

RESOLUTION G2021-87

RESOLUTION TO AMEND FEES FOR APPLICATIONS AND OTHER PROCEDURES UNDER THE SYMMES TOWNSHIP ZONING RESOLUTION

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio adopted Resolution G-9649, Resolution Establishing Fees for Applications and Other Procedures Required by the Provisions of the Symmes Township Zoning Resolution, on November 19, 1996; and

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio adopted subsequent resolutions to amend the fees for applications and other procedures required by the provision of the Symmes Township Zoning Resolution; and

WHEREAS, the Board of Trustees has determined that revisions are required to update the adopted fee scheduled in connection with Applications for Zoning Amendments, Zoning Certificates, and other types of approvals and appeals.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio that:

- Section 1.** The adopted schedule of non-refundable fees is hereby amended in connection with Applications for Zoning Amendments, Zoning Certificates, and all other types of approvals or appeals which are permitted or required by the provisions of the Zoning Resolution. The schedule of fees, as amended, is set forth on Appendix 1 Fee Schedule, attached hereto and incorporated as if fully set forth herein.
- Section 2.** The schedule of fees adopted herein shall take effect and be enforced from January 1, 2022, provided that any applications filed prior to that date, including for hearings in 2022, shall be subject to the fee schedule in effect at the time of filing.
- Section 3.** It is hereby certified that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without limitation) Ohio Revised Code §121.22, except as otherwise permitted thereby.

Section 4. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 5. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED NOVEMBER 9, 2021 – RESOLUTION G2021-87

Vote Record: Mr. Bryant ____ Ms. Leis ____ Mr. Beck ____

BOARD OF TRUSTEES:

Kenneth N. Bryant, President

Jodie L. Leis, Vice President

Philip J. Beck, Trustee

ATTEST:

APPROVED AS TO FORM:

Joseph C. Grossi, Fiscal Officer

Jeff Forbes, Law Director

APPENDIX 1: FEE SCHEDULE

ZONING MAP AMENDMENTS

ZONE DISTRICTS	FEE
RESIDENTIAL	
Zoning Map Amendments – Single Family Districts	\$2,012.00 plus \$57.00 for legal ad
Zoning Map Amendments – Multiple Family Districts	\$2,012.00 plus \$533.00 per acre plus \$57.00 for legal ad
NON-RESIDENTIAL	
Zoning Map Amendments	\$2,012.00 plus \$533.00 per acre plus \$55.00 for legal ad
STAFF REVIEWS REQUIRED FOR ZONE CHANGES	\$250.00 for each review request

FINAL DEVELOPMENT PLANS

FINAL DEVELOPMENT PLANS (FDP)	FEE
Processing Fee for FDP applications	\$2,602.00 plus \$57.00 for legal ad
MODIFICATIONS TO FDP PLANS	
Processing Fee for FDP Modifications	\$1,774.00 plus for \$57.00 for legal ad

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEES
RESIDENTIAL	
Proposed Improvements valued up to \$25,000	\$214.00 plus \$57.00 for legal ad
Proposed Improvements valued over \$25,001	\$308.00 plus \$57.00 for legal ad
COMMERCIAL	
Transient Vendor – Special Zoning Certificate	\$190.00 plus \$57.00 for legal ad
Proposed Improvements valued up to \$500,000	\$1,064.00 plus \$57.00 for legal ad
Proposed Improvements valued between \$500,001 and \$1,000,000	\$1,774.00 plus \$57.00 for legal ad
Proposed Improvements valued between \$1,000,000 and \$10,000,000	\$2,722.00 plus \$57.00 for legal ad
Proposed Improvements valued above \$10,000,000	\$4,377.00 plus \$57.00 for legal ad
ZONING CERTIFICATE	
Issuance of a Zoning Certificate	See Zoning Certificates
PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	

APPEALS	FEE
Appeal to any order, decision, or determination made by an Administrative Official.	\$710.00 plus \$57.00 for legal ad

NON-CONFORMING USE AND COMPATIBLE NON-CONFORMING USE APPLICATIONS

NON-CONFORMING USES	FEE
Non-conforming Uses of Land and Structures	\$297.00 plus \$57.00 for legal ad
Non-complying structures	No Charge
Non-conforming Lots of Record	No Charge

ZONING CERTIFICATES

ZONING CERTIFICATE	FEE
RESIDENTIAL	
New Single Family Structure	\$214.00 plus \$42.00
New Multi-Family Structure	\$214.00 plus \$42.00
Additions	\$137.00 plus \$42.00
Accessory or Temporary Structure (shed, garage, etc.)	\$137.00 plus \$42.00
Swimming Pools (in-ground and above ground)	\$137.00 plus \$42.00
Walls, Fences and Retaining Walls	\$137.00 plus \$42.00
Decks (attached or detached)	\$137.00 plus \$42.00
In-Home Occupation Certificate	\$137.00 plus \$42.00
Antennas and Satellite Dishes	\$137.00 plus \$42.00
Plan Review of Modified Zoning Certificate previously issued	½ of original certificate cost not to exceed \$272.00
NON-RESIDENTIAL ZONING CERTIFICATES	
Buildings containing 0 to 1,000 sf	\$331.00 plus \$42.00
Buildings containing 1,001 to 2,000 sf	\$451.00 plus \$42.00
Buildings containing 2,001 to 9,000 sf	\$.32 per sf plus \$42.00
Buildings containing more than 9,000 sf or more	\$2,722.00 + \$0.18/sf greater than 9000 sf plus \$42.00
Tents	\$131.00 plus \$42.00
Awnings and Marquees	\$226.00 plus \$42.00
Commercial Swimming Pools and Storage Tanks	\$226.00 plus \$42.00
Commercial Antenna & Satellite Dishes	\$226.00 plus \$42.00
Walls and Fences	\$226.00 plus \$42.00
Retaining Walls	\$226.00 plus \$42.00
New Signs and Billboards	\$219.00 plus \$1.68 per sf of sign face over 32 sf plus \$42.00
Signs – Face Change (one fee per property)	\$179.00 plus \$42.00
Signs – Temporary	\$179.00 plus \$42.00

Parking Lots (new or restriping)	\$226.00 plus \$42.00
Landfill and Excavation (business only)	\$3,075.00 plus \$42.00
Gravel Mining/Extraction	\$2,130.00 plus \$42.00
Commercial Alterations (where parking analysis is required)	\$380.00 plus \$42.00
Commercial Alterations/New Tenant (where parking analysis is required)	\$380.00 plus \$42.00
Commercial Alteration/New Tenant (where no parking analysis is required)	\$131.00 plus \$42.00
Plan Review of Modified Zoning Certificate previously issued	½ of original certificate cost not to exceed \$362.00
Non-Conforming Use Certificates	\$298.00
<i>OTHER ZONING CERTIFICATES</i>	
Refusal letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals). The cost of refusal letter will be applied to the original zoning certificate only upon approval of appeal.	\$137.00
Zoning Certification Letter (Certifying Zoning on a particular parcel).	\$179.00

ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE ZONING COMMISSION

ADMINISTRATIVE INTERPRETATIONS	FEE
Application of an Administrative Interpretation	\$179.00 plus \$57.00 for the legal ad

CONDITIONAL USES

ZONING DISTRICTS	FEE
<i>CONDITIONAL USES</i>	
Conditional Uses	\$1,009.00 plus \$185.00 pertaining to the area of the conditional use plus \$57.00 for legal ad
Telecommunication Towers – Application	\$947.00 plus \$57.00 for legal ad
Telecommunication Towers – Co-Location	\$179.00 plus \$57.00 for legal ad
Micro Towers	\$531.00 plus \$57.00 for legal ad
<i>MODIFICATIONS</i>	
Modifications to approved Conditional Uses	\$771.00 plus \$57.00 for legal ad