

**ORDINANCE NO. 2025- 02**

**AN ORDINANCE OF THE TOWN OF LAPEL, INDIANA, AMENDING THE FEE  
SCHEDULE FOR THE LAPEL ADVISORY PLANNING COMMISSION**

**WHEREAS**, the Town of Lapel Advisory Planning Commission (the "Commission") is responsible for administering zoning and development regulations; and

**WHEREAS**, Indiana law allows municipalities to adopt and amend fees to cover the reasonable costs of reviewing applications and administering regulations; and

**WHEREAS**, the Commission has reviewed and proposed updates to its fee schedule to ensure consistency with current practices and to reflect the costs associated with its services; and

**WHEREAS**, the Town Council finds it necessary and proper to adopt the proposed updates to the fee schedule as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Lapel, Indiana, as follows:

**SECTION 1.** Amendment to the Fee Schedule. The fee schedule for the Lapel Advisory Planning Commission is hereby amended as follows:

**A. Improvement Location Permit**

1. Site Work Permit (non-building site development: e.g., grading, landscaping change, parking area change, etc.) - \$100 application fee + Plan Review Fee per Table 1.

**B. Major Subdivision (4 or fewer lots)**

1. Waiver - \$75/waiver.

**C. Major Subdivision (5 or more lots)**

1. Waiver - \$75/waiver.

**D. Planned Unit Development (PUD)**

1. Concept Plan - \$1,200.
2. Preliminary Plan (concept plan, ordinance) - \$1,200 + \$50/acre.
3. PUD Ordinance - \$750 + \$50/acre.
4. Final Detailed Plan - \$750 + \$50/acre.
5. PUD Amendment (text) - \$500.
6. PUD Amendment (other) - \$500 + \$50/acre.

#### **E. Administrative Plat Review**

1. Preliminary Plat - \$400 + \$30/lot.
2. Final Plat - \$300 + \$30/lot.
3. Waiver - \$50/waiver.

#### **F. Plat Amendments**

1. Major Subdivision Replat - \$400 + \$30/lot.
2. Administrative Subdivision Replat - \$200 + \$30/lot.
3. Plat Vacation - \$400.
4. Certification of Correction on a Plat - \$200.

#### **G. Site Development Plan**

1. Fee - 1.05 x rate of consultant.

#### **H. Subdivision Construction Plan**

1. Fee - \$200 application fee + Plan Review Fee per Table 1.

#### **I. Variances**

1. Variance of Development Standards: a. Residential - \$300 + \$50/additional variance. b. Non-Residential - \$500 + \$50/additional variance.
2. Special Use: a. Residential - \$300 + \$50/acre. b. Non-Residential - \$400 + \$50/acre.
3. Administrative Appeal - \$200.

#### **J. Rezoning**

1. Rezone - \$600 + \$50/acre.
2. Change to Zoning Commitments - \$250.

#### **K. Plan Review Fee (Based on Number of Sheets):**

- 1 to 5 sheets: \$640.
- 6 to 9 sheets: \$960.
- 10 to 19 sheets: \$1,600.
- 20 to 39 sheets: \$2,240.
- 40 to 59 sheets: \$2,880.
- 60 and above: \$3,520.

**Additional Amendments:** Second and further sets of amended plans shall be submitted with an additional plan review fee per the number of revised pages at a rate of \$80/page.

**SECTION 2. Effective Date.** This Ordinance shall take effect upon its adoption and any required publication as provided by law.

**SECTION 3. Repealed.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4. Severability.** If any section, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**PASSED AND ADOPTED** by the Town Council of the Town of Lapel, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2025.