

Dallas Township Resolution 2024-8

RESOLUTION AMENDING FEES UNDER DALLAS TOWNSHIP ZONING ORDINANCE

At a regular meeting of the Township Board of Dallas Township, Clinton County, Michigan, held at the Dallas Township Hall on the 12th day of August, 2024 at 2:00 p.m.

PRESENT: Feldpausch, Vern; Schafer, Melinda; Schafer, Ann; Douglass, Elizabeth

ABSENT: Feldpausch, Patrick

The following Resolution was offered by M. Schafer and seconded by V. Feldpausch

WHEREAS, the Michigan Zoning Enabling Act authorizes the Township Board to adopt an interim ordinance zoning properties within the Township, the Township Board has adopted such an Ordinance, and said Ordinance allows the Township Board to establish fees for applications and other actions thereunder by resolution; and

WHEREAS, Dallas Township incurs costs to implement, administer and enforce its Zoning Ordinance; and

WHEREAS, the Township Board has considered the appropriate fees that are necessary in order to support and maintain zoning functions in the Township.

NOW, THEREFORE, the Township Board establishes the following fees to be paid and collected under the Dallas Township Interim Zoning Ordinance, in addition to any other fees expressly provided for in that Ordinance:

1. **Application Fees.** Application fees shall be collected for each application under the Zoning Ordinance in the following amounts. Application fees shall be non-refundable.

- a. **\$1000 for an application fee for any special use permit.**
- b. **\$1000 for an application fee for a rezoning or other amendment to the Zoning Ordinance or Zoning Map.**
- c. **\$1000 for an application for a variance, interpretation or appeal to the Zoning Board of Appeals relating to a single family dwelling or an accessory building; \$1250 for all other applications for a variance, interpretation, or appeal to the Zoning Board of Appeals.**
- d. **\$1000 for an application for site plan review.**
- e. **\$1500 for an application for planned unit development.**
- f. **\$100 for each zoning compliance permit and for each certificate of occupancy.**
- g. **\$1500 for an application for a wireless communication tower or facility.**
- h. **\$1000 for a Minor Modification to an existing Wireless Communication Tower or Facility.**

2. **Escrow Fees.** In addition to the above fixed application fees, each application for a zoning amendment, planned unit development, special use permit, site plan review, variance, interpretation or appeal shall also be accompanied by an escrow fee in an amount determined by the Township Supervisor equal to the estimated expenses for the Township's engineering, planning and legal services, special meetings, traffic studies, environmental studies, publications and similar expenses related to the application. The board or

commission responsible for taking the requested action shall not commence consideration of the application or petition until the required escrow deposit is received by the Township Clerk. If the Township's actual expenses in reviewing and processing the application are less than the escrow fee, the applicant shall receive a refund without interest of the unexpended balance of the escrow fee upon the completion of the matter. If at any time during the review process, the remaining balance of funds held in escrow appears to be insufficient to defray additional expended or anticipated costs, the Township shall so notify the applicant, and the applicant shall promptly make an additional escrow fee payment in the additional amount expended or anticipated. Should subsequent billings become overdue, the Township shall suspend further processing of an application including agenda consideration by any board or commission as well as administrative actions or approvals. Interest, at the rate of 1% per month, will be added to overdue payments.

3. Upon application to the Township Board for good cause, the Township Board may waive or reduce any application fee or escrow fee.

4. No approval or permit shall be given or issued until all application fees and all zoning escrow fees are paid in full. In its discretion, the Township may take all permitted legal action to recover any deficiencies of amounts required to be paid.

5. This resolution is effective upon its publication.

6. All prior resolutions inconsistent herewith are hereby rescinded.

ADOPTED:

YEAS: V. Feldpausch, M. Schafer, A. Schafer, E. Douglass

NAYS: No nays

STATE OF MICHIGAN)
) ss.
COUNTY OF CLINTON)

I, the undersigned, the duly qualified and Clerk of Dallas Township, Clinton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Dallas Township Board at a regular meeting held on the 12th *day of August, 2024*

Melinda Schafer, Dallas Township Clerk