



Pittsfield Charter Township
Department of Utilities & Municipal Services

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PITTSFIELD CHARTER TOWNSHIP
PLANNING, ZONING and WETLAND PERMIT
FEE SCHEDULE
Effective April 7, 2008

COMMERCIAL, INDUSTRIAL, WAREHOUSE AND INSTITUTIONAL DEVELOPMENTS

Preliminary Site Plan - Non-refundable Administrative Fee:	\$300.00 + \$10.00 per acre
Final Site Plan - Non-refundable Administrative Fee:	\$400.00 + \$10.00 per acre
Minor Revision ** to Final Site Plan Non-refundable Administrative Fee	\$300.00 + \$10.00 per acre
Refundable Deposit for Costs:	
less than one acre	\$2,500.00*
one acre to five acres	\$3,500.00*
over five acres to ten acres	\$5,000.00*
greater than ten acres	\$5,000.00 + \$250/ac over 10 acres*

MANUFACTURED HOUSING DEVELOPMENTS

Preliminary Site Plan - Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Final Site Plan - Non-refundable Administrative Fee:	\$400.00 + \$5.00 per unit
Minor Revision** to Final Site Plan Non-refundable Administrative Fee	\$300.00 + \$5.00 per unit
Refundable Deposit for Costs:	
less than one acre	\$2,500.00*
one acre to five acres	\$3,500.00*
over five acres to ten acres	\$5,000.00*
over ten acres	\$5,000.00 + \$500/ac over 10 acres*

MULTI -FAMILY DEVELOPMENTS

Preliminary Site Plan - Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Final Site Plan - Non-refundable Administrative Fee:	\$400.00 + \$5.00 per unit
Minor Revision** to Final Site Plan Non-refundable Administrative Fee	\$300.00 + \$5.00 per unit
Refundable Deposit for Costs:	
five units or less	\$2,500.00*
six units to ten units	\$3,500.00*
eleven to twenty-five units	\$5,000.00*
twenty-six or more units	\$5,000.00 + \$25 /unit over 25 units*

SITE CONDOMINIUMS

Preliminary Site Plan - Non-refundable Administrative Fee:	\$300.00 + \$5.00 per unit
Final Site Plan - Non-refundable Administrative Fee:	\$400.00 + \$5.00 per unit
Minor Revision** to Final Site Plan Non-refundable Administrative Fee	\$300.00 + \$5.00 per unit
Refundable Deposit for Costs:	
five units or less	\$3,500.00*
six to ten units	\$5,000.00*
over ten units	\$5,000.00 + \$125/unit over 10 units*
Placement of Monument and Irons Guarantee	\$100.00 per monument or iron

SUBDIVISION PLATS

Tentative Preliminary Plat - Non-refundable Administrative Fee:	\$300.00 + \$5.00 per lot
Final Preliminary Plat - Non-refundable Administrative Fee:	\$400.00 + \$5.00 per lot
Final Plat - Non-refundable Administrative Fee:	\$200.00 + \$5.00 per lot
Refundable Deposit for Costs:	
five lots or less	\$3,500.00*
six to ten lots	\$5,000.00*
over ten lots	\$5,000.00 + \$125/lot over 10 lots*
Placement of Monument and Irons Guarantee	\$100.00 per monument or iron

Note: Changes to an approved preliminary plat must proceed as a new preliminary plat.

PUD, PSC AND BP REZONINGS

(includes Preliminary Site Plan or Tentative Preliminary Plat)

Non-refundable Administrative Fee:	\$1,000.00
Refundable Deposit for Costs:	
less than one acre	\$2,500.00*
one to five acres	\$3,500.00*
over five acres to ten acres	\$5,000.00*
over ten acres	\$5,000.00 + \$125/ac over 10 acres*

REZONINGS

(other than PUD, PSC and BP)

Non-refundable Administrative Fee:	\$1,000.00
Refundable Deposit for Costs:	\$2,000.00*

CONDITIONAL USE HEARING
(other than Single Family Residential)

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$1,000.00*

CONDITIONAL USE HEARING
(Single Family Residential)

Non-refundable Administrative Fee:	\$200.00
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PRIVATE ROAD REVIEW

Non-refundable Administrative Fee:	\$300.00
Refundable Deposit for Costs:	\$2,000.00*

WETLAND PERMIT FEES

Non-refundable Administrative Fee:	\$500.00
Refundable Deposit for Costs:	\$2,000.00 per acre of disturbed wetland*

WETLAND DELINEATION FEES

Non-refundable Administrative Fee	\$50.00
Refundable Deposit for Costs	
Size of Estimated Wetland:	
Less than one acre	\$500.00*
Over one acre and less than 10 acres	\$500.00 + \$100.00/ac. over 1 acre*
Over 10 acres	\$1,400.00 + \$50.00/acre over 10 acres*

OTHER PLANNING AND ZONING FEES

Controlled Use Hearing	\$500.00
Appeals and Variances to the Zoning Board of Appeals	\$500.00
Predevelopment Conference	\$350.00
Zoning Clearance when not submitted with a building permit	\$25.00
Zoning Inspection and Compliance Letter	\$50.00

Escrow Requirements (* and **)

*The deposit shall be due when the application is submitted. The Township will charge all review and inspection expenses to this deposit, including but not limited to planning, engineering, legal and environmental assessment services.

The escrow account shall maintain a balance of not less than 30% of the original [opening] balance. If the Township determines that the account will require an additional deposit/s, the amount will be one-half (1/2) of the original escrow amount to remain active.

Any remaining funds in the escrow account will be released when the project is complete (all permanent measures are installed and functioning, temporary measures are removed, and final inspections have been approved).

**A revision of a final site plan shall be determined to be minor if in the opinion of the Zoning Administrator the nature and scope of the change does not substantially change the approved site plan. The refundable deposit for costs for minor revisions shall be one-half of the above required deposit.