

BERLIN CHARTER TOWNSHIP PLANNING COMMISSION AND ZBA REVIEW FEE SCHEDULE

For all types of Planning Commission and Zoning Board of Appeals (ZBA) reviews, Berlin Charter Township requires a base fee and an escrow deposit. The base fee is non-refundable and covers all direct Township administrative costs. The escrow deposit covers any billed and charged costs to the Township (such as consultants and legal notices). In addition to paying the base and escrow fee, the applicant is responsible for paying all additional administrative and consultant fees the escrows deposit does not cover. The Township, at its discretion, may require additional escrow fees if they deem it necessary.

**FINAL CONSIDERATION WILL NOT BE GIVEN IF ESCROW ACCOUNT IS
IN THE ARREARS OR BELOW MINIMUM ESCROW.**

Type of Review	Base Fee	Minimum Escrow
SUBDIVISION REVIEW		
Preliminary Plat Review – Conceptual (only if requested by developer)	\$350.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
Preliminary Plat Review – Tentative Approval	\$600.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
Preliminary Plat Review – Final Approval	\$350.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
Final Plat	\$300.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
SITE CONDOMINIUM		
Preliminary Site Plan Review	\$600.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
Final Site Plan Review	\$350.00 plus \$10.00 per lot	\$2,500.00 plus \$15.00 per lot
SITE PLAN REVIEW		
Manufactured Home Park	\$550.00 plus \$20.00 per site	\$2,500.00 plus \$15.00 per site
Multiple-Family/Condo Residential Preliminary Review	\$600.00 plus \$50.00 per unit	\$2,500.00 plus \$50.00 per unite
Multiple-Family/Condo Residential Final Review	\$350.00 plus \$40.00 per unit	\$2,500.00 plus \$35.00 per unite
Non-Residential (Office, Commercial Industrial, Retail, Manufacturing)	\$600.00 plus \$70.00 per acre	\$2,500.00 plus \$85.00 per acre
Public, Semi Public, Private Schools (State, Federal, Charter, etc.)	\$600.00 plus \$40.00 per acre	\$2,500.00 plus \$85.00 per acre
Public Utilities (cell towers, radio towers, transformers, etc.)	\$850.00 plus \$35.00 per acre	\$2,500.00 plus \$85.00 per acre
PUD – Preliminary Plan Review (Residential)	\$600.00 plus \$25.00 per acre	\$5,000.00 plus \$400.00 to review master deed
PUD – Preliminary Plan Review (Non Residential or Mixed Use)	\$600.00 plus \$25.00 per acre	\$5,000.00 plus \$400.00 to review master deed
PUD – Final Plan Review (Residential)	\$600.00 plus \$25.00 per acre	\$5,000.00 plus \$400.00 to review master deed
PUD – Final Plan Review (Non Residential or Mixed Use)	\$600.00 plus \$25.00 per acre	\$5,000.00 plus \$400.00 to review master deed

Type of Review	Base Fee	Minimum Escrow
SITE PLAN REVIEW		
Second Site Plan Review	½ Original Fee	½ Original for each submission within 90 days. If significant changes full fee may be charged.
Institutional Uses (Academic, Correctional, Dormitory, etc.)	\$600.00 plus \$30.00 per acre	\$2,500.00 plus \$40.00 per acre.
Open Air Temporary Use Planning Commission only	\$150.00	N/A
Sketch Plan Review / Commercial	\$ 50.00	NA
OTHER REQUESTS		
Special Land Use or Conditional Use (Non Residential)	\$550.00 plus \$25.00 per acre	\$2,500.00 plus \$30.00 per acre.
Conditional Use (Residential)	\$150.00 plus \$10.00 per acre	\$2,500.00 plus \$10.00 per acre.
Rezoning	\$550.00 plus \$10.00 per acre	\$2,500.00 plus \$15.00 per acre
Extractive Permit	\$3,500.00 plus \$75.00 per acre	\$4,000.00 plus \$125.00 per acre
Variance Request (Commercial)	\$450.00 per variance	\$1,000.00 per variance
Variance Request (Residential)	\$250.00 per variance	\$500.00 per variance
Private Road Application	\$450.00	\$2,500.00
Creating Special Assessment Districts	\$450.00	\$2,500.00
Planning Commission or ZBA Special Meeting Fee	Additional \$450.00	-----

Adopted by Township Board 7/26/04
Revised and adopted by Township Board 9/11/2006