

ZONING PERMITS FEE SCHEDULE AS OF 9/12/23

BEAVER ISLAND TOWNSHIPS ZONING ORDINANCE PEAINE TOWNSHIP ORDINANCE No. 18 Adopted: November 8, 2017 ST. JAMES TOWNSHIP ORDINANCE No. 24 Adopted April 7, 2004

SECTION 12.08 ST JAMES & SECTION 12.0 PEAINE – FEE SCHEDULE EXCERPTS

FEE SCHEDULE DESCRIPTION

Fees. To assist in defraying the costs of investigating, reviewing, and administering zoning applications, appeals, rezoning requests from individual property owners, and other types of decisions which result in costs to the Township, the Township Board may from time to time adopt by resolution a fee schedule establishing basic zoning fees related to the following:

- 1) Zoning permits.
- 2) Special Use permits.
- 3) Appeals to or requests for interpretations by the Zoning Board of Appeals. Appeals and requests for interpretations initiated by the Township shall not be subject to a zoning fee.
- 4) Classification of unlisted property uses.
- 5) Requests for variances from the Zoning Board of Appeals.
- 6) Requests for rezoning of property by individual property owners. Rezoning of property initiated by the Township shall not be subject to a zoning fee.
- 7) Development plan reviews.
- 8) Temporary dwelling permits issued by the Zoning Administrator.
- 9) Any other discretionary decisions by the Planning Commission or Zoning Board of Appeals.

The amount of these zoning fees shall cover the costs associated with the review of the application or appeal, including but not limited to the costs associated with conducting public hearings, publishing notices in the newspaper, sending required notices to property owners, postage, photocopying, mileage, time spent by zoning staff, and time spend by the members of the Planning Commission and/or Zoning Board of Appeals. The basic zoning fees are non-refundable, even when an application or appeal is withdrawn by the applicant.

Fee Schedule

Fee Resolutions approved on 09/12/23 by Peaine Township and on 09/13/23 by St James Township

Permit Type	Fee
Zoning – Inland Property: Less than 200 sft	\$50
Zoning – Waterfront Property: Less than 200 sft	\$150
Zoning – Inland Property: 200 sft to 500 sft	\$75
Zoning – Waterfront Property: 200 sft to 500 sft	\$175
Zoning – Inland Property: Over 500 sft	\$100
Zoning – Waterfront Property: Over 500 sft	\$200
The above permits are required for new buildings, demolition, additions, decks, garages, and pole buildings. A permit application and fee cover all the work that is proposed to occur in one period.	
Zoning – Critical Dune Property (Refer to applicable Township’s CSDA ordinance)	\$500
Zoning – Critical Dune Property: Vegetation Assurance Plan (If Township Provided)	\$250
Zoning – Critical Dune Property: T&E/TIS Review (if VAP not provided by Township)	\$150

Zoning – Small Signs (under 6 sft)	\$10
Zoning – Medium Signs (6.1 sft to 20 sft)	\$20
Zoning – Large Signs (20.1 sft to 32 sft)	\$50
Special Use Permit – listed by use and district; all require a Development Plan Review Bed and Breakfasts in R-1, R-2, CD, A, H Cemeteries in R-1 and R-2 Institutions for Health Care/Senior Housing in R-1, R-2, and H Multiple-Family Dwellings in C -1 and C-2 Living Quarters associated with C-1, C-2, and H Temporary outdoor display of goods for sale/lease on vacant lots with C-1, C-2, and H Junkyards, salvage yards, sewage treatment facilities and sanitary landfills with A Natural resource extraction, mining, or relocation operations with A Housing for transient labor with A Kennels with A Golf Courses, county clubs, commercial stable, and publicly owned recreation areas with A Retreat Centers with A Cabins and Cabin Courts with A Telecommunications Towers with A	\$50
Development Plan Review (refer to Zoning Ordinance Article XIV for further information) Required before a Special Use Permit will be issued Required before a Zoning Permit will be issued for R-4, C-1, C-2, MR*, H*, and I Districts Required before a Zoning Permit/Special Use Permit for any use within PLFD (no fee for those initiated by the Township)	\$250
Development Plan Review (refer to Zoning Ordinance Article XIV for further information) Required before a Zoning Permit and, if necessary, a Special Use Permit will be issued for a Planned Unit Residential Development Overlay (Refer to Article XVI) Required before a Zoning Permit will be issued for a Subdivision and Condominium Subdivision (Refer to Article XVII)	\$500
Appeal to Zoning Board of Appeals (No fee for those initiated by the Township)	\$200
Variance to Zoning Board of Appeals	\$150
Request for Rezoning of Property (No fee for those initiated by the Township) Note: This fee to be increased to cover actual costs associated with publishing in the newspaper.	\$150
Zoning Ordinance Amendment (No fee for those initiated by the Township) Note: This fee to be increased to cover actual costs associated with publishing in the newspaper.	\$500
Classification of Unlisted Property Uses	\$75
Land Division Application	\$125
Temporary Dwelling Permits issued by the Zoning Administrator Note: This Permit will only be issues after a building permit is issued.	\$100
Any other discretionary decisions by the Planning Commission or Zoning Board of Appeals	TBD
PENALTIES The fee for a zoning permit obtained after excavation, construction, or related activity has begun shall be \$250 plus the ordinary required fee. The fee for violations shall be \$100 for each day of violation, commencing on the date of the issuance of a Notice of Violation or Municipal Civil Infraction Citation.	

*Development Plan Review is not required of proposed project is a single residential building (with or without accessory buildings) within MR or H Districts.