

OF LAND, A planning commission shall approve or disapprove a final plat[, if all subdivision regulations have been complied with,] within [thirty (30)] 30 days after the [submission thereof] APPLICANT SUBMITS THE FINAL PLAT to [it;] THE PLANNING COMMISSION.

(II) [otherwise such] IF THE PLANNING COMMISSION DOES NOT APPROVE OR DISAPPROVE A FINAL PLAT WITHIN 30 DAYS, THE plat shall be [deemed to have been] CONSIDERED approved and THE PLANNING COMMISSION SHALL ISSUE a certificate to that effect [shall be issued by the commission] on demand.

(2) [Provided, however, that the] NOTWITHSTANDING PARAGRAPH (1) OF THIS SUBSECTION, IF THE PLANNING COMMISSION DOES NOT APPROVE OR DISAPPROVE THE PLAT WITHIN 30 DAYS, AN applicant for the PLANNING commission's approval OF A FINAL PLAT may waive this requirement and consent to an extension of [such] THE period FOR APPROVAL.

(3) [The ground of disapproval of any plat shall be stated upon] IF A FINAL PLAT IS DISAPPROVED, THE PLANNING COMMISSION SHALL STATE THE GROUNDS FOR THE PLANNING COMMISSION'S DISAPPROVAL IN the records of the PLANNING commission.

(B) (1) Every plat approved by the PLANNING commission [shall by virtue of such] SHALL, THROUGH THE approval, be [deemed to be an] CONSIDERED:

(I) AN amendment [of or an addition to] or a detail of the plan; and

(II) [a] A part [thereof] OF THE PLAN.

(2) Approval of a plat [shall not be deemed to] DOES NOT constitute or effect an acceptance by the public of any street or other open space shown [upon] ON the plat.

(3) [The] A planning commission may[, from time to time,] PERIODICALLY recommend to the local legislative body amendments of the zoning ordinance or map [or additions thereto] to conform to the PLANNING commission's recommendations for the zoning regulation of the territory [comprised] within approved subdivisions.

(C) (1) [The] A PLANNING commission [shall have the power to] MAY agree with AN applicant [upon] ON use, height, area or bulk requirements or restrictions [which] THAT are designed to promote the purposes of the zoning ordinance of the LOCAL jurisdiction.

(2) (I) [Such] THE requirements or restrictions shall be stated [upon] ON the plat [prior to the approval and recording thereof and] BEFORE THE PLAT IS APPROVED AND RECORDED.

(II) THE REQUIREMENTS OR RESTRICTIONS shall have the same force of [law and] LAW, SHALL be enforceable in the same manner and with the same sanctions and [penalties] PENALTIES, and SHALL BE subject to the same power of amendment or repeal as though [set out as a] part of the zoning ordinance or map of the LOCAL jurisdiction.