## PLANNING COMMISSION FEES (effective 01/01/22)

### Site Plan Review + Landscape Review Fees

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>Site Review Committee</td>
<td>$100.00</td>
</tr>
<tr>
<td>*Planning Review</td>
<td>$1,200.00 plus $75.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>*Engineering Review</td>
<td>$1,500.00 plus $50.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>Traffic Impact Study Review (If Required)</td>
<td></td>
</tr>
<tr>
<td>a) $1,000 (less than 50 acres, 150 units or 200,000 bldg sq ft)</td>
<td></td>
</tr>
<tr>
<td>b) Greater than any of the above to be determined prior to submittal.</td>
<td></td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

### Site Plan Review for Attached or Multi-Family Housing + Landscape Review Fees

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>Site Review Committee</td>
<td>$100.00</td>
</tr>
<tr>
<td>*Planning Review</td>
<td>$1,200.00 plus $50.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>*Engineering Review</td>
<td>$1,500.00 plus $50.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>Traffic Impact Study Review (If Required)</td>
<td></td>
</tr>
<tr>
<td>a) $1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)</td>
<td></td>
</tr>
<tr>
<td>b) Greater than any of the above to be determined prior to submittal.</td>
<td></td>
</tr>
</tbody>
</table>

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### Single –Family Subdivision Plat or Detached Site Condominium + Landscape Review Fees

#### Tentative Preliminary Plat

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>Site Review Committee</td>
<td>$100.00</td>
</tr>
<tr>
<td>Publication Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>*Planning Review</td>
<td>$800.00 plus $40.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>*Engineering Review</td>
<td>$700.00 plus $40.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>Traffic Impact Study Review (If Required)</td>
<td></td>
</tr>
<tr>
<td>a) $1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)</td>
<td></td>
</tr>
<tr>
<td>b) Greater than any of the above to be determined prior to submittal.</td>
<td></td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

#### Preliminary Plat Review

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>*Planning Review</td>
<td>$750.00 plus $20.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>*Engineering Review</td>
<td>$1,500.00 plus $50.00 per acre or fraction thereof</td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

#### Final Plat Review

<table>
<thead>
<tr>
<th>Fee Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>*Planning Review</td>
<td>$350.00 plus $20.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>*Engineering Review</td>
<td>$700.00 plus $40.00 per acre or fraction thereof</td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
Schedule of Fees & Escrow Charges

Single Family Condominium (site or general) + Landscape Review Fees
*Filing Fee ................................................................. $ 450.00
Site Review Committee ...................................................... $ 100.00
*Planning Review .......................................................... $ 900.00 plus $40.00 per acre
*Engineering Review ....................................................... $ 700.00 plus $40.00 per acre or fraction thereof
*Condominium Document Review (if submitted with site plan)
  Planner ..................................................................... $ 325.00
  Engineer ................................................................. $ 325.00
**Attorney ................................................................. $ 1,000.00
*Traffic Impact Study Review (If Required)
  a) $1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)
  b) Greater than any of the above to be determined prior to submittal.

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

**In the event the above-described documents require legal review exceeding the two (2) reviews estimated at the cost of $1000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Non-Residential Condominium (site or general) + Landscape Review Fees
*Filing Fee ................................................................. $ 450.00
Site Review Committee ...................................................... $ 100.00
*Planning Review .......................................................... $ 900.00 plus $75.00 per acre
*Engineering Review ....................................................... $ 700.00 plus $40.00 per acre or fraction thereof
*Condominium Document Review (if submitted with site plan)
  Planner ..................................................................... $ 325.00
  Engineer ................................................................. $ 325.00
**Attorney ................................................................. $ 1,000.00
*Traffic Impact Study Review (If Required)
  a) $1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)
  b) Greater than any of the above to be determined prior to submittal.

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Site Plan Review – Non-Residential (Public / Semi Public) + Landscape Review Fees
*Filing Fee ................................................................. $ 450.00
Site Review Committee ...................................................... $ 100.00
*Planning Review .......................................................... $ 1,100.00 plus $50.00 per acre or fraction thereof
*Engineering Review ....................................................... $ 1,500.00 plus $50.00 per acre or fraction thereof
*Traffic Impact Study Review (If Required)
  a) $1,000 (less than 50 acres, 150 residential units or 200,000 bldg sq ft)
  b) Greater than any of the above to be determined prior to submittal.

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Administrative Review of Site Plan
*Filing Fee ........................................................................ $ 250.00
*Township Review Fee ...................................................... $ 300.00
*Planning Consultant Review Fee (If Required) ......................... $ 400.00
*Engineering Consultant Review Fee (If Required) ....................... to be determined prior to submittal

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Revised 12/20/21

Ordinances of the Charter Township of Orion

Ord. 41 Fees - 2
### Planned Unit Development-Concept Plan

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Filing Fee</em></td>
<td>$450.00</td>
</tr>
<tr>
<td>Site Review Committee</td>
<td>$100.00</td>
</tr>
<tr>
<td>Publication Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td><em>Planning Review</em></td>
<td>$1,500.00 + $75.00/acre</td>
</tr>
<tr>
<td><em>Engineering Review</em></td>
<td>$1,500.00 + $50.00/acre</td>
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<tr>
<td><em>Traffic Impact Study Review (If Required)</em></td>
<td></td>
</tr>
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<td>a) Less than 50 acres, 150 residential units or 200,000 bldg sq ft</td>
<td>$1,000.00</td>
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</tbody>
</table>

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### Planned Unit Development –Final Plan + Landscape Review Fees

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Filing Fee</em></td>
<td>$450.00</td>
</tr>
<tr>
<td><em>Planning Review</em></td>
<td>$1,500.00 + $50.00/acre</td>
</tr>
<tr>
<td><em>Engineering Review</em></td>
<td>$1,500.00 + $50.00/acre</td>
</tr>
<tr>
<td><strong>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</strong></td>
<td>$1,000.00</td>
</tr>
<tr>
<td><em>Planner Review of PUD Agreement</em></td>
<td>$350.00</td>
</tr>
<tr>
<td><em>Condo Document Review Planner &amp; Engineer</em></td>
<td>$325.00 (each)</td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

### Planned Unit Development Amendment

#### Major

<table>
<thead>
<tr>
<th>Service</th>
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</tr>
</thead>
<tbody>
<tr>
<td><em>Filing Fee</em></td>
<td>$450.00</td>
</tr>
<tr>
<td>Publication Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td><em>Planning Review</em></td>
<td>$1,500.00 + $50.00/acre</td>
</tr>
<tr>
<td><em>Engineering Review</em></td>
<td>$1,500.00 + $50.00/acre</td>
</tr>
<tr>
<td><strong>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</strong></td>
<td>$1,000.00</td>
</tr>
<tr>
<td><em>Planner Review of PUD Agreement</em></td>
<td>$350.00</td>
</tr>
<tr>
<td><em>Condo Document Review Planner &amp; Engineer</em></td>
<td>$325.00 (each)</td>
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*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

#### Minor

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Filing Fee</em></td>
<td>$450.00</td>
</tr>
<tr>
<td><em>Planning Review</em></td>
<td>$750.00 + $25.00/acre</td>
</tr>
<tr>
<td><em>Engineering Review (If Required)</em></td>
<td>$750.00 + $25.00/acre</td>
</tr>
<tr>
<td><strong>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</strong></td>
<td>$1,000.00</td>
</tr>
</tbody>
</table>

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.
Schedule of Fees & Escrow Charges

Signage Review for PUD
*Filing Fee ................................................................. $ 200.00
*Planning Review ..........................................................
  a) Ground Sign......................................... $ 150.00 each
  b) Wall Sign ............................................ $ 150.00 each
  c) Directional Signs ......................... No Charge
**Legal Review of the PUD Agreement (If Required) ...................... $ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Master Deed/Deed Restrictions (if submitted separate from site plan)
*Filing Fee ................................................................. $ 200.00
*Review Fee Engineer ...................................................... $ 750.00
*Review Fee Planner ...................................................... $ 325.00
**Review Fee Attorney .................................................... $ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Site Plan Extension Request ...................................................... $ 100.00

Signs
*Township Review Fee .................................................. $ 100.00 plus $20.00 per sign

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Special Land Use**
*Filing Fee ............................................................... $ 450.00
Site Review Committee ...................................................... $ 100.00 (unless paid under site plan fee)
*Publication Fee .......................................................... $ 250.00
*Special Land Use Review (Planner) .......................................... $ 800.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
**Site Plan review may also be required along with the Special Land Use review. In that event, the fees for Site Plan review would also apply.

Rezoning Applications
*Filing Fee ................................................................. $ 450.00
Publication Fee ............................................................ $ 250.00
*Planning Review ........................................................... $ 1,000.00 plus $50 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
Conditional Rezoning Applications
*Filing Fee .......................................................... $ 450.00
Publication Fee ...................................................... $ 250.00
*Planning Review .............................................. $ 1,000.00 plus $50 per acre or fraction thereof
**Legal Review .................................................. $ 1,000.00

*Includes two (2) reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
**In the event the above described documents require legal review exceeding the two (2) reviews estimated at the cost of $1,000.00 as set forth herein, the Developer will be billed based upon a separate quote(s) provided by the Township attorney.

Zoning Text Amendments
*Filing Fee .......................................................... $ 450.00
Publication Fee ...................................................... $ 250.00
*Planning Review .............................................. $ 400.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Landscape Review Fee – (submitted at time of site plan application)
*Landscape Review .............................................. $ 250.00 plus $15.00 per acre

*Includes two reviews. Each additional review will be charged at half the initial review fee.

Landscape Review Fee – (submitted without site plan application)
*Filing Fee .......................................................... $ 450.00
*Planning Review .............................................. $ 250.00 plus $15.00 per acre

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Determination of Use
*Filing Fee .......................................................... $ 450.00
*Planning Review .............................................. $ 200.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Parking Study Review (Planner) .............................................................. $ 500.00

Wetland/Woodlands Review/Natural Resource Buffer
*Filing Fee .......................................................... $ 450.00
*Planning Review .............................................. $ 350.00
*Engineering Review ........................................... $ 1,000.00

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.

Mobile Home Park Plan
*Filing Fee .......................................................... $ 450.00
*Planning Review .............................................. $ 700.00 + $20 per acre or fraction thereof
*Engineering Review ........................................... $ 1,500.00 + $50 per acre or fraction thereof

*Includes two reviews. Each additional review will be charged at half the initial review fee, except filing fee which shall be $50.00 for each additional submittal.
## Final Engineering Review

*Filing Fee................................................................. $ 450.00
*Engineering Review.................................................. $ 1,75% of site improvement costs ($1,000 minimum)

*Includes two reviews. Each additional review will be charged at 1/3 initial review fee, except filing fee which shall be $50.00 for each additional submittal.

## Engineering Escrow

A fee to be estimated by Township Engineers at time of final engineering approval, based upon but not limited to, the following work to be conducted by the Township Engineer: inspections and scheduling inspectors; construction engineering review; landscape inspection, including one year follow up inspection; site visits, and processing/administration of construction related documents and/or matters.

## Personal Wireless Communication Technical Consultant

If requested by the Planning Commission ........................................ $ 1,000.00

## Special Meeting of the Planning Commission

$ 1,500.00

If there are two or more applicants for a special meeting on the same date, the fee will be $1,000.00 each.

Guarantee/Escrow Administration Fee (one time fee) ...................... $200.00

## ZONING BOARD OF APPEALS (effective 01/01/22)

### Regular Meeting

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family residential application</td>
<td>$100.00</td>
</tr>
<tr>
<td>Single family residential publication</td>
<td>$150.00</td>
</tr>
<tr>
<td>All Other Uses application</td>
<td>$350.00</td>
</tr>
<tr>
<td>All Other Uses publication</td>
<td>$150.00</td>
</tr>
<tr>
<td>Re-hearing of appeal (Section 29.03 G)</td>
<td>$150.00</td>
</tr>
<tr>
<td>Legal Review (If Required)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Planner Review Residential (If Required)</td>
<td>$25.00 for 1st variance $17.50 each additional</td>
</tr>
<tr>
<td>Planner Review Non-Residential (If Required)</td>
<td>$45.00 for 1st variance $30.00 each additional</td>
</tr>
</tbody>
</table>

### Special Requested Meeting

$ 500.00 (plus normal fees)

If there are 2 or more applicants for a special meeting on the same date, the fee will be $350.00 each.

### Ordinance 99 Application

$ 500.00 or pro-rated

### Engineering Escrow

$ 1,000.00

### Bond

$ 2,500.00

### Re-inspection due to non-conformance

- **Site fifty (50) acres or less**
  - $ 125.00 per inspection
- **Site in excess of fifty (50) acres**
  - $ 250.00 per inspection

### Open Air Business/Temporary Use Permit

$ 500.00

Escrow (drawn upon for re-inspection, calls for service, clean-up, etc.). $ 1,000.00

### Outdoor Display and Sales – Administrative Review

$ 150.00

### Construction Board of Appeals

$ 500.00
Schedule of Fees & Escrow Charges

Land Divisions/Combinations

Combining Residential Lots of Record .......................................................... $ 150.00
All other combinations .................................................................................. $ 200.00
1 parcel into 2, 3 or 4 new parcels ............................................................. $ 300.00
1 parcel into more than 4 new parcels ......................................................... $ 75.00 per new parcel

Boundary Adjustment Without Creating a New Parcel
  Single Family Residential .......................................................................... $ 150.00
  All Other Uses ......................................................................................... $ 250.00

Zoning Verification Letter ........................................................................... $ 20.00

Private Road Construction Plan Review
Engineering Escrow* .................................................................................. $ 1,000.00
* One half (1/2) the original escrow fee will be charged each time a revised plan is submitted.

Request to Alter a Residential Structure
  in a Non-Residential District ................................................................. $ 150.00

Special Assessment District Creation
Initial Application ......................................................................................... $ 50.00 plus $1.00 per Sidwell
Renewal of District ..................................................................................... $ 1.00 per Sidwell

Special Meeting of Township Board .......................................................... $ 1,000.00
If there are 2 or more applicants for a special meeting on the same date, the fee will be $750.00 each.
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