Westfield	Township	Zoning	Fee Schedule

# **Agricultural**

Over 200 Sq Ft

Agricultura No Fee / Agriculture Exemption Certificated filed	No Charge	
<b><u>Residential Construction or Alternation</u></b> (living space, attached garage, porches, similar under roof &/or enlargin	\$100 plus \$0.05 per sq ft g dwelling footprint)	
<u>Commercial /Industrial Construction or Alteration</u> First 1,000 Sq Ft	\$200	
All in excess of 1,000 sq ft	\$200 plus \$0.05 per sq ft	
<u>Miscellaneous</u>		
Lakes and Pond     (Plus recommendations of Medina County Soil and Water Conservation Agen	\$50 t)	
In-Ground Pools	\$50	
Above Ground Pools	\$25	
• Decks	\$50	
• Gazebos	\$50	
• Home Occupation (Effective 12-01-10)	\$25	
Wind Energy	\$50	
Outdoor Wood Fired Boilers	\$50	
• Solar Energy: Non-Commercial (roof/ground)	\$50	
<ul> <li>Solar Energy: Commercial (first 10 acres /\$5.00 per additional acre)</li> </ul>	\$200	
Zoning Amendments		
Zoning Text Amendment	\$500	
Zoning Map Amendment	\$500	
Conditional Use Zoning Certificate		
(Includes Site Plan Review)	\$300	
Site Plan Review	\$300	
Signs and Billboards		
First 100 Square Feet	\$150	
All in excess of 100 Square Feet	\$15.00 per additional sq ft	
Home Occupation Sign up to 12 Sq Ft	\$50	
Accessory Building		
Under 200 Sq Ft	No charge or zoning certificate	
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\$50 plus \$0.05 per Sq Ft

# Westfield Township Zoning Fee Schedule

<u>Planned Unit Development Application</u> (as a Conditional Use)			
Section 308 PRD or OIPD (Effective 10.21.2019) Preliminary Development Plan Which provides for public hearing and one continuance Additional public hearing continuance charged at \$280 per mtg			
<b>Final Development Plan</b> Additional meetings charged at \$280 per mtg			
Minor Changes	\$380.00		
Substantial deviation from the approved Preliminary Plan Which provides for public hearing and one continuance. Additional public hearing continuance charged at \$280 per mtg	\$1,100.00		
Above Fees based on the individual cost/fees: <u>308F Procedure for application, review, and approval of Planned Development PR</u> <u>Preliminary Development Plan</u>			
308F.1 Pre-application conference with Zoning Inspector 308F3 Zoning Commission Review at next regular mtg. \$280 divided 2 = 3083a Notice of hearing mailings and public notice in newspaper	\$100.00 \$140.00		
Actual costs should be calculated per application with minimum Additional cost may be charged based on public notice and mailing cost. 308F3c Public Hearing Z.C. minimum charge of two meetings	\$150.00 \$560.00		
308F4 Trustee Public Hearing notification Preliminary Development Plan <u>Final Development Plan</u>	\$150.00 \$1,100.00		
308F5b Application review Zoning Inspector 308F7 Zoning Commission Review Final Development Plan <u>Minor Change Proposal</u> 308F11 Amendments, Approval of minor changes	\$100.00 \$280.00 \$380.00		
308F11a Proposed changed reviewed by Zoning Inspector 308F11b Zoning Commission review Minor Changes 308F11e substantial deviation from the approved Preliminary Plan Zoning Commission rate based at:	\$100.00 \$280.00 \$380.00 \$1,100.00		
\$30 per member X 6 = \$180. +\$50 zoning secretary + \$50 Zoning Inspection Totaling \$280.			

# **Temporary Buildings**

\$100

Temporary construction building, construction trailers. temporary sales offices, temporary model home office (Valid for (6) months with one six (6) month extension possible)

Lot Split Application of Subdivision of a Parcel \$	525
Lot Combination	
(per lot modified) \$	525

# Zoning Variances

Area, Use, Other Signage (plus applicable sign/billboard fees)

## Administrative Appeal

The zoning secretary shall keep the record of the township cost, thus billing the applicant monthly and the amount shall be due and payable thirty (30) days from the statement.

#### **Professional Cost**

#### **Actual Cost**

\$250

\$250

In the event the Board of Zoning Appeals, the Zoning Commission and/or the Westfield Board of Trustees find it necessary to obtain any planning, legal, engineering or other expert testimony, all expenses shall be borne by the applicant. If a court stenographer is requested by the applicant or is required, the cost shall be paid by the applicant. The zoning secretary shall keep the record of the township cost, thus billing the applicant monthly and the amount shall be due and payable thirty (30) days from the statement.

## **Additional Meeting Required by the Applicant**

If anyone of the above hearings or meetings requires a continuance, an additional fee will be charged of the applicant. The zoning secretary/fiscal officer shall collect Two-Hundred Eighty(\$280) dollars from the applicant prior to scheduling any additional hearings or meetings. This additional meeting fee is designed to offset the township cost of the applicable zoning boards and secretary. Additional fees include but not limited to revised plan review, public hearing(s) and continued or rescheduled meetings.

#### **Financial Guarantee**

In the event the Board of Zoning Appeals, the Zoning Commission and/or the Westfield Township Board of Trustees find it necessary to require financial guarantee, the Board of Trustees may require a completion bond in an amount up to 10% of the estimated project cost. Minimum \$1,000.00.

## <u>Penalty is double the zoning fee for any project started prior to obtaining a zoning certificate/</u> <u>permit</u> Effective 9-12-11.

#### All fees payable in advance, unless otherwise noted.

Zoning permits expire one (1) year after date of issue, if no construction has been started or the permit is changed in any way. Another fee will be charged.