

- review are requested separately.
- A sliding fee for large developments that include both zoning and site plan review.
 - A separate fee for minor site plan modifications only or an increase to the types of site plan modifications that can be approved administratively.

The following sliding fee schedule is provided as an example of a possible revised fee structure that would encourage and provide a saving for combined rezoning and site plan applications, while not doubling the cost should an applicant want to submit them separately.

Type of fee	Amount of fee	Example w/50 acres	Example w/200 acres	Example w/600 acres
Zoning only	\$1800 + \$60/acre for first 100 acres + \$30 for 101 – 250 acres + \$15/acre for 251 – 500 acres + \$10/acre 501+ acres	\$4,800	\$10,800	\$17,500
Site plan only	\$1800 + \$150/acre for first 100 acres + \$75 for 101 – 250 acres + \$45/acre for 251 – 500 acres + \$20/acre 501+ acres	\$9300	\$24,300	\$41,300
Combined	\$1800 + \$180/acre for first 100 acres + \$90 for 101 – 250 acres + \$45/acre for 251 – 500 acres + \$20/acre 501+ acres	\$10,800	\$28,800	\$46,550

Under the current fee structure in place today, it would cost an applicant a total of \$10,800 to process a combined case for rezoning and site plan review on a 50-acre site and \$21,600 to process separate zoning and site plan applications. With the proposed change to have separate fees for zoning and site plan review, the total fee for separate cases would be \$14,100, which is \$7,500 less than would be charged today for separate applications.

The third proposal is to create a separate fee requirement for “minor” site plan modifications. Under today’s ordinance and procedures, once a site has had a site plan approved, any change to that is considered a site plan modification. It does not matter if it is a simple addition to a previously approved structure, or a complete redesign of the site. In very limited cases for very small changes, the modification can be addressed administratively. Today’s fee structure provides a separate fee for administrative review of site plan modifications (\$600). The suggestion is that we create another category for fees for site plan reviews that exceed what can be addressed administratively, but is not a major change that would involve as much staff time to review.