

Exhibit A**Planning and Zoning – Proposed Fees**

Application:	Fee	Reasoning for Change:
Zoning Verification Letter	\$75	A Zoning Verification Letter is a request by a private party for certification of zoning standards on a particular property. These letters require in depth research by Staff into the property. The fee recommended is to cover the cost of Staff review.
Tree Removal Permit	\$50	Permit reviewed by Staff to allow for the removal of Trees on Commercial/Industrial Property (Chapter 1152.05)
Tree Bank Fee	\$150	Fee for the City to Purchase 1 tree as per Chapter 1152.05
Lot Split (without a Plat)	\$100 + \$2/Lot or \$10/Acre Whichever is Greater	
Lot Line Adjustment	\$100 + \$2/Lot or \$10/Acre Whichever is Greater	
Rezoning	\$200	
Planned Unit Development Sketch Plan	\$0	
Planned Unit Development Plan Review	\$300	
Planned Unit Development Minor Revision	\$100 + \$2/Lot or \$10/Acre Whichever is Greater	
Subdivision Sketch Plan	\$0	
Preliminary Plat Review	\$100 + \$2/Lot or \$10/Acre Whichever is Greater	

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Final Plat Review	\$100 + \$2/Lot or \$10/Acre Whichever is Greater	
Street Vacation	\$250 (plus recording fees)	
Historic Preservation Board	\$25 (residential), \$50 (commercial)	
Historic Preservation Board	\$75 (Residential After Work Start) \$150 (Commercial After Work Start)	The current fee schedule does not provide for a penalty to projects that do not gain approval prior to beginning the work. This has led to property owners "asking forgiveness" instead of permission in regard to alterations.
Downtown Design Review Board	\$25 (residential), \$50 (commercial)	
Downtown Design Review Board	\$75 (Residential After Work Start) \$150 (Commercial After Work Start)	The current fee schedule does not provide for a penalty to projects that do not gain approval prior to beginning the work. This has led to property owners "asking forgiveness" instead of permission in regard to alterations.
Temporary Use (BZA)	\$175	
Temporary Use (Administrative)	\$75	Fee covers the cost of review without the cost of the Public Hearing
Appeal	\$175	

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Use Variance	\$200	This fee is designed to cover the cost of review by Staff and to keep it in line with a zoning map amendment
Variance (single family residential)	\$175	
Variance (multi-family)	\$175	
Variance (nonresidential)	\$175 -\$250	Due to increased review times associated with nonresidential variances compared to residential variances.
Variance (Minor)	\$50	A minor Variance is an administrative approval of up to a 25% deviation from the code. The fee presented will cover the cost of review time for Staff.
Conditional Use (BZA Hearing)	\$175	
Conditional Use (Administrative Approval)	\$100	Due to changes in the Code, Staff may now approve conditional uses administratively. The difference in fee structure takes into account the Staff time necessary for a review, without the advertising and overtime costs of a public hearing.
Signs - permanent	\$75	Changes to this fee structure will help cover the cost of Staff reviewing the proposed signage. We only propose to increase the fees associated with permanent signage as these reviews are often the most intricate.
Signs - temporary	\$25	
Signs - contractor	\$25	
Signs - Portable	\$25	
Signs - Banner	\$25	
Accessory Buildings	\$25 (before work starts); \$75 (after work starts)	We recommend that all accessory structures, except fences, have a \$25 filing fee. The proposed fee is more in line with communities of similar size and demographics. Fence Permits will not be increased in cost due to the relatively low review time.
Decks	\$25 (before work starts); \$75 (after work starts)	This proposed fee for a zoning application is structured to encourage people to gain permission first and to avoid any

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Swimming Pools	\$25 (before work starts); \$75 (after work starts)	additional costs. Currently there is little incentive to actually follow proper procedure. A \$75 fee would be charged if work started on a project before it was permitted.
Fences	\$10 (before work starts); \$50 (after work starts)	
Non-Residential New Construction/ Addition	\$175 (before work starts); \$250 (after work starts)	The proposed change will cover the increased cost of review by City Staff. The previous charge was \$100 which was lower than most communities of similar size. All worked started fees have been raised to be consistent with the initial fee increase.
Residential New Construction/ Addition	\$50 (before work starts); \$125 (after work starts)	The proposed change will cover the increased cost of review by City Staff. The previous charge was \$25 which was lower than most communities of similar size.