

Resolution Number _____ of 2005

To Establish Subdivision and Land Development Review Fees

Whereas, the Venango County Board of Commissioners has enacted a Subdivision and Land Development Ordinance for administration in the municipalities of Venango County having no such municipally adopted regulations; and

Whereas, the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as from time to time amended and reenacted, requires the county to review all applications for subdivisions and/or land developments located in municipalities having enacted a municipal subdivision and land development ordinance; and

Whereas, the Venango County Board of Commissioners has delegated the responsibility for administration and enforcement of the Venango County Subdivision and Land Development Ordinance to the Venango County Regional Planning Commission; and

Whereas, the Venango County Regional Planning Commission incurs certain expenses carrying out the administration of the Venango County Subdivision and Land Development Ordinance;

Now, therefore be it resolved, that the Venango County Regional Planning Commission in the administration of the Venango County Subdivision and Land Development Ordinance shall utilize the following schedule of fees.

FEE SCHEDULE

I. Plan Processing Fees

The following fees shall be paid for the processing and evaluation of proposed subdivision and/or land development plans under the jurisdiction of the Venango County Subdivision and Land Development Ordinance. All such fees shall be paid to the County of Venango and shall be paid at the time of plan filing. No plans shall be considered filed until the appropriate processing fee is received.

A. Sketch Plans - No Charge

B. Subdivision Plans

1. Minor Subdivisions (less than 10 lots and containing no public infrastructure construction). - A deposit of \$100 shall be paid at the time of plan submittal. Should the cost of the plan processing exceed \$100, the applicant shall be billed for the additional amount. Should the cost of plan processing be less than \$100, the applicant shall be refunded the difference. The hourly billing rate shall be \$40. Should the applicant be a resident of a member municipality of the Venango County Regional Planning Commission, this fee shall be waived.*

2. Major Subdivision Plans (less than 10 lots and containing public infrastructure construction) – A deposit of \$200 shall be paid at the time of plan submittal. Should the cost of the plan processing exceed \$200, the applicant shall be billed for the additional amount. The hourly billing rate shall be \$40. Should the cost of plan processing be less than \$200, the applicant shall be refunded the difference
3. Major Subdivision Plans (greater than 10 lots) – A deposit of \$300 shall be paid at the time of plan submittal. Should the cost of the plan processing exceed \$300, the applicant shall be billed for the additional amount. The hourly billing rate shall be \$40. Should the cost of plan processing be less than \$300, the applicant shall be refunded the difference.

Land Development Plans

1. Minor Land Development Plans (less than 20,000 square feet)- A deposit of \$300 shall be paid at the time of plan submittal. Should the cost of the plan processing exceed \$300, the applicant shall be billed for the additional amount. The hourly billing rate shall be \$40. Should the cost of plan processing be less than \$300, the applicant shall be refunded the difference.
2. Major Land Development Plans (greater than 20,000 square feet) - A deposit of \$500 shall be paid at the time of plan submittal. Should the cost of the plan processing exceed \$500, the applicant shall be billed for the additional amount. The hourly billing rate shall be \$40. Should the cost of plan processing be less than \$500, the applicant shall be refunded the difference.

Reimbursable Fees

1. Engineering and/or Consultant Reviews - The applicant shall reimburse the Venango County Regional Planning Commission for all reasonable and necessary charges by the Commission Engineer or consultant for review of public infrastructure improvements, storm water management plans, or development designs. All engineering or consulting fees shall be in accordance with the ordinary and customary charges by the Commission Engineer or consultant for similar service in the County, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the county when fees are not reimbursed or otherwise imposed on applicants. Plans will not be approved or recorded until all fees are paid in full.
2. Inspection Fees – Where public improvements are required by the Commission to be installed, as a condition of final approval of a subdivision or land development plan, said improvements must be inspected by the Commission Engineer during construction and upon completion. The applicant shall reimburse the Commission for all

reasonable and necessary expenses associated with the inspection of required improvements by the Commission Engineer.

Municipal Reviews

Fees for the review of plans for proposed subdivisions and/or land developments situated in municipalities having adopted a Subdivision and Land Development Ordinance shall be as follows:

1. Review for general consistency with the County Comprehensive Plan and Pennsylvania Municipalities Planning Code – No Charge
2. Review for compliance with municipal Subdivision and Land Development Ordinance – Hourly rate of staff times the number of hours for review. The hourly billing rate shall be \$40. This fee shall be waived for plans submitted by residents of member municipalities of the Venango County Regional Planning Commission.*
3. Review for Compliance with municipal Zoning Ordinance – hourly rate of staff times the number of hours for review. The hourly billing rate shall be \$40. This fee shall be waived for plans submitted by residents of member municipalities of the Venango County Regional Planning Commission.*

All such fees shall accompany plans being submitted for review and shall be paid to the County of Venango.

*Waiver of fees to residents of member municipalities of the Venango County Regional Planning Commission shall be for parcels located in the same municipality as the residence of the applicant.

Adopted this _____ of _____, 2005 by the Board of Commissioners of Venango County, Pennsylvania, to be effective on the _____ day of _____, 2005.

Venango County Commissioners

Susan Smith, Chairperson

Attest

Denise W. Jones, Chief Clerk/Administrator