

CHARTER TOWNSHIP OF LYON

PLANNING DEPARTMENT FEE SCHEDULE

Site Plan Reviews

Commercial/Industrial and Public/Quasi-Public:

Non-refundable Administration Fee: \$400.00 + \$25.00 per acre
Refundable Deposit for Costs: \$3,000.00*

Single Family Residential and Site Condominiums (not including Subdivision Plats, which are subject to other fees as specified in this schedule):

Non-refundable Administration Fee: \$400.00 + \$5.00 per unit
Refundable Deposit for Costs: \$3,000.00*

Multiple Family Residential and Manufactured Housing:

Non-refundable Administration Fee: \$400.00 + \$5.00 per unit
Refundable Deposit for Costs: \$3,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in \$1,000.00 increments prior to additional work being performed.

Planned Development Projects

Commercial/Industrial:

Non-refundable Administration Fees:

Concept Plan Review: \$300.00
Preliminary Review: \$300.00 + \$25.00 per acre
Final Review: \$300.00 + \$25.00 per acre

Refundable Deposit for Costs: \$4,500.00*

Residential:

Non-refundable Administration Fees:

Concept Plan Review: \$300.00
Preliminary Review: \$300.00 + \$5 per unit
Final Review: \$300.00 + \$5 per unit

Refundable Deposit for Costs: \$4,500.00*

Amendment to a Planned Development:

Non-refundable Administration Fee: \$500.00
Refundable Deposit for Costs: \$2,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in \$1,000.00 increments prior to additional work being performed.

Miscellaneous Fees

Administrative Review:

Refundable Deposit for Costs: \$500.00*

Extension of Approval:

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

Lot Split or Combination:

Refundable Deposit for Costs: \$500.00*

Private Road Review:

Non-refundable Administration Fee: \$250.00
Refundable Deposit for Costs: \$2,500.00*

Rezoning:

Non-refundable Administration Fee: \$500.00
Refundable Deposit for Costs: \$2,000.00*

Special Land Use:

Non-refundable Administration Fee: \$500.00
Refundable Deposit for Costs: \$2,000.00*

Special Board or Commission Meeting:

Non-refundable Administration Fee: \$1,000.00

Subdivision Review:

Non-refundable Administration Fees:

Tentative Preliminary Review:	\$400.00 + \$5.00 per lot
Final Preliminary Review:	\$200.00 + \$2.50 per lot
Final Plat:	\$200.00

Refundable Deposit for Costs: \$3,000.00*

Text Amendment to Zoning Ordinance:

Non-refundable Administration Fee:	\$500.00
Refundable Deposit for Costs:	\$2,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in \$1,000.00 increments prior to additional work being performed.

Zoning Board of Appeals Meeting:

Non-refundable Administration Fee, Single-Family Residential Lot:	\$200.00
Non-refundable Administration Fee, All Other Requests:	\$500.00
Refundable Deposit for Costs:	Costs will be billed as necessary.

Consultant Meetings:

The Township Planner is available for a consultation at no charge on Tuesday and Thursday afternoons for conceptual questions regarding potential projects in Lyon Township. If a meeting outside of these regular hours is desired with one or more of the Township consultants, the Township will require the fees be paid (per consultant) to the Township prior to the meeting. The duration of the meeting will be estimated prior to the meeting being held.

The fees assessed will be the same as the hourly rate of the consultant(s) attending the meeting.

This section does not include meetings initiated by Township employees and/or officials.

This fee schedule was adopted by the Lyon Charter Township Board of Trustees on the 4th day in April, 2011, by a vote of 7 - 0.

December 5, 2011 – ZBA fee change approved by the Board of Trustees.



Michele Cash
 Lyon Township Clerk