

Hartland Township

Fee Schedule

Adopted 3/16/04

A RESOLUTION REGARDING ZONING APPLICATION FEES, ESTABLISHING AN ESCROW FUND REQUIREMENT FOR CERTAIN ZONING APPLICATIONS AND DEVELOPMENTS AND SETTING FORTH OTHER APPLICABLE FEES AND OTHER CHARGES, INCLUDING SEWER AND WATER FEES, RATES AND CHARGES.

WHEREAS, the Township Zoning Act, 1943 PA 184, as amended, authorizes Hartland Township to require the payment and collection of reasonable fees for the purpose of defraying the costs of enforcing its zoning ordinance; and

WHEREAS, the Hartland Township Board ("Township Board") desires to establish certain fixed application fees for zoning reviews and approvals pursuant to the Hartland Township Zoning Ordinance ("Zoning Ordinance") and the Township Zoning Act, 1943 PA 184, as amended; and

WHEREAS, there are certain developments, zoning applications, and projects which may require Hartland Township (the "Township") to incur additional and at times extraordinary out-of-pocket costs and expenses above and beyond what is associated with typical or average zoning reviews for minor projects; and

WHEREAS, the Township Board believes that it is reasonable and appropriate to place the cost of processing zoning applications and decisions for medium and large-scale developments (or applications involving unusual costs to the Township) on the applicants involved rather than on the taxpayers of the Township; and

WHEREAS, the Township intends that the zoning review and escrow fees be in addition to the fixed application fees and also be reasonably related and proportionate to the cost incurred by the Township for the particular application or zoning process involved, and that such fees and reimbursements be used to defray the cost of administering and enforcing the Zoning Ordinance; and

WHEREAS, the Township has lawfully adopted a Sewer and Sewage Disposal Ordinance (Ordinance No. 38); and

WHEREAS, Section 11 of the Township's Sewer and Sewage Disposal Ordinance (Ordinance No. 38) authorizes the Township to adopt by resolution charges and fees for sanitary sewer service in its schedule of rates and charges; and

WHEREAS, the Township has lawfully adopted a Water Use and Rate Ordinance (Ordinance No. 42); and

WHEREAS, Section 9 of the Township’s Water Use and Rate Ordinance (Ordinance No. 42) authorizes the Township to establish by resolution rates and fees necessary to ensure sufficiency of revenues in meeting the expenses of the water system, to recover the costs of administration, construction, reconstruction, maintenance of said system as necessary to preserve the same in good working order, operation and replacement of the System, and to provide for the payment of any debt service obligations of the Township as the same becomes due; and

WHEREAS, the Township Board intends to establish (1) Zoning Application Fees, (2) Escrow Fund Requirements For Certain Zoning Applications And Developments, and (3) Other Applicable Fees And Other Charges, Including Sewer And Water Fees, Rates And Charges to accomplish the above goals.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The fixed basic zoning application, inspection, sewer and water fees, rates, charges and other related fees are as follows:

Zoning Board of Appeals:.....\$700.00

Special Meetings of the Zoning Board of Appeals \$700.00

Land Use Permits:

House/Permanent Structure-Single Family Residence
(including Mobile Homes).....\$35.00
Additions.....\$35.00
Pond (Residential Use)\$35.00
Multiple Family Developments (including Duplexes,
Condominiums, Apartments and similar type uses)\$130.00
Commercial and Industrial.....\$130.00
Amendments to Existing Land Use Permits\$30.00
Private Driveway Permits onto Private Road\$35.00

Metes and Bounds Land Divisions:

First Two Resulting Parcels\$275.00
Each Additional Resulting Parcel\$25.00

Combinations Uncombinations and Boundary Changes of Parcels:

First Two Resulting Parcels\$35.00
Each Additional Parcel\$5.00

Rezoning:

One Acre\$450.00
Each Additional Acre.....\$5.00

Special Uses:

One Acre	\$375.00
Each Additional Acre.....	\$5.00
Change in Special Use	\$70.00

Site Plan Review (including Condominiums):

General:

One Acre or Less	\$375.00
Each Additional Acre.....	\$25.00

Major Changes:

One Acre or Less	\$375.00
Each Additional Acre.....	\$25.00

Minor Changes:

Each Minor Change	\$100.00
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Residential Ponds.....	\$200.00 (+35.00 for Land Use Permit)
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Subdivisions:

Preliminary Plat:

One Acre or Less	\$375.00
Each Additional Lot.....	\$2.00

Tentative Preliminary Plat:

One Lot	\$395.00
Each Additional Lot.....	\$4.00

Final Preliminary Plat:

One Lot	\$295.00
Each Additional Lot.....	\$2.00

Final Plat:

One Lot	\$250.00
Each Additional Lot.....	\$4.00

Private Roads

1,000-2,000 ft.....	\$850.00
2,001-4,000 ft.....	\$1,150.00

Signs:

Permanent (Ground or Wall)	\$225.00
Submitted With Site Plan.....	\$175.00
Temporary New Business Advertising	\$75.00
Temporary Real Estate Development	\$75.00
Temporary (30 days or less)	\$15.00
Traffic Directional	

.....One Directional Sign	\$10.00
.....Two or More (same application and place)	\$20.00
For Sale or Rent (non-residential over six square feet)	\$25.00
Minor Change (submitted to Planning Commission)	\$50.00
Home Occupation Signs	\$5.00
Canopy and Awning Signs.....	\$50.00
<u>Temporary Mobile Home / Trailers:</u>	\$70.00 (+ cash performance bond of \$1000.00)
<u>Temporary Accessory Endeavor:</u>	
Roadside Stands, Christmas Tree Sales, etc.,	\$75.00
Carnivals and Other Similar Endeavors.....	\$75.00
Temporary Construction Endeavors	\$75.00
<u>Coin / Token Operated Amusement Devices:</u>	
Yearly Fee.....	\$75.00
<u>Assembly:</u>	\$100.00
<u>Fire Ordinance Appeal Board:</u>	\$150.00
<u>Zoning Ordinance Book:</u>	\$35.00
<u>Livingston County Land Atlas and Plat Book</u>	\$25.00
<u>Hartland Comprehensive/Master Plan</u>	\$25.00 (per printing charge)
<u>Parks & Recreation Master Plan</u>	\$15.00 (per printing charge)
<u>County Road Maps</u>	Free
<u>Street Maps</u>	\$1.00
<u>Zoning & Master Plan Maps Digital on Disk</u>	\$25.00
<u>Master Plan Colored Maps</u>	\$3.00 (per printing charge)
<u>Zoning Maps</u>	\$3.00 (per printing charge)
<u>Copies</u>	\$0.50 (each)
<u>Property Cards (non property owner)</u>	\$5.00 (each)
<u>QVF Election Information Disc</u>	\$5.00

Grave Sites – Hartland Residents only

Hartland, Smith, Parshallville & Old Hodge	\$400.00 (each)
Perpetual Care	<u>\$100.00</u>
Total	\$500.00
Hodge Expansion Lots.....	\$400.00 (each)
Perpetual Care.....	<u>\$100.00</u>
Total	\$500.00
Columbarium at Hodge.....	\$400.00 (single)
.....	<u>\$800.00</u> (double)
Sextant (to open and close) and to include an Inscription Plaque.....	\$250.00

Sewer Fee Schedule

User Rates SAD #1

Commercial Metered	\$5.00 / 1000 gallons
Residential Metered	\$3.62 / 1000 gallons
Single Family Gravity	\$59.46
Single Family Grinder	\$84.48

User Rates SAD #2 & Branches

Commercial Metered	\$5.00 / 1000 gallons
Residential Metered	\$3.62 / 1000 gallons
Single Family Gravity	\$59.46
Single Family Grinder	\$84.48

Capital Connection Charges

SAD #1-REU's in excess of 1.54 per acre will be requested per policy adopted July 1, 2003 at a fee of \$3,150 / REU / plus E.N.R.

SAD #2 & Branches

Single Family w/ Grinder	\$10,330 + Engineering Cost Index
Single Family w/ Gravity	\$9,500 + Engineering Cost Index

Extra Strength Surcharges

- \$0.32 per pound of BOD
- \$0.43 per pound of SS
- \$4.99 per pound of P
- \$2.84 per pound of N

Non-Residential Connection Permits

One Permit Required Per Site Plan \$300.00

Water System Rates and Fees

Readiness to Serve Charge	\$11.00 per quarter per bill
Commodity Charge	\$2.80 per 1,000 gallons

Flat Rate Charge \$45.00 per Quarter per residential equivalent unit
(for Woodcliff and Woodcliff North condominium
units only)

Benefit Fee \$3,185.00 per one (1) Residential Equivalent Unit
(REU).

Connection Fees (1)

¾" Meter	\$470.00
1" Meter	\$520.00
1 ½" Meter	\$780.00
2" Meter	\$960.00
2" Compound Meter	\$1,950.00

(1) Included in cost of Connection Fee: meter, meter horn, touch pad, MXU, wire and installation. Cross connection and water softener discharge inspection. Initial meter read. Connection Fees for meters larger than 2" shall be determined at the time of ordering.

Costs for 2nd Meter (Irrigation Purposes) (2)

¾" Meter	\$270.00
1" Meter	\$320.00
1 ½" Meter	\$605.00
2" Meter	\$790.00

(2) Included in costs of 2nd Meter: meter, meter horn, touch pad, wire and installation. Initial meter read. Costs for a 2nd meter larger than 2" shall be determined at the time of ordering

Pressure Reducing Valves

Where necessary, the property owner shall install a Township-approved pressure reducing valve. The pressure reducing valve is to be installed by the property owner at their cost. The pressure reducing valves are to be purchased from the Township at the following costs:

¾"	\$250
1"	\$300
1 ½"	\$650
2"	\$870

The cost of pressure reducing valves larger than 2" shall be determined at the time of ordering.

Meter Inspections

\$100 per inspection

Section 2. The fixed basic zoning application fees specified in Section 1, above shall hereafter cover costs associated with the following:

Applicant's appearance at regular Planning Commission, Zoning Board of Appeals, and / or Township Board meetings.

Mailing and legal notice requirements for public hearings.

Involvement by Township Board members and employees (excluding outside contractors or professionals such as Township engineering, planning, legal counsel, and other services).

Section 3. In addition to the fixed zoning fees, all other expenses and costs incurred by the Township which are directly associated with reviewing and processing a zoning application for uses specified in Section 4 hereof shall be paid (or reimbursed to the Township) from the funds in an Escrow Account established by the applicant as provided herein. The Township may draw funds from an applicant's Escrow Account to reimburse the Township for out-of-pocket expenses incurred by the Township relating to the application. Such reimbursable expenses include, but are not limited to, expenses related to the following:

Mailing, legal notices and commission member compensation for special Planning Commission meetings and Planning Commission subcommittee meetings.

Mailing, legal notices, and Township Board member compensation for special Township Board meetings and Township Board sub committee meetings.

Mailing, legal notices, and Zoning Board of Appeals member compensation for special Zoning Board of Appeals meetings.

Services of the Township Attorney directly related to the application.

Services of the Township Engineer directly related to the application.

Services of the Township Planner directly related to the application.

Services of other professionals working for the township which are directly related to the application.

Any additional public hearings, required mailings and legal notice requirements necessitated by the application.

Section 4. Applications involving the following shall be subject to this Escrow Fund requirement:

Site Plan reviews

Planned Development Districts (PDs)

Special use permits

Any rezonings

Plat approvals

Site condominiums

Private road approvals/permits

Manufactured home developments

Complex Land Divisions

Variance or interpretation proceedings before the Zoning Board of Appeals where Township officials determine that the scope of the project or application will probably require the assistance of Township professionals or involve additional costs referred to in Section 3 hereof.

Section 5. The escrow fees for each application for uses specified in Section 4 hereof are established at \$500.00 increments commencing with an initial \$1,000.00 deposit by the applicant with the Township. The initial \$1,000.00 escrow fee shall be provided by the applicant to the Township at the time of application. No application shall be processed prior to the required escrow fee having been deposited with the Township. Any excess funds remaining in the Escrow Account after the application has been fully processed, reviewed and the final Township decision has been rendered regarding the project will be refunded to the applicant with no interest to be paid on those funds. At no time prior to the Township's final decision on an application shall the balance in the Escrow Account fall below \$500.00. If the funds in the Escrow Account drops below \$500.00, an additional deposit of \$500.00 by the applicant into the Escrow Account shall occur before the application review process will be continued. Additional amounts above \$1,000.00 may be required to be placed in the Escrow Account by the applicant at the discretion of the Township. Notwithstanding the proceeding, the escrow fee deposit for private roads involving only two to five parcels shall be established at an initial \$500.00 deposit with the funds in the Escrow Account being replenished back up to \$500.00 when the funds in the account for such private road serving two to five parcels drop below \$100.00.

Section 6. No building permit or final Township approval or permit shall be granted for an application until all outstanding out-of-pocket costs and expenses incurred by the Township as specified above have been reimbursed to the Township from the Escrow Account.

Section 7. The Township shall maintain records regarding the Escrow Account and shall authorize the disbursement of escrow funds in writing. Such escrow funds (from one of more applicants) shall be kept in a separate Township bank account. The Township shall collect and apply escrow funds in a reasonable fashion.

Section 8. Nothing herein shall be construed or interpreted as limiting the authority of the Township to adopt separate fee schedules relative to non zoning matters involving the design, engineering, and construction of buildings, improvements and developments with in the Township.

Section 9. This resolution shall invalidate, repeal and supersede any prior resolutions or policies of the Township related to the subject matter herein to the extent of any conflict.

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on the 16th day of March, 2004.

Ann Ulrich, Township Clerk