

21. a. The Council shall have the power to provide for planning, zoning and subdivision control within the City as hereinafter provided.

b. The Council may authorize the appointment of a Planning Commission whose members shall be appointed by the Mayor with the approval of the Council. Said Commission shall have the powers and duties hereinafter prescribed and such other powers and duties as may be prescribed from time to time by the Council. The Commission shall consist of five members or such greater number as the Council may determine from time to time. The Commission may, but need not, include among its membership one or more members of the Council. The term of each member of the Commission shall be four years, unless some different term shall be fixed by the Council at the time of appointment. After the expiration of the terms of present members of the Commission, Commission members shall be appointed in such manner that the terms of no more than 60% of the members shall expire in any one calendar year. Any member of the Commission may be removed by the Council at any time without cause. Any vacancy in the membership of the Commission shall be filled by the Mayor, with the approval of the Council. The members of the Commission shall receive such compensation as shall be determined by the Council from time to time by resolution.

c. The Commission shall elect its chairman from amongst the appointed members and create and fill such other of its offices as it may determine. The term of chairman shall be one year, with eligibility for re-election. The Commission shall hold at least one regular meeting each month. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which record shall be a public record.

d. It shall be the function and duty of the Commission to make and adopt a master plan for the physical development of the City, including any areas outside of its boundaries which, in the Commission's judgment, bear relation to the planning of the City. Such plan, with the accompanying maps, plats, charts and descriptive matter shall show the Commission's recommendations for the development of said territory, including, among other things, the general location, character, and extent of streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, parkways, playgrounds, squares, public buildings, parks, aviation fields, and other public ways, grounds and open spaces, the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes, also the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities, or terminals; as well as a zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. As the work of making the whole master plan progresses, the Commission may from time to time adopt and publish a part or parts thereof, any such part to cover one or more major sections or divisions of the City or one or more of the aforesaid or other functional matters to be included in the plan. The Commission may from time to time amend, extend, or add to the plan.

e. In the preparation of such plan the Commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the City 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 the