

Schedule of Fees & Escrow Charges

PLANNING COMMISSION FEES (effective 9/1/19)

Site Plan Review

Filing Fees	\$ 400.00
Site Review Committee	\$ 100.00
Planning Review	\$ 1,200.00 plus \$75.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Site Plan Review for Attached or Multi-Family Housing + Landscape Review Fees

Filing Fee.....	\$ 400.00
Site Review Committee	\$ 100.00
Planning Review	\$ 1,200.00 plus \$50.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Single –Family Subdivision Plat or Detached Site Condominium

Tentative Preliminary Plat

Filing Fee.....	\$ 400.00
Site Review Committee	\$ 100.00
Publication Fee	\$ 250.00
Planning Review	\$ 800.00 plus \$40.00 per acre or fraction thereof
Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Preliminary Plat Review

Filing Fee.....	\$ 400.00
Planning Review.....	\$ 750.00 plus \$20.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Final Plat Review

Filing Fee.....	\$ 400.00
Planning Review.....	\$ 350.00 plus \$20.00 per acre or fraction thereof
Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee.

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Single Family Condominium (site or general) + Landscape Review Fees

Filing Fee	\$ 400.00
Site Review Committee	\$ 100.00
Planning Review	\$ 900.00 plus \$40.00 per acre
Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
Condominium Document Review (if submitted with site plan)	
Planner	\$ 325.00
Engineer.....	\$ 325.00
Attorney	\$ 420.00
Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Non-Residential Condominium (site or general) + Landscape Review Fees

Filing Fee	\$ 400.00
Site Review Committee	\$ 100.00
Planning Review	\$ 900.00 plus \$75.00 per acre
Engineering Review.....	\$ 700.00 plus \$40.00 per acre or fraction thereof
Condominium Document Review (if submitted with site plan)	
Planner	\$ 325.00
Engineer.....	\$ 325.00
Attorney	\$ 420.00
Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200, 000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Site Plan Review – Non-Residential (Public / Semi Public) + Landscape Review Fees

Filing Fee	\$ 400.00
Site Review Committee	\$ 100.00
Planning Review	\$ 1,100.00 plus \$50.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Traffic Impact Study Review (If Required)	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Administrative Review of Site Plan

Filing Fee	\$ 200.00
Township Review Fee	\$ 300.00
Planning Consultant Review Fee (If Required)	\$ 400.00
Engineering Consultant Review Fee (If Required).....	to be determined prior to submittal

*Includes two reviews. Each additional review will be charged at half the initial review fee.

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Planned Unit Development-Concept Plan

Filing Fee	\$ 400.00
Site Review Committee	\$ 100.00
Publication Fee	\$ 250.00
Planning Review	\$ 1,500.00 plus \$75.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Traffic Impact Study Review (If Required).....	
a) \$1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)	
b) Greater than any of the above to be determined prior to submittal.	

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Planned Unit Development –Final Plan + Landscape Review Fees

Filing Fee	\$ 400.00
Planning Review	\$ 1,500.00 plus \$50.00 per acre
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre
Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 420.00
Planner Review of PUD Agreement	\$ 350.00
Condo Document Review Planner & Engineer	\$ 325.00 (each)

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Planned Unit Development Amendment

Major

Filing Fee	\$ 400.00
Publication Fee	\$ 250.00
Planning Review	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 plus \$50.00 per acre or fraction thereof
Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 420.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Minor

Filing Fee	\$ 400.00
Planning Review	\$ 750.00 plus \$25.00 per acre or fraction thereof
Engineering Review (If Required).....	\$ 750.00 plus \$25.00 per acre or fraction thereof
Legal Review (PUD Agreement, Master Deed & Bylaws, Exhibit B)	\$ 420.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Signage Review for PUD

Filing Fee	\$ 200.00
Planning Review	
a) Ground Sign	\$ 150.00 each
b) Wall Sign.....	\$ 150.00 each
c) Directional Signs.....	No Charge
Legal Review of the PUD Agreement (If Required)	\$ 420.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Master Deed/Deed Restrictions (if submitted separate from site plan)

Filing Fee	\$ 200.00
Review Fee Engineer	\$ 750.00
Review Fee Planner	\$ 325.00
Review Fee Attorney	\$ 750.00

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Signs

Township Review Fee \$ 100.00 plus \$20.00 per sign

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Special Land Use**

Filing Fee \$ 400.00
Site Review Committee \$ 100.00
Publication Fee \$ 250.00
Special Land Use Review \$ 800.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

**Site Plan review may also be required along with the Special Land Use review. In that event, the fees for Site Plan review would also apply.

Rezoning Applications

Filing Fee \$ 400.00
Publication Fee \$ 250.00
Planning Review \$ 1,000.00 plus \$50 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Conditional Rezoning Applications

Filing Fee \$ 400.00
Publication Fee \$ 250.00
Planning Review \$ 1,000.00 plus \$50 per acre or fraction thereof
Legal Review \$ 300.00

*Site Plan and Special Land Use reviews may also be required along with the conditional rezoning application. In that event, the fees for Site Plan and the Special Land Use reviews would also apply.

**Includes two reviews. Each additional review will be charged at half the initial review fee.

Zoning Text Amendments

Filing Fee \$ 400.00
Publication Fee \$ 250.00
Planning Review \$ 400.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Landscape Review Fee – (submitted at time of site plan application)

Landscape Review \$ 250.00 plus \$15.00 per acre

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Landscape Review Fee – (submitted without site plan application)

Filing Fee \$ 400.00
Landscape Review \$ 250.00 plus \$15.00 per acre

Landscape Inspection

Planning Consultant \$ 350.00

Determination of Use

Filing Fee \$ 400.00
Planning Review \$ 200.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Parking Study Review (Planner) \$ 500.00

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Wetland/Woodlands Review/Natural Resource Buffer

Filing Fee.....	\$ 400.00
Planning Review.....	\$ 350.00
Engineering Review.....	\$ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Mobile Home Park Plan

Filing Fee.....	\$ 400.00
Planning Review.....	\$ 700.00 + \$20 per acre or fraction thereof
Engineering Review.....	\$ 1,500.00 + \$50 per acre or fraction thereof

Final Engineering Review

Filing Fee.....	\$ 400.00
Engineering Review.....	1.75% of site improvement costs (\$1,000 minimum)

*Includes two reviews. Each additional review will be charged at 1/3 initial review fee.

Personal Wireless Communication Technical Consultant

If requested by the Planning Commission	\$ 1,000.00
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Special Meeting of the Planning Commission

\$ 1,500.00
If there are two or more applicants for a special meeting on the same date, the fee will be \$1,000.00 each.

ZONING BOARD OF APPEALS (effective 9/1/19)

Regular Meeting

Single family residential.....	\$ 200.00
All Other Uses	\$ 500.00
Re-hearing of appeal (Section 29.03 G).....	\$ 50.00
Legal Review (If Required).....	\$ 300.00
Planner Review Residential (If Required).....	\$ 250.00 for 1 st variance \$175.00 each additional
Planner Review Non-Residential (If Required).....	\$ 450.00 for 1 st variance \$300.00 each additional

Special Requested Meeting

\$ 500.00
If there are 2 or more applicants for a special meeting on the same date, the fee will be \$350.00 each.

Ordinance 99 Application

.....	\$ 500.00 or pro-rated
Engineering Escrow.....	\$ 1,000.00
Bond	\$ 2,500.00
Re-inspection due to non-conformance*	\$ 125.00 per inspection
Re-inspection due to non-conformance**	\$ 250.00 per inspection

* site fifty (50) acres or less

** site in excess of fifty (50) acres

Open Air Business/Temporary Use Permit

\$ 500.00
Escrow (drawn upon for re-inspection, calls for service, clean-up, etc.) \$ 1,000.00

Outdoor Display and Sales – Administrative Review.....

\$ 150.00

Construction Board of Appeals

\$ 500.00

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Land Divisions/Combinations

Combining Residential Lots of Record.....	\$ 150.00
All other combinations.....	\$ 200.00
1 parcel into 2, 3 or 4 new parcels	\$ 300.00
1 parcel into more than 4 new parcels	\$ 75.00 per new parcel

Boundary Adjustment Without Creating a New Parcel

Single Family Residential.....	\$ 150.00
All Other Uses	\$ 250.00

Private Road Construction Plan Review

Engineering Escrow*.....	\$ 1,000.00
* One half (1/2) the original escrow fee will be charged each time a revised plan is submitted.	

Request to Alter a Residential Structure

in a Non-Residential District.....	\$ 150.00
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Special Assessment District Creation

Initial Application.....	\$ 50.00 plus \$1.00 per Sidwell
Renewal of District.....	\$ 1.00 per Sidwell

Special Meeting of Township Board

\$ 1,000.00
If there are 2 or more applicants for a special meeting on the same date,
the fee will be \$750.00 each.

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