - (5) Recommend the boundaries of the various districts and appropriate regulations to be enforced therein.
 - (6) Recommend text amendments to the Aberdeen Development Code.
 - (7) Recommend rezonings and annexations.
 - (8) Recommend changes or amendments to the Subdivision Regulations.
 - (9) Recommend acquisition and development of lands for City open space or recreation purposes.
 - (10) Recommend changes in land use or development arising from local, state, or federal programs or policies.
 - (11) Make other recommendations to the Council on items of interest or concern.
 - (12) Submit an annual report to the Council and the Maryland Department of Planning.
 - (13) Review as needed, or a minimum of every six years, the Development Code and Zoning Map to determine whether it is advisable to amend the regulations or the map, or both, to more closely conform to the objectives of the adopted Comprehensive Plan, to take advantage of new techniques, to correct deficiencies, or for other appropriate reasons.
 - (14) Make recommendations based on sound planning principles.

- (15) Maintain a summary of all meetings and recommendations.
- (16) Impose conditions on its approval of developments, including but not limited to configuration of streets, sidewalks, location of public improvements, reservation of open space and recreational areas.
- (17) Recommend programs for public structures, improvements, and land acquisitions and for their financing.
- (18) Enter upon any land and make examinations and surveys.
- (19) Have such powers to enable it to fulfill its functions, promote planning or execute the purposes of the Land Use Article of the Annotated Code of Maryland.