

2005-2006 REVIEW/PERMIT FEE SCHEDULE

BILLINGS TOWNSHIP, GLADWIN COUNTY, MICHIGAN ZONING PERMIT, PLANNING COMMISSION, AND ZONING BOARD OF APPEALS

Billings Township requires both a non-refundable administrative processing fee and an escrow deposit, based on the type of application and scope of the proposed development, to cover all direct Township costs and charged costs to the Township (such as consultant and legal costs). In addition to paying the review fees, the applicant is responsible for paying any additional costs incurred by the Township for the review process. Per Section 1.09 of the Zoning Ordinance, the Township may, at its discretion, require review of applications by additional consultants (such as engineering, environmental, and legal experts). The enclosed fee schedule does not include the cost of consultants to attend public meetings, which would be charged to the Township at the hourly rate of the consultant.

To determine the total fee and escrow deposit for a specific development review application, add across the designated row of the following table. Where a per-acre fee is required for a particular application, the acreage amount shall be based upon the portion of the parcel subject to development or use, as determined by the Zoning Administrator.

Zoning Permits (by Zoning Administrator)

Twp. zoning permit or administrative review	\$35
Zoning review for County building permits	\$50
Final zoning inspection (per inspection)	\$20

Type of Review	Administrative Processing Fee (non-refundable)	Development Review Escrow Deposit		Engineer	Attorney	Total Fee
Subdivision						
Sketch plan	\$50	\$7.50 per created lot	Minimum \$400			
Tentative Preliminary Plat	\$225	\$600 plus \$5 per created lot	Minimum \$1,000			
Final Preliminary Plat	\$200	\$400 plus \$5 per created lot	Minimum \$800	Hourly	Hourly	
Final Plat	\$200	\$7.50 per created lot	Minimum \$400	Hourly	Hourly	
Master deed and bylaws review	\$50	\$350	n/a		Hourly	
Site Plan Review						
Site Condominium Developments	\$250	\$500 plus \$5 per lot	Minimum \$1,000	Hourly	Hourly	
Manufactured Housing Park	\$250	\$600 plus \$5 per dwelling site	Minimum \$1,000	Hourly	Hourly	
Multiple-Family Residential or Attached Condominiums	\$250	\$500 plus \$6.40 per dwelling unit	Minimum \$1,000	Hourly	Hourly	
Commercial Uses	\$250	\$550 plus \$55 per acre	Minimum \$1,000	Hourly	Hourly	
Industrial, Research or Office Uses	\$250	\$500 plus \$55 per acre	Minimum \$1,000	Hourly	Hourly	
Public/Semi-Public Uses	\$250	\$500 plus \$40 per acre	Minimum \$1,000	Hourly	Hourly	

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Type of Review	Administrative Processing Fee (non-refundable)	Development Review Escrow Deposit		Engineer	Attorney	Total Fee
Site Plan Review (continued)						
Private Roads	\$200	\$600 plus \$5 per abutting lot	Minimum \$1,000	Hourly	Hourly	
Re-review of a revised site plan	\$200		n/a	Hourly	Hourly	
Planned Unit Development (PUD)						
Initial review of plan and rezoning	\$250	\$800 plus \$5 per acre, plus same as Plat, Condominium or Site Plan Review fee and escrow deposit	Minimum \$2,000	Hourly	Hourly	
Revised plan	\$50	Same as Plat, Condominium, or Site Plan Review fee and escrow deposit	n/a	Hourly	Hourly	
Rural Residential Open Space Development	\$250	\$600 plus \$7.50 per lot	Minimum \$1,000	Hourly	Hourly	
Special Use	\$250	\$600 plus \$6 per acre, plus Site Plan Review fee and escrow deposit	Minimum \$1,000		Hourly	
Rezoning	\$250	\$800 plus \$5 per acre	Minimum \$1,500		Hourly	
Variances						
Residential	\$350	\$325 per variance			Hourly	
Non-residential	\$350	\$325 per variance			Hourly	
Use	\$350	\$325 per variance, plus \$50 per acre			Hourly	
Land Division or Combination	\$50	\$175 plus \$50 for each lot resulting or included in a lot combination		Hourly	Hourly	
Expedited review	150% of the appropriate fee and escrow deposit			Hourly	Hourly	
Special Meeting Requested by Applicant						
Planning Commission	\$500	Plus additional hourly cost for consultant attendance, as requested by the Twp.				
Zoning Board of Appeals	\$500	Plus additional hourly cost for consultant attendance, as requested by the Twp.				
Pre-Application or Conceptual Plan Review Meeting	\$100	Plus additional hourly cost for consultant attendance, as requested by the Twp.				