Charter Township of Orion

Schedule of Fees & Escrow Charges

Adopted 9/2/97
Last Amended 12/21/2021
PLANNING COMMISSION FEES (effective 01/01/22)

Site Plan Review + Landscape Review Fees
*Filing Fee ................................................................. $ 450.00
Site Review Committee .............................................. $ 100.00
*Planning Review ...................................................... $ 1,200.00 plus $75.00 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 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.

Site Plan Review for Attached or Multi-Family Housing + Landscape Review Fees
*Filing Fee ................................................................. $ 450.00
Site Review Committee .............................................. $ 100.00
*Planning Review ...................................................... $ 1,200.00 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.

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

Tentative Preliminary Plat
*Filing Fee ................................................................. $ 450.00
Site Review Committee .............................................. $ 100.00
Publication Fee ........................................................... $ 250.00
*Planning Review ...................................................... $ 800.00 plus $40.00 per acre or fraction thereof
*Engineering Review ................................................... $ 700.00 plus $40.00 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.

Preliminary Plat Review
*Filing Fee ................................................................. $ 450.00
*Planning Review ...................................................... $ 750.00 plus $20.00 per acre or fraction thereof
*Engineering Review ................................................... $ 1,500.00 plus $50.00 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 Plat Review
*Filing Fee ................................................................. $ 450.00
*Planning Review ...................................................... $ 350.00 plus $20.00 per acre or fraction thereof
*Engineering Review ................................................... $ 700.00 plus $40.00 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.
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 $1,000.00 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.

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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.
### Planned Unit Development - Concept Plan

<table>
<thead>
<tr>
<th>Service</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>
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</tr>
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<td>Planning Review</td>
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<td></td>
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<td></td>
</tr>
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<td></td>
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</table>

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

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<td>$1,500.00 plus $50.00 per acre</td>
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<tr>
<td>Engineering Review</td>
<td>$1,500.00 plus $50.00 per acre</td>
</tr>
<tr>
<td>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Planner Review of PUD Agreement</td>
<td>$350.00</td>
</tr>
<tr>
<td>Condo Document Review Planner &amp; Engineer</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>
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<tr>
<td>Filing Fee</td>
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**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

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<th>Service</th>
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</thead>
<tbody>
<tr>
<td>Filing Fee</td>
<td>$450.00</td>
</tr>
<tr>
<td>Planning Review</td>
<td>$750.00 plus $25.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>Engineering Review (If Required)</td>
<td>$750.00 plus $25.00 per acre or fraction thereof</td>
</tr>
<tr>
<td>Legal Review (PUD Agreement, Master Deed &amp; Bylaws, Exhibit B)</td>
<td>$1,000.00</td>
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</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.
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
*Landscape Review ...................................................... $ 250.00 plus $15.00 per acre

*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.

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.
## Schedule of Fees & Escrow Charges

### 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
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
- Single family residential application fee ....................... $100.00
- Single family residential publication fee ....................... $150.00
- All Other Uses application fee ........................................ $350.00
- All Other Uses publication fee ........................................ $150.00
- Re-hearing of appeal (Section 29.03 G) ....................... $150.00
- Legal Review (If Required) ........................................ $500.00
- Planner Review Residential (If Required) .................. $250.00 for 1st variance $175.00 each additional
- Planner Review Non-Residential (If Required) ............ $450.00 for 1st variance $300.00 each additional

#### Special Requested Meeting
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
- Engineering Escrow ............................................... $1,000.00
- Ordinance 99 Application ........................................ $500.00 or pro-rated
- Bond ........................................................................ $2,500.00
- Re-inspection due to non-conformance* ...................... $125.00 per inspection
- Re-inspection due to non-conformance** .................... $250.00 per inspection
  * site fifty (50) acres or less
  ** site in excess of fifty (50) acres

#### Open Air Business/Temporary Use Permit
- 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
- Construction Board of Appeals ............................ $500.00
### Schedule of Fees & Escrow Charges

**Land Divisions/Combinations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combining Residential Lots of Record</td>
<td>$150.00</td>
</tr>
<tr>
<td>All other combinations</td>
<td>$200.00</td>
</tr>
<tr>
<td>1 parcel into 2, 3 or 4 new parcels</td>
<td>$300.00</td>
</tr>
<tr>
<td>1 parcel into more than 4 new parcels</td>
<td>$75.00 per new parcel</td>
</tr>
</tbody>
</table>

**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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