

RESOLUTION NO. 6-2017

A RESOLUTION AMENDING AND ENACTING THE ZONING CERTIFICATE FEES AND SERVICES SCHEDULE PURSUANT TO SECTION 807 OF THE LAFAYETTE TOWNSHIP ZONING RESOLUTION TO BE EFFECTIVE JANUARY 17, 2017

The Board of Trustees of Lafayette Township, Medina County, Ohio, met in organizational session on the 17th day of January 2017 at the Lafayette Township Hall, 6776 Wedgewood Road, Medina, OH with Trustees Bowers and Costello present.

Trustee Bowers moved the adoption of the following Resolution:

WHEREAS Section 807 of the Lafayette Township Zoning Resolution requires Trustees, by resolution, establish a schedule of fees, charges, expenses and a collection procedure for zoning certificates, amendments, appeals, variances, conditional use permits, site plan approvals, and other matters pertaining to the administration and enforcement of the Resolution requiring investigations, inspections, legal advertising, postage and other expenses, **NOW THEREFORE**

BE IT RESOLVED,

Section 1. SECTION 807 SCHEDULE OF FEES, CHARGES AND EXPENSE is hereby amended and enacted to be effective January 17, 2017 as follows:

- A. RESIDENTIAL NEW CONSTRUCTION USES
 - 1. Single-family Dwelling \$100
Plus 9 cents per square foot of outside dimensions of the structure of each floor.
 - 2. Two-Family Multi Family Dwelling \$250
Plus 9 cents per square foot of outside dimensions of the structure of each floor.
 - 3. Footer Certification \$400
- B. RESIDENTIAL ACCESSORY USES & MISCELLANEOUS
 - 1. Accessory Buildings & Structures at or less than one hundred forty-four (144) square feet. \$ 25
 - 2. Accessory Buildings & Structures more than one hundred forty-four (144) square feet, Plus 6 cents per square foot floor area (Children's play houses, gym equipment, dog houses or kennels, fences – not included) \$ 25
 - 3. Deck – Plus 6 cents per square foot floor area includes Concrete patio. \$ 25

4. Alterations, additions, remodel (includes covered porches, garages & finished basements).	\$ 50
5. Handicap ramps directly to the door with no deck or with deck to reach door level with turn around 100 square feet or less.	No Fee
Handicap ramps with deck larger than 100 square feet	\$ 25 Plus 6 cents per sf < 100 sf.
6. Above or in-ground pool, spa, hot tub, tennis court	\$100
7. Home Occupation permit	\$ 25
8. Satellite dish greater than 25" in diameter	\$ 50
9. Model Home, temporary construction building, Construction trailer, temporary sales office (valid For one year).	\$100
10. Bed & Breakfast per single room unit Plus 11 cents per square foot of each floor.	\$ 50
11. Ponds & Lakes – plus recommendations of Medina County Soil & Water conservation agent.	\$ 50
12. Fences – constructed in platted residential subdivisions	\$ 50
13. Gazebos (attached or unattached)	\$ 25
14. Ditch enclosures	\$50
15. Temporary Development Sign each (valid for 1 year, 1 sign per entrance).	\$100
16. Permanent subdivision or neighborhood sign (1 per Entrance subject to Zoning Commission Approval)	\$200
17. Agricultural Exemptions – Waiver form must be filled out and submitted to be included in the property file.	No Fee
18. Site Plan review (includes discussion, preliminary & final)	\$300

19. Planned Unit Development Application	\$500
20. Application for lot split (subdivision of parcel)	\$ 30
C. COMMERCIAL, RECREATIONAL AND INDUSTRIAL NEW CONSTRUCTION STRUCTURES AND USES	
1. NEW CONSTRUCTION	\$250
For any valuation up to and not exceeding fifty Thousand (\$50,000) dollars. Plus an additional fee of one dollar (\$1.00) per thousand (\$1,000) dollars or fraction thereof for valuation over fifty thousand (\$50,000) dollars	
2. BUSINESS	
Commercial construction, change of ownership/change of use or alteration	
<ul style="list-style-type: none"> • 0-5,000 square feet = \$75.00 for first 1,000 sf + .06 for each additional sf • 5,000 – 15,000 sf - \$500.00 • 15,001 – 50,000 sf = \$1,000 • 50,001 – 100,000 sf = \$1,500 • 100,001 sf and over = \$2,000 	
D. ACCESSORY, ADDITION AND INTERIOR REMODEL OF COMMERCIAL, RECREATIONAL AND INDUSTRIAL USES	
1. Accessory Buildings or Structures, Alterations and Addition	\$150
for valuation up to and not exceeding five thousand (\$5,000) Dollars. Plus one dollar (\$1.00) per thousand dollars or fraction Thereof for valuation over five thousand (5,000) dollars.	
2. Temporary tents over 120 square feet exempting casual residential recreational use.	\$ 50
3. Hotel Motel, Guest Suites, Bed & Breakfast (per single Room unit plus 7 cents per square foot of outside dimension of the structure.	\$150
4. Satellite Dishes	\$ 50
E. CERTIFICATE OF COMPLIANCE	\$ 50
(other than individual homeowner residential)	

F. PARKING LOTS \$150

G. SIGNS

1. Signs advertising a business or services, other than a Home occupation, being operated on the premises.
 - a. Less than 20 square feet \$ 50
 - b. 20 square feet, but less than 50 square feet \$ 75
 - c. 50 square feet, but less than 100 square feet \$150
 - d. 100 square feet, but less than 200 square feet \$200
 - e. 200 square feet and larger \$250
 - f. Temporary and portable \$ 60
 - g. Directional that requires a permit \$ 25
2. Home occupation \$ 50
3. Sign advertising Model Home \$ 50
4. Sign advertising event – placed longer than 30 days \$ 25

H. GENERAL / ADMINISTRATIVE

PROFESSIONAL COSTS – In the event the Zoning Board of Appeals, the Zoning Commission and/or the Lafayette Township Board of trustees find it necessary to obtain any planning, legal, engineering or other expert testimony, all expenses shall be borne by the applicant. If a court stenographer is requested by the applicant or is required, the cost shall be paid by the applicant.

FINANCIAL GUARANTEE – In the even the Zoning Board of Appeals, the Zoning Commission and/or the Lafayette township Board of Trustees find it necessary to require financial guarantee, the Board of Trustees may require a completion bond in an amount up to 10% of the building cost with a minimum of \$1,000 and a maximum of \$10,000.

Penalty fee for failure to obtain any permit prior to construction is double the fee.

Any request for an APPEAL, CONDITIONAL, VARIANCE OR DETERMINATION OF SIMILAR USE shall be accompanied by a minimum non-refundable fee of:

Residential Appeal or Variance	\$400
Commercial Appeal or Variance	\$400
Conditional Zoning Certificate / Amendment	\$250
Conditional Zoning Certificate Renewal	\$ 50
Determination of Similar Use	\$200
Non-Conforming Use to a Lesser Non-Conforming Use	\$200
Zoning Map / Text Amendment (waived for government agency)	\$750

ADDITIONAL MEETINGS REQUIRED BY APPLICATION \$225
Included but not limited to revised site plan review,
public hearing and continued or rescheduled meetings
when the cause is attributable to applicant.

ADMINISTRATIVE SERVICE FEES

Zoning book or Comprehensive Plan	
hard copy (plus mailing fee, if any)	\$ 50
USB flash drive (plus mailing fee, if any)	\$ 15
CD (plus mailing fee, if any)	\$ 15
Copies: Ten cents (\$.10) per photocopy page as Available subject to Lafayette Township Records Retention Management Policy.	
Zoning Map	\$ 5
Zoning Certification	\$ 5

FEES WAIVED FOR GOVERNMENT AGENCY

Zoning fees shall be waived for all governmental – related applications submitted by Lafayette Township or any other governmental agency.

Section 2. The schedule of fees shall be posted in the Lafayette Township Hall and may be altered or amended only by the Township Trustees.

Section 3. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

Trustee Costello seconded the motion and the roll being called upon its adoption the vote resulted as follows:

Trustee Costello Yes No _____

Trustee Bowers Yes No _____

Adopted this 17th day of January, 2017

Fiscal Officer, Lafayette Township
Medina County, Ohio

*January 17, 2017 Resolution 6 - 2017
September 21, 2009 (Handicap Ramp fee eliminated)
February 13, 2008 Resolution 7 - 2008
May 1, 2006 Resolution 19 - 2006
April 17, 2006 Resolution 15 - 2006*