

RESOLUTION NO. 021219_

RESOLUTION AMENDING SCHEDULE OF FEES AND CHARGES

WHEREAS, the Town Council of the Town of McCordsville, Indiana has heretofore adopted Ordinance No. 011111 establishing a schedule of fees, which has subsequently been amended or supplemented further by resolutions and ordinances adopted by the Town Council; and

WHEREAS, Ordinance No. 011111 allowed for its amendment by way of resolution; and

WHEREAS, upon recommendation of the McCordsville Planning and Building Department staff and the McCordsville Advisory Plan Commission after holding a public hearing regarding the same, both bodies recommend to the Town Council of the Town of McCordsville, Indiana, an amendment to said schedule of fees, which amendment the Town Council believes is in the best interest of the health, safety, and welfare of its citizens, as well as the efficient administration of town government.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of McCordsville, Indiana, as follows:

SECTION I

Ordinance No. 011111 and all amendments or supplements thereto previously adopted and not in conflict with the provisions of this resolution shall hereby stay in full force and effect unless and until repealed, supplemented, or amended.

SECTION II

Ordinance No. 011111 and all amendments or supplements thereto consisting of a schedule of fees applicable to the services provided by the McCordsville Planning and Building Department shall be amended as set forth on Exhibits A and B, attached hereto and incorporated by reference herein.

SECTION III

This resolution shall be in full force and effect from and after its due passage and publication.

Adopted this 12th day of February, 2019.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Thomas R. Strayer

Thomas R. Strayer

Larry J. Longman

Larry J. Longman

Bryan T. Burney

Bryan T. Burney

Branden D. Williams

Branden D. Williams

Barry A. Wood

Barry A. Wood

ATTEST:

Catherine C. Gardner
Clerk-Treasurer

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, P.O. Box 6, 6 West South Street, Greenfield, IN 46140.

Exhibit A
Town of McCordsville Fee Schedule
Improvement Location Permits, Building Permits, Inspections, General Permitting

Residential Improvement Location Permit Fees

	Fee Amount
Single-family residence on platted lot	\$150
Single-family residence on non-platted lot	\$210
Two-family & multi-family dwelling on platted lot	\$180/unit
Two-family & multi-family dwelling on non-platted lot	\$210/unit
Remodel/alteration/addition to residence	\$50
Accessory building \geq 200 SF and/or on permanent foundation	\$50
Swimming pool	\$50

Residential Building Permit Fees

	Fee Amount
Single-family residence on platted lot	$\$300 + \$0.02/\text{SF}^1$
Single-family residence on non-platted lot	$\$300 + \$0.02/\text{SF}^1$
Two-family & multi-family dwelling on platted lot	$\$300/\text{unit}^2$
Two-family & multi-family dwelling on non-platted lot	$\$300/\text{unit}^2$
Remodel/alteration/addition to residence 0-400 SF	$\$250^3$
Remodel/alteration/addition to residence 401-800 SF	$\$275^3$
Remodel/alteration/addition to residence ≥ 801 SF	$\$275 + \$0.02/\text{SF} > 800 \text{ SF}^3$
Accessory building \geq 200 SF and/or on permanent foundation	$\$150$ (unfinished ⁴), $\$225$ (finished ⁵)
Pool, in-ground	$\$225^6$
Pool, above-ground (greater than 200 SF)	$\$225^6$

Recreation (Park) Impact Fees (PIF)

	Fee Amount
PIF per residential dwelling unit	\$832

Non-residential Improvement Location Permit Fees

	Fee Amount
(Includes all commercial, industrial, institutional, multi-family, and public uses)	
Structure 0-1,000 SF	\$220
Structure 1,001-2,500 SF	\$265
Structure 2,501-5,000 SF	\$330
Structures $> 5,000$ SF	$\$330 + \$0.04/\text{SF} > 5,000 \text{ SF}$
Parking Lot	$\$330/\text{acre}$
Swimming Pool	\$100

Non-residential Building Permit Fees

Structure 0-1,000 SF	$\$250^8$
Structure 1,001-2,500 SF	$\$350^8$
Structure 2,501-5,000 SF	$\$350^8$
Structures $> 5,000$ SF	$\$350 + \$0.08/\text{SF} > 5,000 \text{ SF}^8$
Swimming Pool	$\$375^7$

Inspection Fees

	Fee Amount
General & Site Inspection	\$75
Certificate of Occupancy	\$100
Re-inspections ⁹	$\$75$ 1 st , $\$100$ 2 nd , $\$200$ 3 rd , $\$400$ 4 th +

Other Permit Fees

Duplicate Permit
Permit Extension
Permit re-submission (for revision), residential
Permit re-submission (for revision), non-residential
Fence
Kiosk & Vending Machine
Returned Check Charge
Unpaid Invoices (30+ days from pick-up)
Permanent Sign

Temporary Sign
Public Hearing Sign Deposit
Telecommunications Facility, New Tower
Telecommunications Facility, Modification/Collocation
Erosion Control Review Fee
Annual Temporary Occupancy Permit, before Dec. 31st
Annual Temporary Occupancy Permit, before Jan. 31st
Annual Temporary Occupancy Permit, after Jan. 31st
Temporary Use/Structure

Zoning Verification Letter
Food Truck Permit

Fee Amount

\$25
\$50 (0-6 months)
\$50
\$300 + \$0.04/SF
\$10
\$50.00
\$30.00
10% of total invoice
\$105 + \$0.50/SF > 16 SF +
\$75 electrical inspection
\$105
\$100 (refundable upon return of sign)
\$705
\$345
\$35
\$50
\$75
Must re-file
\$165/site + \$75 electrical inspection (if
applicable)
\$50
\$25

Fines & Violations

Missed Inspection
Construction w/out a permit
Stop Work Order
Violation of a Stop Work Order
Structures w/out a permit
Occupancy w/out a permit
Unwholesome Environmental Ordinance Violation

Fee Amount

\$350
Double permit fee
\$350
\$1,000/day, \$500/each addl' day
\$150/day
\$300/day
\$250/occurrence

Zoning Violations

Notice of Violation
First Notice of Penalty
Second Notice of Penalty
Third Notice of Penalty
Fourth Notice of Penalty
Fifth Notice of Penalty

Fee Amount

Notice
\$100
\$150
\$200
\$250
\$300

Documents/Maps Copy Costs (as specified in IC 5-14-3-8-D)

Hard copy 8.5"x11" and 8.5"x14" (B&W)
Hard copy 11"x17" (B&W)
Hard copy 8.5"x11" and 8.5"x14" (Color)
Hard copy 11"x17" (Color)
Comp Plan, Sub Control Ord., & Zoning Ord. CDs

Fee Amount

\$0.10/sheet per side
\$0.20/sheet per side
\$0.25/sheet per side
\$0.50/sheet per side
\$1/CD-ROM

Exhibit B
Town of McCordsville Fee Schedule
Planning, Zoning, Engineering, Right-of-Way Fees

Planning & Zoning Fees	Fee Amount
Development Standards Variance	\$220 + \$55/each additional
Major Primary Plat	\$550 + \$20/lot
Major Secondary Plat	\$550 + \$20/lot
Major re-plat	\$550 + \$20/lot
Minor Primary Plat (1 lot subdivision)	\$220
Minor Secondary Plat (1 lot subdivision)	\$220
Minor Re-plat	\$220
Vacation of plat/lot	\$110/lot
Vacation of right-of-way	\$300
Time extension of plat	\$220
Amendment to Commitments/Covenants	\$220
Re-plat to combine lots	\$110/lot
Rezone, all standard zoning districts	\$550 + \$20/acre
Rezone, residential less than 2 acres	\$110/lot
Rezone, Planned-Unit Development	\$2,200 + \$20/acre
Planned-Unit Development Amendment	\$1,100
Exception to Non-conforming Use Regulation (BZA)	\$330
Exception to Corridor Overlay Regulation (BZA)	\$220 + \$110/each additional
Exception to Subdivision Control Regulation (PC)	\$440 + \$220/each additional
Special Exception, Residential	\$165
Special Exception, Commercial/Institutional/Park/Home Occ.	\$330
Special Exception, Industrial/Cellular Facility	\$440
Special Exception Extension	\$220
Development Standard Variance Extension	\$165
Address assignment/verification	\$60/address
Technical Review	\$440
Comprehensive Plan Amendment	\$770
Zoning Ordinance Amendment	\$550
Subdivision Control Ordinance Amendment	\$550
 Right-of-Way Permits/Petitions	 Fee Amount
Right-of-way Permit	\$50
Residential Sidewalk	\$25
Residential Driveway	\$50
Commercial Sidewalk	\$50
Minor Commercial Driveway (\leq 24' width at throat)	\$50
Major Commercial Driveway ($>$ 24' width at throat)	\$150
Major Commercial Driveway w/ passing blister and/or turn lanes	\$200
Boring under street	\$100
Excavation parallel to street	\$100

Open street cuts	\$150
Trash receptacle or construction trailer in ROW	\$50/week
Underground trenching or excavation parallel to street	\$50
Pole lines	\$40/pole
Feet of installed line	\$50

Sewer Fees

(see adopted Sewer Fee Ordinance)

Engineering Review & Construction Observation Fees	Fee Amount
Sanitary Sewer Review	\$0.75/linear foot
Force Main Review	\$0.75/linear foot
Lift Station Review	\$1,000/lift station
Entrance Review	\$400/entrance
Minimum Fee (sum of 4 previous review items above)	\$1,500
Drainage Review (Town Engineer or designee)	\$75/hour, contact Town Engineer
Drainage Review (Consultant)	At Cost, contact Town Engineer
Sanitary Sewer Construction Observation	\$3/foot
Force Main Construction Observation	\$3/foot
Storm Sewer Construction Observation	\$1.25/foot
Entrance Construction Observation	\$300/entrance
Lift Station Construction Observation	\$3,500/lift station
Minimum Construction Observation Fee (sum of 4 previous CO items)	\$1,500

Footnotes

- ¹ – includes 7 inspections, additional inspections \$75/each, re-inspections not included
- ² – includes 7 inspections, additional inspections \$75/each, re-inspections not included
- ³ – includes 3 inspections, additional inspections \$75/each, re-inspections not included
- ⁴ – includes 2 inspections, additional inspections \$75/each, re-inspections not included
- ⁵ – includes 3 inspections, additional inspections \$75/each, re-inspections not included
- ⁶ – includes 4 inspections, additional inspections \$75/each, re-inspections not included
- ⁷ – includes 8 inspection, additional inspections are \$75/each, re-inspections not included
- ⁸ – includes 6 inspections, additional inspections are \$75/each, re-inspections not included
- ⁹ – each re-inspection of a specific inspection type (ie. footer, energy, final, etc) is \$75. However if the same project fails the same inspection type repeatedly the re-inspections costs rise from \$75 for the first fail, to \$100 for the second, \$200 for the third, and \$400 for the fourth and all subsequent.