

*approval entered in writing on the plat by the Chairman of said Commission and the Planning Commissioner.*

*230J. (a) Before exercising the powers referred to in Section 230-I, the Howard County 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 traffic, utilities, access of fire-fighting apparatus, recreation, health, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.*

*(b) 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 Planning 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 completion of such improvements and utilities prior to the final approval of the plat, the Planning Commission may accept a bond with surety to secure to the County the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with regulations of the Planning Commission. The County is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.*

*(c) Before any regulations shall be submitted to the Board of County Commissioners of Howard County for adoption, a public hearing shall be held thereon and all such regulations, or, if in the opinion of the Planning Commission it is best, a brief synopsis of such regulations, sufficient to inform a person of ordinary intelligence of the nature and contents of such regulations, together with the time and place of such public hearing, shall be published once or more, if the Planning Commission deems best, in a weekly newspaper published and in general circulation in Howard County. When such regulations are adopted by said Board of County Commissioners, a copy thereof shall be certified by said Commission to the Clerk of the Circuit Court for Howard County, for record.*

*230K. The Planning Commission shall approve or disapprove a plat within sixty (60) days after the submission thereof to it; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commissioner on demand. Provided, however, that*