

formance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon. In general, the commission shall have such powers as may be necessary to enable it to fulfill its functions, promote municipal planning, and carry out the purposes of this Act, provided, however, that it shall not have the power to contract any indebtedness or incur any expense without the consent of the Board of Aldermen.

SEC. 10. *Be it enacted*, That the commission shall have all powers heretofore granted by law to the zoning commission of the municipality, and, from and after the creation of a planning commission all powers and records of the zoning commission shall be transferred to the planning commission: Provided, however, that in the event the existing zoning commission shall be nearing the completion of its zoning plan, the Board of Aldermen 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.

SEC. 11. *Be it enacted*, That 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 1 mile of the corporate limits of the municipality.

SEC. 12. *Be it enacted*, That whenever the planning commission shall have adopted a major street plan of the territory within its jurisdiction or part thereof, it shall submit the same to the Board of Aldermen for its approval or disapproval, and upon approval by the Board of Aldermen, a copy of such plan shall be filed in the office of the Clerk of the Circuit Court for Frederick County, whereupon no plat of a subdivision of land within such territory or part, shall be filed or recorded until it shall have been approved by such planning commission and such approval endorsed in writing on this plat. In the event said major street plan shall not be approved by the Board of Aldermen, then said planning commission shall prepare another major street plan and submit it to the Board for its approval or disapproval until a plan shall have been approved by the Board.

SEC. 13. *Be it enacted*, That before exercising the powers referred to in Section 12, the planning commission shall adopt