

ORDINANCE 2014- 6  
AN ORDINANCE AMENDING THE CASS COUNTY  
FEES FOR THE BUILDING AND ZONING DEPARTMENT

WHEREAS, Indiana Code 36-7-4-411 allows Plan Commissions to establish fee schedules to defray reasonable administrative costs; and

WHEREAS, The Cass County Zoning Ordinance, Section 906, states that such fees shall be set by the Cass County Commissioners; and

WHEREAS, It is necessary to review and inspect new development within the unincorporated areas of Cass County to insure the health, safety, comfort, convenience and general welfare of Cass County residents; and

WHEREAS, The cost of performing such review and inspections should be reasonably offset by those seeking permits for construction and/or petitioning for zoning review or amendment; and

WHEREAS, The Cass County Plan Commission held a public hearing, June 3, 2014 and voted to send to the Cass County Commissioners a favorable recommendation to amend the current Fee Schedule;

WHEREAS, The Cass County Commissioners reviewed the Fee Schedule on June 16, 2014 and did return the Fee Schedule to the Plan Commission with amendments; and

WHEREAS, The Cass County Plan Commission did review the amendments to the Fee Schedule on July 1, 2014 and vote to send to the Commissioners a favorable recommendation; and now therefore be it

*ORDAINED* by the Board of Commissioners of Cass County, Indiana as follows:

SECTION 1: That this ordinance repeals Ordinance 2011-15 establishing fees.

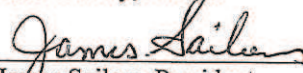
SECTION 2: That the fee schedule, hereby attached as Attachment A, is established for the issuance of Improvement Permits/Certificates of Occupancy and to cover the cost of reviewing petitions to the Cass County Plan Commission and Board of Zoning Appeals/ Hearing Officer, and other related costs.

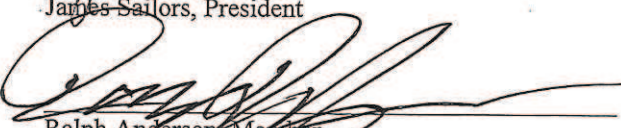
SECTION 3: This ordinance is in full force and effect, 7-7-14.

*DULY PASSED, ORDAINED AND ADOPTED* this 7<sup>th</sup> day of July 2014, by the Cass County

Board of Commissioners, Cass County, Indiana by a vote of 3 in favor and 0 opposed.

Board of Commissioners  
Cass County, Indiana

  
James Sailors, President

  
Ralph Anderson, Member

  
David S. Arnould, Member

ATTEST:

  
Van Ide, Auditor

**RESOLUTION 14-07**  
**A CASS COUNTY PLAN COMMISSION RESOLUTION**  
**RECOMMENDING AMENDMENTS TO RESOLUTION 14-05,**  
**TO THE ESTABLISHED FEES FOR BUILDING AND ZONING PERMITS**

WHEREAS, Indiana Code 36-7-4-411 allows Plan Commissions to establish fee schedules to defray reasonable administrative costs; and

WHEREAS, It is necessary to review and inspect new development within the unincorporated areas of Cass County, Indiana to ensure the health, safety, comfort, convenience, and general welfare of Cass County residents; and

WHEREAS, The cost of performing such review and inspections should be reasonably offset by those seeking permits for construction and/or petitioning for zoning review or amendment; and

WHEREAS, The Cass County Plan Commission held a public hearing on Tuesday June 3, 2014 with textual amendments to the Cass County Fee Schedule; and

WHEREAS, The Cass County Plan Commission did send the amendments to the Fee Schedule with a favorable recommendation to the Cass County Commissioners; and

WHEREAS, The Cass County Commissioners did review the amended Fee Schedule on June 16, 2014 and has returned the Fee Schedule with further amendments to the Plan Commission; and

WHEREAS, The Cass County Plan Commission did consider the further amendments on July 1, 2014; now therefore, be it

*RESOLVED*, in accordance with IC 36-7-4-411, the Cass County Plan Commission certifies with a   X   favorable,            unfavorable,            no recommendation the attached textual amendments to the Cass County Board of Commissioners, Cass County, Indiana.

Adopted this   1st   day of   July   2014.

CASS COUNTY PLAN COMMISSION

  Jenny Clark    
CCPC Officer

ATTEST:

  Tamera M Ogle    
CCPC Officer

7/7/14

## FEE SCHEDULE - Cass County

The following fees may be waived by the Building Commissioner or Zoning Administrator upon good cause. When determining if good cause exists the

1. Whenever the interest of justice or public policy may require      2. If classified as a governmental institution

<b>A Residential</b>		<b>Fee</b>
Single Family Dwelling	\$100	+ 7 cents per SF
Multi-Family Dwelling	\$100	+7 cents per SF 1st unit + \$30 for each additional unit
Addition to Dwelling	\$50	+ 5 cents per SF
Accessory Building of Structure	\$50	+ 5 cents per SF
<u>Accessory Structure on Skids</u>	<u>\$20</u>	
<u>Moving Accessory Structures on Skids from Site to Site</u>	<u>\$10</u>	
Garage or Carport	\$50	per car space
Razing Structure	\$50	No charge if demolition is part of new construction
In-ground Pool	\$100	
Permanently Installed Above Ground Pool	\$75	
Mobile Home Park	\$150	+ \$10 per Mobile Home Space
<b>B Commercial, Public, Semi-public &amp; Industrial</b>		<b>Fee</b>
New Construction/Additions/ <u>Accessory</u>	\$300	+ 12 cents per SF
Razing Structure	\$100	No charge if demolition is part of new construction
Renovation or Remodel / Parking lots	\$100	+\$5 per \$1000 of project cost
Confined Feed Operation	\$30	+ 3 cents per SF
<u>Accessory Structure on Skids (excluding Commercial &amp; Industrial)</u>	<u>\$20</u>	
<u>Moving Accessory Structures on Skids from Site to Site (excluding Commercial &amp; Industrial)</u>	<u>\$20</u>	
<b>C Miscellaneous Permits</b>		<b>Fee</b>
Signage	\$20	+ \$1 per SF of sign face
Portable / Tow-in Signs	\$30	
Off-Premise Sign	\$100	+ \$1 per SF
Temporary Use	\$50	
Change of Occupancy (Commercial & Industrial)	\$50	
Reinspection Residential	\$50	
Reinspection Commercial/Industrial	\$100	
After the Fact	Double the Original Permit Cost	
<b>D Improvement Location Permit</b>		
<u>Residential, Public/Semi-public, Agricultural (except confined feed)</u>	<u>\$10</u>	
<u>Commercial &amp; Industrial (including confined feed)</u>	<u>\$50</u>	
<b>E Home Occupation</b>		
Simple	\$25	
Major	\$50	
Cottage Industry	\$75	

<b>F</b>	<b>Petition of the Board of Zoning Appeals</b>	<b>Fee</b>	
	Petitioner to bear the cost of notification		
	Use Variance	\$215	
	Special Exception	\$165	
	Variance from Developmental Standards	\$215	
	Appeal of Administrative Decision	\$50	
<b>G</b>	<b>Petition to Plan Commission</b>	<b>Fee</b>	
	Petitioner to bear the cost of notification		
	Amendment to Zoning Maps	\$265	
	Planned Unit Development	\$215	plus + \$10 per unit/ lot
	Development Plan Review	\$90	
<b>G</b>	<b>Subdivisions (with subdivision of preliminary plat)</b>	<b>Fee</b>	
	Petitioner to bear the cost of notification		
	Minor Subdivision	\$115	
	Major Subdivision	\$165	+ \$15 per lot
	Vacation of Plat/ Re-plat	\$65	
<b>H</b>	<b>Documents and maps</b>	<b>Fee</b>	
	Comprehensive Plan	\$20	
	Thoroughfare Plan	\$20	
	Zoning Ordinance	\$20	
	Subdivision Control Ordinance	\$20	
	Comprehensive Map	\$10	
	Zoning Maps	\$10	
<b>I</b>	<b>Renewable Energy Permits</b>	<b>Fee</b>	
	Application Fee	\$20,000	(50% will be applied to the building permit.)
	Tower	\$500	per mega watt / Development Fund \$1200
	Renewable Energies: Solar and Small & Micro Wind	\$20	per instrument
	Permanent Met Tower	\$200	
<b>J</b>	<b>Communication Permits</b>	<b>Fee</b>	
	Application Fee	\$200	+\$20 per antenna
	If existing, additional antenna fee	\$20/antenna	