

**4.12B CHARTER TOWNSHIP OF YORK - DEVELOPMENTAL FEES**

To be attached to Resolution #2005-12, a resolution to amend fees pertaining to the Charter Township of York Zoning Ordinance, as adopted April 12, 2005.

- 1. Unless otherwise noted for individual items, each fee shown includes review, as necessary, at any regularly scheduled meeting of Township Board of Trustees and/or Planning Commission.
- 2. The hourly fee includes an administration fee to cover Township office staff time, publication and mailings for required public hearings. An Added fee of \$50.00 will be charged for each notice requiring an affidavit when published in a newspaper of general circulation.
- 3. York Township Hall, 11560 Stony Creek Road, Milan, MI 48160, will be available the 2<sup>nd</sup> and 4<sup>th</sup> Thursday mornings at 9:00 AM (excluding holidays) for a one-hour consultation with engineering consultant and planning consultant. Applicants wishing to meet with the Township Representatives must provide a written request by mail or fax to the Township Clerk (fax 734-439-0903) by 12:00 noon on the Friday prior to the desired meeting date and pay a meeting fee of \$250.00. Also in attendance will be the Clerk or his/her designee for the purpose of note taking. After this consultation, applicants would then make presentation or application to the Planning Commission. If additional time is needed the applicant will be invoiced in one-quarter hour increments for said additional time.
- 4. Special meetings of the Township Board and/or Planning Commission will be charged at the posted rates.
- 5. All Township board and/or Planning Commission approvals are considered conditional upon the applicant's payment to the township of any and all outstanding fees.**
- 6. After final approval by the Planning Commission, and prior to Pre-Construction meetings being scheduled by the Zoning Official, the Treasurer will be contacted to make a determination if there are any outstanding balance of fees due.**

**1. REZONING PETITIONS**

The following fees shall be paid **on a per parcel basis** by the petitioner to the York Charter Township Treasurer at the time of submittal of the application to rezone:

	Up to 10 acres	10.001-20 acres	20.001-40 acres
Township fees:	\$ 850.00	\$1500.00	\$2500.00
Consultant fees:	\$1390.00	\$2370.00	\$4170.00
Total:	<u>\$2240.00</u>	<u>\$3870.00</u>	<u>\$6670.00</u>
	Over 40 acres		
Township fees:	\$ 4500.00		
Consultant fees:	\$ 7110.00		
Total:	<u>\$11610.00</u>		

Base hours included in fees are by size category respectively: Engineering 6, 10, 18 and 30 hours respectively; Planning 8, 14, 24 and 42 hours respectively; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review, \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the second public hearing.

**2. APPLICATION FOR SPECIAL USE PERMIT**

The following fee shall be paid by the applicant to the York Charter Township Treasurer at the time of submittal of the application for a Special Use Permit:

Township fees:	\$1500.00
Consultant fees:	\$1000.00
Total	<u>\$2500.00</u>

Township fee includes one Planning Commission meeting in addition to the meeting at which the public hearing is held. For placement on each additional agenda, an additional fee of \$150.00 shall be payable in advance.

Base hours included in fees: Engineering 2 hours; Planning 3 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**APPLICATION FOR SPECIAL USE PERMIT AMENDMENT**

The following fee shall be paid by the applicant to the York Charter Township Treasurer at the time of submittal of the application for a Special Use Permit Amendment.

Township fees:	\$ 590.00
Consultant fees:	\$ 410.00
Total	<u>\$1000.00</u>

Township fee includes one Planning Commission meeting in addition to the meeting at which the public hearing is held if the amendment is found to be a major change. For placement on each additional agenda, an additional fee of \$1500.00 shall be payable in advance.

Base hours included in fees: Engineering 2 hours; Planning 2 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**3. SITE PLAN REVIEW (INCLUDING BUT NOT LIMITED TO SITE CONDOMINIUM)**

The following fees shall be paid **on a per parcel basis** (acreage to be taken from the SID cards) by the applicant to the York Charter Township Treasurer at the time of submittal for each review:

**A. PRELIMINARY SITE PLAN REVIEW**

Township fees:	\$ 800.00
Consultant fees:	\$1470.00 + \$100.00 per acre
Total:	<u>\$2270.00 + \$100.00 per acre</u>

Base hours included in fees: Engineering 6 hours, Planning 9 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**B. FINAL SITE PLAN REVIEW**

Township fees:	\$ 800.00
Consultant fees:	\$1515.00 + \$50.00 per acre
Total:	<u>\$2315.00 + \$50.00 per acre</u>

Base hours included in fees: Engineering 7 hours; Planning 8 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**C. REVISED SITE PLAN REVIEW (EACH REVISION)**

Township fees:	\$ 450.00
Consultant fees:	\$ 695.00
Total:	<u>\$1145.00</u>

Base hours included for each revision: Engineering 3 hours; Planning 4 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**D. AMENDMENTS TO AN APPROVED FINAL SITE PLAN**

	Minor change	Major change
Township fees:	\$500.00	\$1000.00
Consultant fees:	\$410.00	\$ 820.00
Total:	<u>\$910.00</u>	<u>\$1820.00</u>

Base hours included in fees: Engineering 2 hours and 4 hours respectively; Planning 2 hours and 4 hours respectively; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**4. SUBDIVISION PLAT REVIEW**

The following fees shall be paid by the applicant to the York Charter Township Treasurer at the time of submittal of the application and at the time of each subsequent submittal:

**A. TENTATIVE PRELIMINARY PLAT REVIEW**

Township fees:	\$ 900.00
Consultant fees:	\$1800.00 + \$15.00 per dwelling unit
Total:	<u>\$2700.00 + \$15.00 per dwelling unit</u>

Base hours included for each revision: Engineering 8 hours; Planning 10 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**B. FINAL PRELIMINARY PLAT REVIEW**

Township fees:	\$ 900.00
Consultant fees:	\$1720.00 + \$15.00 per dwelling unit
Total:	<u>\$2620.00 + \$15.00 per dwelling unit</u>

Base hours included for each revision: Engineering 8 hours; Planning 9 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**C. FINAL PLAT REVIEW**

Township fees:	\$ 900.00
Consultant fees:	\$1230.00 + \$10.00 per dwelling unit
Total:	<u>\$2130.00</u> + \$10.00 per dwelling unit

Base hours included for each revision: Engineering 6 hours; Planning 6 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**5. PETITION FOR SPECIAL DISTRICT REVIEW (INCLUDING BUT NOT LIMITED TO PUD, MHP, RPD)**

The following fees shall be paid **on a per parcel basis** by the applicant to the York Charter Township Treasurer at the time of submittal of the application for a Special District and at the time of each subsequent submittal:

**A. REZONING PETITION AND AREA PLAN REVIEW**

	1 – 5 acres	5.001–10 acres	over 10 acres
Township fees:	\$1000.00	\$1500.00	\$2000.00
Consultant fees:	\$3500.00	\$5000.00	\$7500.00
Total:	<u>\$4500.00</u>	<u>\$6500.00</u>	<u>\$9500.00</u> + escrow (see below)

For parcels over 10 acres, an escrow account consisting of the sum \$50 dollars per acre will be deposited with the Township to cover any costs exceeding the base costs. Any moneys left over in this escrow account at the end of the review will be refunded to the applicant.

Base hours included in fees: Engineering 7, 10 and 14 hours respectively; Planning 10, 15 and 20 hours respectively; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to, offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the second public hearing.

**B. PRELIMINARY SITE PLAN REVIEW**

Township fees:	\$1000.00
Consultant fees:	\$2000.00
Total:	<u>\$3000.00</u> + escrow (see below)

For parcels over 10 acres, an escrow account consisting of the sum \$50 dollars per acre will be deposited with the Township to cover any costs exceeding the base costs. Any moneys left over in this escrow account at the end of the review will be refunded to the applicant.

Base hours included in fees: Engineering 7 hours; Planning 9 hours; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**C. FINAL SITE PLAN REVIEW**

Township fees:	\$1500.00
Consultant fees:	\$2390.00
Total	<u>\$3890.00 + escrow (see below)</u>

For parcels over 10 acres, an escrow account consisting of the sum \$50 dollars per acre will be deposited with the Township to cover any costs exceeding the base costs. Any moneys left over in this escrow account at the end of the review will be refunded to the applicant.

Base hours included in fees: Engineering 6 hours; Planning 8 hours; Attorney 3 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**D. AMENDMENTS TO AN APPROVED FINAL SITE PLAN**

	Minor change	Major change
Township fees:	\$500.00	\$1000.00
Consultant fees:	\$410.00	\$ 820.00
Total:	<u>\$910.00</u>	<u>\$1820.00</u>

Base hours included in fees: Engineering 2 hours and 4 hours respectively; Planning 2 hours and 4 hours respectively; Attorney 0 hours. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

**6. ENGINEERING REVIEW FEES**

At the time of submittal of detailed construction plans, specifications, and detailed estimates of total costs of the proposed construction and improvements, the applicant shall pay to the Township Treasurer a fee for review equal to one and one-half percent (1 1/2%) of the estimated total costs of construction and improvements, plus one dollar (\$1.00) per dwelling unit or, in the case of non-residential developments, one and one-half percent (1 1/2%) of the estimated costs of construction and improvements, plus one dollar (\$1.00) per 1500 square feet of the total building size. The estimates shall be provided by the applicant, and verified by the Township engineer, with the Township engineer retaining final authority to determine the total costs upon which the percentage shall be based. The fee shall be paid prior to the Township engineer's review of any part of the construction plans. In the event engineering review fees exceed the amount of the fee paid (above), additional hours shall be billed at actual costs plus twenty-five percent (25%) for administrative fees.

**7. PRECONSTRUCTION AND DEVELOPMENT AGREEMENT MEETING**

The following fees shall be paid by the applicant to the York Township Treasurer at the time of scheduling a preconstruction and development agreement meeting:

**A. PROJECT WITH PUBLIC WATER AND SANITARY SEWER**

One and one-half hour (maximum meeting time)	\$650.00
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**B. PROJECT WITHOUT PUBLIC WATER AND SANITARY SEWER**

One and one-half hour      \$500.00  
(maximum meeting time)

If the meeting exceeds one and one half hours, or if a subsequent meeting is required, the additional fees shall be payable at the above rates rounded to the nearest quarter hour.

**C. PUBLIC WATER AND SEWER SYSTEMS, PRIVATE ROAD AND STORM-WATER MANAGEMENT SYSTEM CONSTRUCTION REQUIREMENTS**

The Township will hold a pre-construction meeting for site condominium and platted subdivision. The pre-construction meeting will be held at the Township Hall and scheduled by the Township Clerk with fees being paid to the Township Treasurer. The Township Building/Zoning Departments and Township Engineer would conduct the meeting. Representatives from the Washtenaw County Drain Commissioner's office, the Road Commission, and the Soil Erosion Office would be invited. In addition, the Developer, Project Engineer, and Contractor(s) are required to attend.

The purpose of the pre-construction meeting will be to establish the coordination of the site inspections for the project. It will be determined at the meeting, whose responsibility it will be to do the site inspections and when the inspections would occur. The Township required as-built drawings of the stormwater management system will be discussed, and it will be determined what areas were required, what detail was needed, and when they are required during the project schedule.

Contractor shall notify the York Township Supervisor 72 hours in advance of site development and road construction. The Contractor must coordinate his activities with York Township.

The Contractor shall secure and maintain insurance policies to protect himself, his subcontractors, and York Township from all claims for bodily injuries, death, or property damage which may arise during this project, whether such operations are made by himself or by any subcontractor(s) or anyone employed by them directly or indirectly. The following insurance policies are required

- (1) Statutory Worker's Compensation in accordance with provisions of the Michigan Worker's Compensation Act.
- (2) Public liability insurance in an amount of not less than \$1,000,000 for injuries, including accidental death to any one person.
- (3) Vehicle liability insurance in the amount not less than \$500,000. The insurance certificates shall be filed with the Township, giving satisfactory evidence of insurance as stipulated above, before work is begun. Certificates shall be maintained until final approval of the public utilities by the Township. All insurance certificates shall name York Charter Township, the Washtenaw County Road Commission, the Township engineering firm, and their respective employees and representatives, as additionally insured parties.

A soil erosion control permit must be received from the Washtenaw County Soil Erosion Department prior to the start of construction.

Upon completion of construction and prior to the project being final, the following must be accomplished:

- (1) Five (5) sets of blueprint as-built drawings and one (1) set of mylar as-built drawings must be submitted.
- (2) Completion of the initial punch list must be accomplished.

- (3) Completion of the final punch list that will be developed after all grading, all paving, and all street landscaping is complete.

**8. INSPECTION FEES DEPOSIT (IN FIELD)**

The fees for inspection shall be borne by the applicant and paid to the Township Treasurer. Fees for inspection shall be as follows:

Construction Inspection Deposits	
Construction Cost	% of Construction Cost to be Placed w/Twp Treasurer
\$0 to \$1,000	20%
\$1,000 to \$10,000	16%
\$10,000 to \$50,000	12%
\$50,000 to \$100,000	7%
over \$100,000	6%
Note: If the inspection costs of public facilities and private roads exceed the deposit amount, the applicant must pay all additional costs associated with the construction inspection for the public facilities or private roads prior to approval by York Township.	

The applicant will be notified in the event the escrow fees have been depleted and additional funds are required. Prompt attention to reestablishing the escrow funds will prevent the project construction from being stopped and/or occupancy permits withheld. Any account balance remaining upon completion of the project and acceptance of the recorded plans will be returned to the applicant.

Review of "as-built" plans shall be invoiced against the inspection funds.

The fees herein contained shall be in addition to those charges for connection charges and other charges or fees required for sanitary sewer and water supply.

Base hours included in fees for other appeals: Engineering 1 hour; Planning 2 hours; Attorney 1 hour. Additional review fees shall be payable at the rate of \$125.00 per hour for engineering review; \$80.00 per hour for planning review; and \$200.00 per hour for legal review.

If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the second public hearing.

**CHARTER TOWNSHIP OF YORK  
WASHTENAW COUNTY, MICHIGAN**

**FEE SCHEDULE AMENDMENT  
Resolution #2005-23**

At a regular meeting of the Township Board of Trustees of York Charter Township, Washtenaw County, Michigan, held at the Township Hall of said Township on the 13th day of September, 2005 at 7:30 p.m., the following resolution was offered by Helen Neill and supported by Jane Kartje:

**WHEREAS**, this Board is authorized to set fees applicable for Township services and for various matters arising in the course of administration of the Zoning Ordinance; and

**WHEREAS**, this Board has reviewed the fees previously in effect and has found that they are in need of revision; and

**THEREFORE BE IT RESOLVED**, that the Charter Township of York, Washtenaw County, Michigan, hereby amends Charter Township of York Fee Schedule 4.12B, the Developmental Fee portion as set forth below; and

**BE IT FURTHER RESOLVED**, that all of the following fees are nonrefundable, except where noted, unless approved by the Charter Township of York Board of Trustees upon request of the applicant.

Roll Call Vote:  
Aye: Neill, Kartje, Donahue, Zurawski, Kiple, Bulmer, Potter  
Nay: None  
Absent: None  
Resolution declared adopted 7-0-0

\_\_\_\_\_  
Helen Neill, Clerk  
Charter Township of York

Date \_\_\_\_\_

**CERTIFICATION**

I, Helen Neill, the duly qualified Clerk of the Charter Township of York, Washtenaw County, Michigan, do hereby certify that the following is a true and correct copy of Resolution #2005-23 adopted at a regular meeting of the York Charter Township Board held on September 13, 2005 and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

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Helen Neill, Clerk  
Charter Township of York