

LYNDON TOWNSHIP

FEE SCHEDULE

LYNDON TOWNSHIP _____ of Washtenaw County

17751 N. Territorial Rd., Chelsea, Michigan 48118 (734) 475-2401 FAX (734) 475-2251

ADOPTED: NOVEMBER 10, 2015

RESOLUTION NO. 15-12

**A RESOLUTION TO ADOPT A FEE SCHEDULE PURSUANT TO THE AUTHORITY
GRANTED BY THE STATE OF MICHIGAN FOR TOWNSHIPS**

Lyndon Township Board of Trustees

November 10, 2015

At a regular meeting of the Lyndon Township Board, Washtenaw County, Michigan, held at the Township Hall, 17751 N. Territorial Rd., Chelsea, MI 48118, on the 10th of November, 2015, at 7:00 p.m.

PRESENT: Marc Keezer, Linda Reilly, Robert Mester, John Francis, Mary Jane Maze

ABSENT: None

The following preamble and resolution were offered by Keezer and seconded by Reilly.

WHEREAS, Lyndon Township has powers to enact reasonable and appropriate fees pursuant to the Michigan Township Enabling Act, Public Act 110 of 2006, and other acts as amended and

WHEREAS, the fundamental purpose of these fees and escrows are to use applicant funds and to prevent using general fund monies for the review, inspection and decisions in regards to existing, proposed and future land uses that will promote and safeguard the public health, safety, and general welfare of the people of Lyndon Township, and

WHEREAS, the Lyndon Township Board of Trustees finds that it is in the best interest of the residents of Lyndon Township to adopt the proposed fee schedule.

NOW, THEREFORE BE IT RESOLVED, that the proposed Lyndon Township Fee Schedule (Exhibit A) is adopted by the Lyndon Township Board of Trustees.

A vote on the above Resolution was taken and was as follows:

ADOPTED:


Ayes: Keezer, Mester, Francis, Maze, Reilly

Nays: None

CERTIFICATION

I, Linda Reilly, the undersigned Township Clerk of the Township of Lyndon hereby certify that the foregoing resolution is a true and complete copy of a resolution adopted at a regular meeting of the Township Board of the Township of Lyndon held on 10th day of November, 2015, the original of which is on file in my office, and that notice of such meeting was given, and the meeting was conducted, pursuant to and in compliance with the Act No. 267, Michigan Public Acts of 1976, as amended.

SEAL



Linda Reilly
Lyndon Township Clerk

LYNDON TOWNSHIP FEE SCHEDULE

ADOPTED: NOVEMBER 10, 2015

1. ZONING COMPLIANCE PERMIT

a. Application fees

1)	New homes (including temporary dwellings)	\$300.00
2)	Residential additions, garages, pole barns, storage buildings, in-ground pools, above ground pools with sidewalls of three feet or greater, or any other structure not listed.	\$150.00
3)	Decks, Wood-burning Boilers, Small Wind Generation Facilities.	\$125.00
4)	Commercial and Industrial Structures	\$600.00
5)	Amending Above Permits	\$100.00
6)	After the Fact Permits (add to relevant permit)	\$100.00

b. Consultant Escrow (If Applicable) \$500.00

c. Irrevocable Letter of Credit (If Applicable) \$500.00

2. ZONING TEXT AMENDMENT PETITION

a. Application fee	\$700.00
b. Escrow	\$1000.00

3. SPECIAL LAND USE PERMIT (Plus Site Plan Review Fees)

a. Application	\$700.00
b. Escrow	\$500.00

4. HOME OCCUPATION

a. Application	\$125.00
b. Escrow	\$500.00

5. SIGN PERMIT

a. All Signs	\$100.00
b. Escrow if Applicable	\$500.00
c. Irrevocable Letter of Credit if Applicable	\$500.00

6. ZONING BOARD OF APPEALS/VARIANCE REQUEST

a. Residential Application	\$500.00
b. Residential Escrow	\$750.00
c. Commercial and Industrial Application	\$1000.00
d. Commercial and Industrial Escrow	\$1500.00

7. LAND DIVISION

a. Application-Land Division	\$150.00
b. Each Additional split	\$40.00

8. ADDRESS

Application	\$50.00
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9. TEMPORARY DWELLINGS

Application	\$2500.00 + Irrevocable Letter of Credit
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10. SPECIAL MEETINGS TOWNSHIP BOARD OR PLANNING COMMISSION

Deposit -- minimum \$700.00

If special meetings of the Township Board or Planning Commission are requested, the persons requesting such meeting shall pay all costs of the meeting incurred by the Township with the above stated minimum.

11. DOCUMENT COPIES

LYNDON TOWNSHIP PUBLICATION FEE SCHEDULE

<u>PUBLICATION</u>	<u>PRICE</u>	<u>POSTAGE TO MAIL</u>
ANTI-NOISE & PUBLIC NUISANCE (Ordinance 17 & 17A)	\$ 5.00	At Current Postage Rate
BLIGHT ELIMINATION (Ordinance 14 & 14A)	\$ 5.00	"
DILAPIDATED BUILDINGS (Ordinance 8 & 24)	\$ 5.00	"
ENVIRONMENTAL ACCIDENTS (Ordinance 15)	\$ 5.00	"

EXTRACTION ORDINANCE (MINING) (Ordinance 21)	\$ 5.00	"
FIRE & EMERGENCY MEDICAL CHARGES (Ordinance 18)	\$ 5.00	"
LAND DIVISION ORDINANCE-RESTATED) (Ordinance 27)	\$ 5.00	"
MULTI-LAKE SEWER AND WATER DISPOSAL (Ordinance 19)	\$10.00	"
ROAD ORDINANCE	\$15.00	"
SUBDIVISION ORDINANCE	\$15.00	"
TRANSMISSION LINES-REGULATORY (Ordinance 28)	\$ 5.00	"
ZONING ORDINANCE W/AMENDMENTS* & SUBDIVISION ORDINANCE	\$35.00	"
AMENDMENTS TO ZONING ORDINANCE	\$15.00	"
ZONING ORDINANCE W/AMENDMENTS, SUBDIVISION AND ROAD ORDINANCE	\$50.00	"
ZONING MAP	\$ 3.00	"

OTHER ORDINANCES:

CONSUMER'S POWER COMPANY – 1958	\$ 3.00	"
CONSUMER'S POWER CO-GAS – 1978	\$ 3.00	"
MICH CON – 1964	\$ 3.00	"
FISCAL YEAR – 1979	\$ 3.00	"
LIQUOR CONTROL – 1983	\$ 3.00	"
CONSUMER'S POWER CO – 1987	\$ 3.00	"
MICH CON – 1993	\$ 3.00	"
ORDINANCE ENFORCEMENT OFFICER (Ordinance 12 & 12A)	\$ 3.00	"
FIRE CHARGES – 1994 (Ordinance 18 replaced it.)	\$ 5.00	"
MULTI-LAKES SEWER & WATER DISPOSAL (Ordinance # 19 replaces it) 1995	\$10.00	"
LAND DIVISION - #20	\$ 5.00	"
LAND DIVISION - #23	\$ 5.00	"
LAND DIVISION AMENDMENT – 25	\$ 3.00	"
LAND DIVISION AMENDMENT – 26	\$ 3.00	"
(Current land division ordinance is #27 restated.)		

SITE PLAN REVIEW FEE SCHEDULE

APPLICATION FEE Preliminary and Final) Based on Value of Project:

1.	\$1 to \$2,000	\$100.00
2.	\$2,001 to \$5,000	\$200.00
3.	\$5,001 to \$100,000	\$3,000.00
4.	\$100,000 +	\$4,000.00

ESCROW \$3,000.00

AMENDMENT OF SITE PLAN Application fee (Based on Above Value of Project Amendment).

Escrow \$700.00

1. The above allows for one (1) meeting with the Planning Commission.
2. Township Consultants Current Rate

All fees and escrows must be paid in advance.

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the site plan request, any remaining balance will be returned to the applicant.

ZONING/DEVELOPMENT CONCEPT FEE SCHEDULE

ESCROW \$1,000

When all fees incurred by the Township are paid in full, any remaining balance will be refunded to the developer. If the developer continues his project and submits an application to proceed, any remaining balance in the original deposit account can be applied to the Deposit Account for that project as outlined in the Lyndon Township Fee Schedule. If the developer's project moves forward, an Application Fee and Deposit Account for that project must be paid in accordance with the Lyndon Township Fee Schedule.

REZONING REQUEST FEE

APPLICATION A rezoning request requires a an application fee of \$2,500

Application fee will be used for all costs incurred by the Township with respect to the proposed rezoning request including but not limited to:

1. Meetings between applicant and Planning Commission/Township Board.
2. Conferences between applicant or their agents and township officials.

ESCROW \$2,500

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the rezoning request, any remaining balance will be returned to the applicant.

SITE CONDO FEE SCHEDULE

APPLICATION ESCROW (Preliminary and Final) Based on number of lots:

1 to 10 lots	\$5,000.00
11 to 15 lots	\$6,000.00
16 to 30 lots	\$7,000.00
31 + lots	\$8,000.00

Escrow funds will be used for all costs incurred by the Township with respect to the proposed site condo development including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between developer or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the site condo request, any remaining balance will be returned to the applicant.

A performance guarantee will be required. The cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township covering the estimated cost of improvements be deposited with the clerk of the Township to insure faithful completion of the improvements or reclamation of the site.

SUBDIVISION AND PLAT FEE SCHEDULE

APPLICATION ESCROW DEPOSIT (Preliminary and Final) Based on Number of Lots:

1 to 10 lots	\$5,000.00
11 to 15 lots	\$6,000.00
16 to 30 lots	\$7,000.00
31+ lots	\$8,000.00

Escrow funds will be used for all costs incurred by the Township with respect to the proposed subdivision and plat development including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between developer or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the subdivision and plat request, any remaining balance will be returned to the applicant. A performance bond will be required. This bond will be based on the estimate cost of reclamation of the site should the applicant/developer default.

PLANNED UNIT DEVELOPMENT FEE SCHEDULE

PUD APPLICATION ESCROW Application (Preliminary and Final) Based on number of lots :

1 to 10 lots	\$5,000.00 Deposit
11 to 15 lots	\$6,000.00 Deposit
16 to 30 lots	\$7,000.00 Deposit
31 + lots	\$8,000.00 Deposit

Escrow deposits will be used for all costs incurred by the Township with respect to the proposed PUD development including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between developer or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the PUD request, any remaining balance will be returned to the applicant.

UTILITY FRANCHISE ORDINANCE FEE SCHEDULE

Non-refundable Application Fee \$4000.00

Application Fee will be used for all costs incurred by the Township with respect to the proposed UTILITY FRANCHISE AGREEMENT including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between utility or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

**SAND, GRAVEL AND OTHER EARTHEN EXTRACTION
FEE SCHEDULE**

APPLICATION A mineral extraction request requires an application fee of \$1,000. This is in addition to site plan and special use fees and escrow deposit.

The application fee will be used for all costs incurred by the Township with respect to the proposed rezoning request including but not limited to:

1. Meetings between applicant and Planning Commission/Township Board.
2. Conferences between applicant or their agents and township officials.

CONSULTANT ESCROW \$5,000

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the mineral extraction application request, any remaining balance will be returned to the applicant.

A performance guarantee will be required. The cash deposit, certified check, irrevocable letter of credit, or surety bond acceptable to the Township covering the estimated cost of improvements and in an amount at least \$250,000 be deposited with the clerk of the Township to insure faithful completion of the improvements or reclamation.

TELECOMMUNICATIONS ORDINANCE FEE SCHEDULE

APPLICATION

Non-refundable Application Fee (Per State law) shall be the actual and reasonable cost to review and process the application not exceed \$500, unless another fee is set forth by statute. If so, the statutory fees shall apply.

Application Fee will be used for all costs incurred by the Township with respect to the proposed Telecommunication project including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between utility or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

**UTILITY RIGHT-OF-WAY REGULATORY ORDINANCE
(TRANSMISSION LINES) FEE SCHEDULE**

APPLICATION

Non-refundable Application Fee	\$1000.00
Underground Installation	\$.25 per foot per year of occupied duct

UTILITY RIGHT-OF-WAY ESCROW DEPOSIT **\$10,000**

Deposits will be used for all costs incurred by the Township with respect to the proposed UTILITY RIGHT-OF-WAY project including but not limited to:

1. Meetings between developer and planning commission.
2. Conferences between utility or their agents and township officials.
3. Fees incurred by the township for consultants, engineers, planners, and township attorney.

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the utility right of way request, any remaining balance will be returned to the applicant.

INFORMATION MAY BE MAILED TO THE FOLLOWING ADDRESS:
LYNDON TOWNSHIP CLERK
17751 N. TERRITORIAL ROAD
CHELSEA, MI 48118

PRIVATE ROAD FEE SCHEDULE

APPLICATION:	New Private Road	\$3,500.00
	Shared Access Drive	\$1,000.00

PRIVATE ROAD CONSULTANT ESCROW

Construction Cost	% of Construction Cost
\$0-1000	20%
\$1001-\$10,000	16%
\$10,000-\$50,000	12%
\$50,001-\$100,000	7%
Over \$100,000	6%

Private Road Variance Application	\$500.00
Deposit and Consultant Escrow	\$800.00

Application for Preexisting Road Variance	\$500.00
Deposit and Consultant Escrow	\$800.00

When all fees are paid in full and after the Lyndon Township Board or Planning Commission has made a decision on the private road request, any remaining balance will be returned to the applicant.