

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.