

1933, ch. 599, sec. 14.

23. (Existing Planning and Zoning Commissions.) The Commission appointed under this sub-title shall have all powers granted by law heretofore to any planning or zoning commission of the municipality, and from and after the creation of a Planning Commission hereunder in such municipality, all powers and records of the then planning and zoning commission shall be transferred to this Planning Commission, provided, however, that in the event that any existing planning and zoning commission shall be nearing the completion of its zoning plan, council may, by resolution, postpone the said transfer of the zoning commission's powers until the completion of such zoning plan; but such postponement shall not exceed a period of six months.

Title III. Subdivision Control.

1933, ch. 599, sec. 15.

24. (Subdivision Jurisdiction.) The territorial jurisdiction of any municipal planning commission over the subdivision of land shall include all land located in the municipality and all land lying within one mile of the corporate limits of the municipality and not located in any other municipality, except that, in the case of any such non-municipal land lying within one mile of more than one municipality having a Planning Commission under this sub-title, the jurisdiction of each such municipal Planning Commission shall terminate at a boundary line equidistant from the respective corporate limits of such municipalities.

1933, ch. 599, sec. 16.

25. (Scope of Control of Subdivision.) Whenever a council shall have adopted a major street plan of the territory within its subdivision jurisdiction or part thereof, and shall have filed a certified copy of such plan in the office of the county clerk of the county in which such territory or part is located, then no plat of a subdivision of land within such territory or part shall be filed or recorded until it shall have been approved by the Planning Commission and such approval entered in writing on the plat by the chairman or secretary of the Commission.

1933, ch. 599, sec. 17.

26. (Subdivision Regulations.) Before exercising the powers referred to in Section 25, the Planning Commission shall prepare regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffics, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provision as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the Commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the comple-