

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 7th 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. Arnoold, Member

ATTEST:


Nancy M. 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:

 Tamar 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

A	Residential	Fee	
	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	Commercial, Public, Semi-public & Industrial	Fee	
	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 & Industrial)</u>	<u>\$20</u>	
	<u>Moving Accessory Structures on Skids from Site to Site (excluding Commercial & Industrial)</u>	<u>\$20</u>	
C	Miscellaneous Permits	Fee	
	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
D	Improvement Location Permit	Fee	
	<u>Residential, Public/Semi-public, Agricultural (except confined feed)</u>	<u>\$10</u>	
	<u>Commercial & Industrial (including confined feed)</u>	<u>\$50</u>	
E	Home Occupation	Fee	
	Simple	\$25	
	Major	\$50	
	Cottage Industry	\$75	

F	Petition of the Board of Zoning Appeals	Fee	
	Petitioner to bear the cost of notification		
	Use Variance	\$215	
	Special Exception	\$165	
	Variance from Developmental Standards	\$215	
	Appeal of Administrative Decision	\$50	
G	Petition to Plan Commission	Fee	
	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	
G	Subdivisions (with subdivision of preliminary plat)	Fee	
	Petitioner to bear the cost of notification		
	Minor Subdivision	\$115	
	Major Subdivision	\$165	+ \$15 per lot
	Vacation of Plat/ Re-plat	\$65	
H	Documents and maps	Fee	
	Comprehensive Plan	\$20	
	Thoroughfare Plan	\$20	
	Zoning Ordinance	\$20	
	Subdivision Control Ordinance	\$20	
	Comprehensive Map	\$10	
	Zoning Maps	\$10	
I	Renewable Energy Permits	Fee	
	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	
J	Communication Permits	Fee	
	Application Fee	\$200	+\$20 per antenna
	If existing, additional antenna fee	\$20/antenna	