### 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.
### Schedule of Fees & Escrow Charges

#### 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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Revised 09/17/19

Ordinances of the Charter Township of Orion

Ord. 41 Fees - 2
## Schedule of Fees & Escrow Charges

### Planned Unit Development - Concept Plan

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$400.00</td>
</tr>
<tr>
<td>Site Review Committee</td>
<td>$100.00</td>
</tr>
<tr>
<td>Publication Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>Planning Review</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Engineering Review</td>
<td>$1,500.00</td>
</tr>
</tbody>
</table>
| Traffic Impact Study Review (If Required) | $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

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$400.00</td>
</tr>
<tr>
<td>Planning Review</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Engineering Review</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</td>
<td>$420.00</td>
</tr>
<tr>
<td>Planner Review of PUD Agreement</td>
<td>$350.00</td>
</tr>
<tr>
<td>Condo Document Review Planner &amp; Engineer</td>
<td>$325.00 (each)</td>
</tr>
</tbody>
</table>

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

### Planned Unit Development Amendment

#### Major

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$400.00</td>
</tr>
<tr>
<td>Publication Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>Planning Review</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Engineering Review</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</td>
<td>$420.00</td>
</tr>
</tbody>
</table>

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

#### Minor

<table>
<thead>
<tr>
<th>Service</th>
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</tr>
</thead>
<tbody>
<tr>
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<td>$400.00</td>
</tr>
<tr>
<td>Engineering Review (If Required)</td>
<td>$750.00</td>
</tr>
<tr>
<td>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</td>
<td>$420.00</td>
</tr>
</tbody>
</table>

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

### Signage Review for PUD

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$200.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning Review</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Ground Sign</td>
<td>$150.00 each</td>
</tr>
<tr>
<td>b) Wall Sign</td>
<td>$150.00 each</td>
</tr>
<tr>
<td>c) Directional Signs</td>
<td>No Charge</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legal Review of the PUD Agreement (If Required)</th>
<th>Fee</th>
</tr>
</thead>
</table>

*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)

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$200.00</td>
</tr>
<tr>
<td>Review Fee Engineer</td>
<td>$750.00</td>
</tr>
<tr>
<td>Review Fee Planner</td>
<td>$325.00</td>
</tr>
<tr>
<td>Review Fee Attorney</td>
<td>$750.00</td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee.
## Schedule of Fees & Escrow Charges

### 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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*Revised 09/17/19*  
*Ordinances of the Charter Township of Orion*  
*Ord. 41 Fees - 4*
## Schedule of Fees & Escrow Charges

### 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** ..................................... $1,750.00 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

### 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 1st variance $175.00 each additional
- Planner Review Non-Residential (If Required) .......... $450.00 for 1st 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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*Revised 09/17/19*

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*Ordinances of the Charter Township of Orion*  
*Ord. 41 Fees - 5*
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

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.