

CHAPTER 17

PLANNING AND ZONING COMMISSION

Article 1. Planning Commission

Sec. 17-1. Planning Commission Created.

There is hereby created a Planning Commission of the Town of Ft. Towson, Oklahoma. Said Commission shall be composed of five (5) members, of whom shall be residents of the Town of Ft. Towson, Oklahoma, nominated by the mayor and confirmed by the Town council. The mayor and Town engineers shall be ex-officio members of the Commission. Each appointed member shall hold office for a period of three (3) years, or until his successor takes office, except that in the first instance one-third (1/3) shall be appointed for three (3) years, one-third (1/3) for two (2) years, and one-third (1/3) for one (1) year. The appointed members of said Commission shall be nominated and appointed solely with reference to their fitness and without reference to party affiliation and shall serve without compensation. Members may be removed by the mayor or the Town council only for inefficiency, neglect of duty, or malfeasance in office. Vacancies occurring otherwise than through the expiration of term shall be filled only for the unexpired term by the mayor with confirmation by the Town council. Ex-officio members shall receive no compensation for their work on the Planning Commission other than the fixed salary of their office.

Sec. 17-2. Quorum.

Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business; providing, however, that no action shall be taken which is binding upon said Planning Commission unless concurred in by not less than a majority of all members comprising the Planning Commission.

Sec. 17-3. Organization and Rules.

The Commission shall elect a chairman, a vice-chairman, and a secretary and may create and fill such other offices as it may deem necessary. The term of the chairman, vice-chairman and secretary shall be one (1) year with eligibility for re-election. The Planning Commission shall hold at least one (1) regular meeting each month. The Planning Commission shall adopt rules for the transactions of business and keep a record of its regulations, transactions, findings and determinations, which record shall be a public record.

Sec. 17-4. Power to Employ Staff.

The Planning Commission shall have the power and authority to employ planners, engineers, attorneys, clerks, and other help deemed necessary within the limits of the appropriation fixed by the Town council. The salary and compensation of such employees shall be fixed by the Town council and shall be paid out of the Town treasury as are other officers and employees. The Town Planning Commission may incur necessary expenses within the limits of its appropriation to carry out its purposes and responsibility.

Sec. 17-5. Powers and Duties.

The Planning Commission shall have the power and the duty to prepare and recommend to the Town council for adoption a comprehensive plan for the physical development of the Town of Ft. Towson, Oklahoma. In conducting its work the Planning Commission may consider and investigate any subject matter tending to the development and betterment of such municipality and may make recommendations as it may deem advisable concerning the adoption thereof to the Town council. The Planning Commission may make or cause to be made surveys, studies, maps and plans in the conduct of its activities. Before final action is taken by the Town council on the location or design of any public building, statue, memorial, park, boulevard, street and alley, playground, public grounds, bridge, or change in any location of any street or alley, such question shall be submitted to the Planning Commission for investigation and report. In the preparation of the comprehensive plan, the Planning Commission may, from time to time, prepare and recommend to the Town council for adopting a part or parts thereof, which parts shall cover one or more major geographical divisions of the Town or one or more major elements of the comprehensive plan. The Planning Commission may from time to time recommend extending, amending or changing any portion of the comprehensive pan.

Sec. 17-6. Purpose of Plan.

In the preparation of such plan, the Planning Commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the Town of Ft. Towson, Oklahoma, and with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of said Town and its environs, which will in accordance with present and future needs best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provisions of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, and wise and efficient expenditure of public funds.

Sec. 17-7. Subdivision of Land.

The Planning Commission may prepare and recommend to the Town council for adoption rules and regulations governing the subdivision of land within the corporate limits of the Town

of Ft. Towson, Oklahoma. All plans, plats or replats of land laid out in two or more lots, plats, or parcels, or streets, alleys, or other lots intended to be dedicated to public use within the corporate limits of said Town shall first be submitted to the Planning Commission for its recommendations. The Planning Commission shall, with the help of appropriate municipal officials, check the proposed dedications or subdivision of land to insure compliance with the rules and regulations governing subdivisions of land and with other elements of the comprehensive plan of the Town of Ft. Towson, Oklahoma. The disapproval of any such plan, plat or replat by the Town council shall be deemed a refusal of the dedications shown thereon. No plat or replat of subdivision of land, or dedication of street or alley or their easement shall be entitled to record unless it bears the signature of the mayor, attested by the Town clerk, certifying the approval and acceptance thereof by the Town council.

Sec. 17-8. Zoning Commission.

The Planning Commission shall also act as the Zoning Commission which shall have the power to prepare and to recommend to the Town Council for adoption a zoning plan to regulate and restrict the height, number of stories, and size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence and other purposes.

Sec. 17-9. Uniformity of Regulations.

The Planning Commission may recommend the division of the municipality into districts of such number, size, and area as may be deemed best suited to carry out the zoning plan. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.

Sec. 17-10. Comprehensive Plan -- Purpose of Regulations and Matters Considered.

Zoning regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the over-crowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.

Sec. 17-11. Conflicting Ordinances.

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 17-12. Penalty.

Every person convicted of a violation of any provision of this article shall be punished by a fine of not more than one hundred dollars (\$100.00) and costs.