RESOLUTION 12-2017

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MAIDENCREEK, BERKS COUNTY, PENNSYLVANIA, ESTABLISHING A COMPREHENSIVE FEE SCHEDULE FOR MATTERS COMING BEFORE THE BOARD OF SUPERVISORS AND FOR THE ESTABLISHMENT OF MISCELLANEOUS FEES FOR ADMINISTRATIVE EXPENSES OF THE TOWNSHIP REPEALING AND REPLACING RESOLUTIONS 13-2016.

WHEREAS, the Maidencreek Township Subdivision and Land Development Ordinance No. 135 adopted November 23, 1992, vests in the Board of Supervisors the authority to establish and promulgate a schedule for fees for subdivision and land development applications; and

WHEREAS, the Maidencreek Township Zoning Ordinance of 1993 as amended vests in the Board of Supervisors the authority to establish and promulgate a schedule of fees for zoning applications including but not limited to conditional use, rezoning, special exception and variances; and

WHEREAS, Maidencreek Township Ordinance No. 196, adopted June 17, 2004 vests in the Board of Supervisors the ability to establish a schedule of fees for building and zoning permits; and

WHEREAS, Maidencreek Township wishes to make available to the general public for purchase, zoning books, maps, recycling bins and similar items purchased by the Township; and

WHEREAS, Maidencreek Township wishes to establish fees for the use of parks, playgrounds, pavilions and athletic fields, which will offset the cost of maintenance of these facilities per Article XXII of the Second Class Township Code;

WHEREAS, Maidencreek Township desires to revise Resolution 13-2015 to reflect fees that cover the cost of enforcing Township Ordinances.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by reference, the Board of Supervisors of the Township of Maidencreek, Berks County, Pennsylvania, resolves as follows:

Section 1. Subdivision and Land Development Review Fees

The Board of Supervisors of Maidencreek Township adopts the following fee schedule for review of subdivision plans:

A. Sketch Plans reviewed by the Township Consultants	$500.00
B. Preliminary Plans	
1.Plans with 1 to 15 lots or dwelling units	$1,500.00

2.Plans with more than fifteen lots or dwelling units $1,500.00 plus $150 per lot or dwelling unit in excess of 15 lots or dwelling units.

C. Final Plans

1.Plans with 1 to 15 lots or dwelling units $1,500.00

2.Plans with more than fifteen lots or dwelling units $1,500.00 plus $150 per lot or dwelling unit in excess of 15 lots or dwelling units.

D. All review fees for each plan are due at the time the plan is filed. If the correct fee is not paid, the filing is not complete and all plans will be returned to the Applicant.

E. Fees paid to the Township, which are not used for the cost of reviewing the Subdivision and/or Land Development Plan will be returned to the Applicant along with an account history detail showing how the review fee was disbursed from the time of plan submittal until the recording or withdraw of the plan.

F. Should the review fees for all reasonable and necessary expenses of the Maidencreek Township professional consultants in reviewing the subdivision and/or land development plan exceed the amount of the plan review fee which the Applicant paid to the Township upon submittal of the plan, the Applicant shall pay the Township, within 20 days of request, the additional required fees to continue the plan review. If the additional fees are not received within the 20 day period, the Township may suspend the review of the plan until such time as the fees are received.

G. The Applicant shall pay separately all outside agency fees required for the review of the plan, including but not limited to the Berks County Planning Commission, Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection and the Berks County Conservation District.

Section 2. Zoning Applications

The Board of Supervisors of Maidencreek Township hereby adopts the following fee schedule for hearings before the Zoning Hearing Board, Property Maintenance Appeals Board or Maidencreek Township Board of Supervisors:

A. Special Exception

1.In a Residential Zone or for any Residential Use in a Non-residential Zone $1,200.00

2.Non-residential Zone for Non-residential use $1,500.00

B. Variance

1. In a Residential Zone or for any Residential Use in a Non-residential Zone	$1,200.00
2. Non-residential Zone for Non-residential use	$1,500.00
C. Conditional Use	$1,500.00
D. Rezoning	$2,000.00
E. Property Maintenance Appeal	$1,200.00
F. Curative Amendment	$2,000.00

G. Each application for a hearing before the Zoning Hearing Board, Property Maintenance Appeals Board or Board of Supervisors shall be filed with the Township Secretary and include the applicable fee. The fee shall be used to pay for costs associated with the hearing including but not limited to advertising, certified mailing, stenographer service, and professional consultant fees.

H. Fees paid to the Township, which are not used for the cost of the hearing, will be returned to the Applicant along with an account history detail showing how the fee was disbursed.

Section 3. Building and Zoning Permits

The Board of Supervisors of Maidencreek Township hereby repeals Resolution 19-2005 and adopts the following fee schedule for permits and inspections in the administration of the Pennsylvania Uniform Construction Code and the Maidencreek Township Zoning Ordinance:

A. Plan Review

1.New Residential less than 1200 sq. ft.	$150.00
2.New Residential greater than 1200 sq. ft.	$200.00
3.Residential Renovations	$50.00 plus $5.00 per $1,000.00 of estimated cost ($200.00 maximum)
4. Non-Residential-New Buildings and Additions	$200.00 plus $.05 per sq. ft. for each sq. ft. over 2,000 sf
5.Non-residential Renovations, Alterations	$50.00 plus $6.00 per $1000.00 of estimated cost
6.Manufactured Housing, In ground Pools, Decks And Miscellaneous Structures	$65.00
7.Additional Reviews (Billed per hour)	$45.00/hr.
8.Accessibility Review project cost up to $100,000	$200.00
9.Accessibility Review project cost over $100,000	$300.00

B. Inspections/Permits/Licenses

1.New Buildings & Additions	
a)Residential	$ 50.00 plus $0.25 per sq. ft. of usable floor area
b)Residential Accessory Structures (600sq ft and up without mechanical, electrical, plumbing)	$ 50.00 plus $0.20 per sq. ft of usable floor area
c)Non-Residential, Commercial, Industrial	$100.00 plus $0.32 per sq. ft. of usable floor area
2.Renovations, Alterations - Residential (includes building, plumbing, mechanical & electrical)	$ 50.00 plus $18 per $1,000 of estimated cost
3.Renovations, Alterations – Non-residential, commercial, Industrial (includes building, plumbing, mechanical & electrical)	$150.00 plus $18 per $1,000 of estimated cost
4.Accessibility Inspection (when not in conjunction with A building permit)	$ 78.00 per hour
5.Demolition	
a)Residential	$200.00
b)Agricultural Accessory Structure	$50.00
c)Non-residential	$300.00
d)Non-residential Accessory Structure	$200.00
6.Plumbing Permit	
a)Residential	$ 50.00 fee plus $7.50 for each fixture
b)Non-residential	$100.00 fee plus $5.00 per $1,000.00 of estimated cost
6. Residential Sprinkler System	$ 50.00 plus $2.00/sprinkler
7. Non-Residential Fire Protection	
a) Sprinkler System	$ 50.00
b) Charge per Head	$ 1.00
c) Standpipe System	$100.00
8. Water Service Inspection	$ 75.00
9. Sewer Service Inspection	$ 75.00

10. Mechanical	
a) Residential	$ 50.00 fee plus $7.50 for each fixture
b) Non-residential	$100.00 fee plus $5.00 per $1,000.00 of estimated cost
11. Electrical	
a) Residential Inspections (Rough, Final)	$150.00
b) Residential Service	$ 75.00
c) Non-residential Inspections	$100.00 fee plus $5.00 per $1,000 of estimated cost
d) Non-residential Service 400 Amp or less	$100.00
e) Non-residential Service over 400 Amp to 1,000 Amp	$150.00
f) Non-residential Service over 1,000 Amp	$200.00
12. In ground Pool Permit includes:	$391.25
a)Plan Review ($65.00)	
b)Zoning ($25.00)	
c)Bldg. Permit ($50.00)	
d)Use & Occupancy ($25.00)	
e)2 Inspections ($100.00)	
f)Electrical Inspections ($75.00)	
g)Administrative Fee ($47.25)	
h)State Fee ($4.00)	
13.Aboveground Pool Permit	$276.50
a)Zoning ($25.00)	
b)Bldg. Permit ($50.00)	
c)Use & Occupancy ($25.00)	
d)Rough Electrical and Bonding ($75.00)	
e)Final Building and Electrical Inspection ($75.00)	
f)Administrative Fee ($22.50)	
g)State Fee ($4.00)	
14.Decks & Patios 30 inches or higher	$ 50.00 plus $.10 per sq. ft.
15.Signs	
a)Residential	$ 15.00

b)Non-Residential, Commercial, Industrial	
1.Less than 10 sq. ft.	$ 30.00
2.Greater than 10 sq. ft.	$ 50.00 plus $.10 per sq. ft.
3.Billboards (includes footer, electrical svc. & final inspections)	$165.00 plus $.10 per sq. ft.
16.Building Permit/Applications	$ 35.00
17.Zoning Permits	
a)Agricultural & Residential	$ 25.00
b)Non-Residential	$ 50.00
17.Use & Occupancy Permit	
a)Agricultural & Residential	$ 35.00
b)Non-Residential	$ 75.00
c)Industrial	$150.00
18.Stormwater Permit	
a) Residential	$100.00
b) Residential Plan Review	$100.00
c) Residential Inspection (includes 1)	$ 75.00
d) Non-Residential	$150.00
e) Non-Residential Plan Review	$150.00
f) Non-Residential Inspection (includes 1)	$115.00
19.Additional Fees – as applicable	
a) Failed or Additional Inspections	$110.00 each
b) Site Meeting or Site Visit	$110.00 each
c) Hourly Rate for Specified Work	$ 55.00/hour
20.UCC Training Charge	$ 4.00 per building permit
C. Amusement Permits	$ 1.00
D. Compost Permits	$ 50.00
E. Peddler's Permits	$ 25.00
F. Handicap Parking Application/Renewal	$ 25.00
G. Annual Cell Tower Permit Fee	$250.00
H.	

Notes

1. Usable Floor Space is defined as areas within a structure designed for use by occupants, whether finished or unfinished including basements, garages, attics with average ceiling height greater than six feet.
2. Building permit fee schedule includes the cost for all required inspections. Failed or additional inspections will be billed an additional charge of $65.00 per hour Residential, or $75.00 per hour Non-residential, which will be paid prior to issuance of the Use and Occupancy Permit.
3. If no new buildings or additions are involved in a project, the individual plumbing, mechanical or electrical permits shall be utilized for new installations of these systems. For renovation projects that do not involve a building permit, the individual plumbing, mechanical and electrical permits shall be utilized for installations of these systems.
4. Rough plumbing, rough mechanical and framing inspections are assumed to be performed concurrently.
5. Certain commercial/industrial inspections may require permitting and inspection by the Department of Labor and Industry.
6. In accordance with Act 157 of 2006, a $4.00 State charge will be added on every permit issued.
7. A local municipal fee of 15% will be charged on each building permit to cover administrative costs.
8. Accessory structures with a building area of less than 500 sq. ft., agricultural buildings, and manufactured or industrialized housing (except on-site construction i.e. foundation, basement and utility connections) do not require a building permit. They do require a zoning permit.

Section 4. Items Purchased By the Township Available For Purchase

A. Photocopies	$0.25 per page
B. Postage	Actual Cost
C. Certification of documents as "True and Correct"	$2.00 per certification
D. Zoning Book with Map	$15.00
E. Zoning Map	$5.00
F. Subdivision and Land Development Book	$15.00
G. Comprehensive Plan	$25.00
H. Storm Water Management Ordinance No. 200	$15.00
I. Recycling Bin	$10.00

J. Recycling Bin Wheel Kit $12.00

Section 5. Park and Recreation Fees

A. Pavilion Rental Non-resident Comm Pk $50.00/day Fire Co $50.00/day
Pavilion Rental Resident Comm Pk $ 25.00/day Fire Co $25.00/day

B. Concession Rental 5% profits for season or $ 50.00/day for individual use

C. Athletic Field - field usage charges per season – 12 week maximum $100.00
With lights $25 each game

D. Township Meeting Room Non-resident or for profit event $50.00/day

E. Township Equipment (tents, tables, chairs, hot-dog roller) $50

F. Half of the rental fee will be returned to the renter of the concession stand and for Township Equipment if after inspection by the Township everything was returned to the way it was prior to the rental, clean and in working order.

RESOLVED and ADOPTED by the Board of Supervisors of the Township of Maidencreek in lawful session duly assembled, this 3rd day of January, 2017 A.D.

Board of Supervisors
Maidencreek Township
Berks County, Pennsylvania

Joseph E. Rudderow III

David Franke

Attest:

Diane Hollenbach

Claude Beaver