

ADOPTED BY TOWNSHIP BOARD OF TRUSTEES, JANUARY 4, 2011

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LAND USE PERMITS-RESIDENTIAL

New Home-----	\$100.00
Additions-addition of square footage (i.e.: garage, family/bedroom, second story, sunroom, pole barn)-----	\$70.00
Remodeling/Repairs-No addition of square footage (i.e.: moving interior walls, renovations, finishing basement, or second story)-----	\$40.00
Repairs-re-roofing, windows, siding, electrical, plumbing, heating/air conditioning-----	\$15.00
Peripherals-Amenities (i.e.: decks, pools, porches, gazebos, boathouses, sheds, fences, etc.)-----	\$40.00
Electrical, Plumbing, and Heating/Air Conditioning Work – No Structural Changes-----	\$15.00
Satellite Dishes, TV/Radio Antennas – Residential only – No Structural Changes-----	\$15.00
Reinspection Fee-----	\$25.00
Addressing-----	\$25.00/address
Temporary Trailers-----	\$100.00 for 6 months plus \$2,000.00 cash bond
Demolitions-----	\$45.00
Change in Use-----	\$40.00
Signs-----	\$40.00
Home Occupation-----	\$35.00
Seasonal Sales-----	\$35.00
After the fact permits additional processing fee-----	\$100.00
After the fact permit additional processing fee – No charge permit-----	\$1.00

Note: Upon the issuance of an address, a reflective address sign will be provided.

LAND USE PERMITS-MULTIPLE FAMILY
(DUPLEXES, APARTMENTS BUILDINGS, HOTELS, MOTELS, INNS)

FOR EACH RESIDENTIAL UNIT WITHIN A SINGLE UNIFIED STRUCTURE:

New Construction-----	\$100.00
Additions-----	\$70.00
Remodeling-No addition of square footage (i.e.: moving interior walls, re-doing bathroom, and kitchens finishing basement or second story)-----	\$60.00
Repairs (i.e.: re-roofing, windows, siding, electrical, plumbing, heating, air conditioning)-----	\$15.00
New Facades-----	\$60.00
Peripherals-Amenities (i.e.: decks, pools, porches, gazebos, boathouses, sheds, fences, etc.)-----	\$60.00
Site Improvements (i.e.: paving, parking, grading, curbs, sidewalks, landscaping)-----	\$80.00
Electrical, plumbing and heating/air conditioning work-No structural changes-----	\$15.00
Satellite dishes, TV/Radio Antennas-Residential only-No structural changes-----	\$15.00
Addressing-----	\$25.00/address
Reinspection Fee-----	\$25.00
After the fact permit additional processing fee-----	\$100.00
After the fact permit additional processing fee – no charge permit-----	\$1.00

Note: Upon the issuance of an address, a reflective address sign will be provided.

LAND USE PERMIT FEES ARE IN ADDITION TO ANY AND ALL FEES FOR SITE PLAN APPLICATION REVIEWS, VARIANCES, PUBLIC HEARINGS, AND PRIVATE ROADS/DRIVEWAY VARIANCES.

LAND USE PERMITS-COMMERCIAL/INDUSTRIAL
(IN ADDITION TO SITE PLAN REVIEW FEES AS APPLICABLE)

New Building-----	\$250.00
Remodeling-No addition of square footage (i.e.: facades, re-roofing, interior walls, bathrooms, electrical, plumbing, heating mechanical, factory machinery, upgrades requiring building permits)-----	\$105.00
Additions-Additions of square footage (i.e.: Pole barn, extra wing/story)-----	\$105.00
New Facades-----	\$60.00
Peripherals (sheds, decks, porches, fences)-----	\$75.00
Temporary Trailers-----	\$100.00 for 6 months plus \$2,000.00 cash bond
Demolitions-----	\$60.00
Site Improvements (paving, parking, grading, curbs, sidewalks, landscaping, Consumers Energy rectifiers)-----	\$75.00
Change in Use-----	\$40.00
Seasonal Sales-----	\$30.00
Signs-----	\$60.00
Wireless Communication Facilities-----	\$250.00
Addressing-----	\$25.00/address
Reinspection Fee-----	\$25.00
After the fact permit additional processing fee-----	\$100.00

Note: Upon the issuance of an address, a reflective address sign will be provided.

LAND USE PERMITS MULTIPLE COMMERCIAL/INDUSTRIAL UNITS
(BUILDINGS WITH MULTIPLE OFFICES/RETAIL/MANUFACTURING SUITES)

FOR EACH UNIT WITHIN A SINGLE UNIFIED STRUCTURE:

New Construction-----	\$100.00
Remodeling/Repairs-No addition of square footage (i.e.: moving interior walls, re-doing bathrooms, kitchens, finishing basement or second story, re-roofing, windows, siding etc.)-----	\$70.00
Building Facades-----	\$70.00
Peripherals-Amenities (i.e.: decks, pools, porches, gazebos, boathouses, sheds, fences etc.)-----	\$60.00
Site Improvements (paving, parking, grading, curbs, sidewalks, landscaping)-----	\$90.00
Electrical, plumbing and heating/air conditioning work-No structural Changes-----	\$15.00
Satellite Dishes, TV/Radio Antennas/Wireless Communication Facilities-----	\$100.00
Reinspection Fee-----	\$30.00
Addressing-----	\$25.00/address
After the fact permit additional processing fee-----	\$100.00
After the fact permit additional processing fee-no charge permit-----	\$1.00

LAND USE PERMITS

TEMPORARY LAND USE AND SPECIAL EVENTS

Temporary Land Use-Special Events (Sec. 8.9.3)-For profit organizations-----	\$75.00
Temporary Land Use-Special Events (Sec. 8.9.3)-Non-profit organizations-----	\$ 25.00
Special Events Performance Bond-In Accordance with 8.9.3 (E)-----	As set by Zoning Administrator
Police Security Services Charges (Sec. 8.9.3 (D)(7))-As set by Police Chief/Township Board/Township Manager/Zoning Administrator	

SPECIAL USE PERMIT FEES: (IN ADDITION TO ALL OTHER FEES)

APPLICATION FEE:

Special Use Permit (Sec. 3.5) – For both residential, commercial/industrial-----	\$750.00
Review Escrow-----	\$3,000.00

REZONING FEES: (IN ADDITION TO ALL OTHER FEES)

APPLICATION FEE:

Rezoning of property-for both residential, commercial, and industrial-----	\$1,000.00
Review Escrow-----	\$2,500.00

(PLEASE NOTE: OPEN SPACE COMMUNITY OVERLAY DISTRICTS UNDER ARTICLE 14.00, “OPEN SPACE COMMUNITY,” OF THE HAMBURG TOWNSHIP ZONING ORDINANCE ARE NOT REZONINGS)

ZONING TEXT AMENDMENTS: (IN ADDITION TO ALL OTHER FEES)

APPLICATION FEE:

Proposed Text Amendments to the Hamburg Township Zoning Ordinance-----	\$750.00
Review Escrow-----	\$1,500.00

FOR ALL PROJECTS: PRE-APPLICATION CONFERENCES

Optional Pre-application Conference-For 1 ½ hour conference period: **(To be paid prior to the conference)**

Zoning Administrator-----	\$50.00
Township Planner-----	\$350.00
Township Engineer-----	\$350.00

SITE PLAN REVIEW FEES
(IN ADDITION TO ALL OTHER FEES)

RESIDENTIAL
OPEN SPACE, P.U.D., CONDOMINIUMS, E.C.H.O PROJECTS

APPLICATION FEE:

New Subdivisions of all types----- \$2,000.00

REVIEW ESCROW FEES

Preliminary Site Plan-----\$2,000.00 plus \$50.00/unit

Final Site Plan-----\$2,000.00 plus \$50.00/unit

Combined Preliminary/Final Site-----\$4,000.00 plus \$50.00/unit

AMENDMENTS TO SITE PLANS

APPLICATION FEE:

Minor Site Plan Amendments- less than 25%----- \$660.00

Greater than 25% or more area of original plan-----\$2,000.00

REVIEW FEES FOR AMENDMENTS

Involving 1% to 25% area or original plan-----\$1,400.00

Involving more than 25% area of original plan-----\$2,000.00

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

PLATS / SUBDIVISIONS

APPLICATION FEE:

Tentative/Preliminary Plat-----\$1,000.00 plus \$50.00/lot

Preliminary Final Plat-----\$1,000.00 plus \$50.00/lot

Final Plat-----\$1,000.00 plus \$50.00/lot

REVIEW ESCROW

Tentative Preliminary Plat-----\$2,500.00 plus \$50.00/lot

Preliminary Final Plat-----\$2,500.00 plus \$50.00/lot

Final Plat-----\$2,500.00 plus \$50.00/lot

SITE PLAN REVIEW FOR COMMERCIAL AND INDUSTRIAL PROJECTS OF ALL TYPES

APPLICATION FEE:

New Projects of all types	
Preliminary Site Plan-----	\$1000.00 plus \$200.00/acre over one acre
Final Site Plan-----	\$1000.00 plus \$200.00/acre over one acre
Combination Preliminary/Final-----	\$2000.00 plus \$400.00/acre over one acre

REVIEW ESCROW

Preliminary Site Plan-----	\$2,500.00 plus \$250.00/acre over one acre
Final Site Plan-----	\$2,500.00 plus \$250.00/acre over one acre
Combined Preliminary/Final Site-----	\$5,000.00 plus \$500.00/acre over one acre

AMENDMENTS TO SITE PLANS:

Minimum Charge-----	\$700.00 plus review fees
Involving 1% to 25% area of original plan-----	\$700.00 plus review fees
Involving 26% or more area of original plan-----	\$2000.00 plus review fees

REVIEW FEES FOR AMENDMENTS:

Involving 1% to 25% area of original plan -----	\$1,500.00 + \$100.00/acre over one acre
Involving more than 25% area of original plan-----	\$3,500.00 + \$100.00/acre over one acre.

HARDSHIP PLANNED UNIT DEVELOPMENT

APPLICATION FEE:

Commercial projects-----	\$4500.00 plus \$100.00/acre over one acre
Residential projects-----	\$3000.00 plus \$50.00/unit or lot

REVIEW ESCROW FEE:

Commercial projects-----	\$7,000.00 plus \$100.00/acre over one acre
Residential projects-----	\$4,000.00 plus \$50.00/unit or lot

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred

Note: Acreage calculations base upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

COMMERCIAL/MIXED USE PLANNED UNIT DEVELOPMENT

APPLICATION FEE:-----\$4500.00 plus \$100.00/acre over one acre

REVIEW ESCROW FEES----- \$7,000.00 plus \$100.00/acre over one acre
Preliminary Site Plan-----\$3,500.00 plus \$250.00/acre over one acre
Final Site Plan-----\$3,500.00 plus \$250.00/acre over one acre
Combination Preliminary/Final-----\$7,000.00 plus \$500.00/acre over one acre

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred

Note: Acreage calculations base upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

PRIVATE ROAD & DRAINAGE FEES

Private Road-Regular Approval Request:

(Please note that these fees are in addition to any variance/wavier request fees that may be applicable.)

Zoning Administrative Fee-----\$400.00

Engineer Review Escrow: (Includes original and one revised submittal)

1'-2000' Linear Footage-----\$2,500.00
2000'-4000' Linear Footage-----\$3,500.00
4000' + Linear Footage-----Multiply Above Increments
Road surface, Drainage Inspection and certification review fee -----\$300.00
Reinspection Fee-----\$300.00
Bond to Construct Road-----As set by Zoning Administrator

Assistance due to non-compliance,

Township administration-----\$400.00
Engineering and site visit escrow----- \$3,000.00

Private Road Variance/Waiver Request:

Application Fee-----\$500.00
Engineer Review/Inspection Fee-----\$1,000.00
If Special Meeting- Fee for Township Board-----\$800.00

Note: In the event that review fees exceed the deposited amount, additional review fees shall be collected prior to approval.

OTHER FEES

Site Walks:

Planning Commission----- \$750.00
H.E.R.B.----- \$750.00

Special Meetings:

Planning Commission:
Meetings that do not require Consultant review.-----\$800.00
Meetings that require Consultant review.-----\$800.00 plus \$700.00 consultant fee
Township Board----- \$800.00

Sewer Feasibility:

Cost estimate Commercial----- \$1,000.00
Cost estimate Single-Family Home-----\$200.00

Final Inspection and Review of Certification Documents ----- \$500.00 plus review fees

Creation/Alteration of Water Bodies- (Sec. 9.2.4 (D))-(Setbacks need to be met if pond is entirely within parcel)---\$50.00
Permit for grading, drainage, fill, excavation, etc. **(Plus Engineering Review and Site Visit Fees)**-----\$50.00

LAND DIVISIONS/COMBINATIONS/LOT SPLITS/REDESCRIPTIONS

Per Parcel/Lot Being Created-----\$100.00
Boundary Adjustments (Fee charged for each resulting parcel or new description)-----\$100.00
(Outlots/Parks/Open Space Areas Each count as 1 Lot)

(No charge for combination or separation of platted lots of record or other parcels of record for tax code purposes only)

ZONING BOARD OF APPEALS FEES
(IN ADDITION TO ALL OTHER FEES)

Per Case-----	\$325.00
Rehearing Meeting-----	\$200.00

SERVICES

Flood Plain Determination-----	\$20.00
Site Investigation Report (by Zoning Administrator per Section 9.3)----- (Also Modular/Manufactured Home Compatibility Study)	\$50.00
Wetland Determination (by Zoning Administrator per Section 9.9.6)-----	\$50.00
H.E.R.B. Review of Seawalls/Filling/Dredging greater than 30 cubic yards (Sec. 9.2.3)-----	\$50.00

ORDINANCES

Ordinances and The Master Plan can be viewed on our website at www.hamburg.mi.us
From the Main Page, Go to the "Lawroom"

(Add \$5.00 if mailed)

Master Plan-----	\$30.00
General Ordinance-----	\$35.00
Zoning Ordinance-----	\$35.00
Large Zoning District Map-----	\$15.00
Small Zoning District Map-----	\$ 7.50
Copies of Full Size Sectional Maps-----	\$10.00/sheet

COPIES

Photocopies (Plus Postage if Mailed)-----	\$0.25/page
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