PLAINFIELD TOWN COUNCIL

ORDINANCE NUMBER 35-2017

AN ORDINANCE ESTABLISHING A NEW FEE SCHEDULE FOR SERVICES PROVIDED BY THE TOWN OF PLAINFIELD, INDIANA

WHEREAS, the Town Council ("Town Council") of the Town of Plainfield ("Town") deems it desirable and in the best interests of the Town to adopt an Ordinance for an updated fee schedule; and

WHEREAS, the Town has completed the pre-requisites for adoption of the proposed fees;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, that the following fees, described in Exhibit A attached hereto and made part hereof are hereby adopted by the Town Council of the Town of Plainfield and any existing fee or ordinance in conflict with the Ordinance and the adopted fees is hereby amended or repealed.

This ordinance shall be in full force and effect after its adoption and publication as required by law, to be effective starting January 1st, 2018.

PASSED and ADOPTED by the Town Council of the Town of Plainfield, Indiana this 21st day of December, 2017.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

Robin G. Brandgard, President

Bill Kirchoff, Vice President

Kent McPhail

Lance K. Angle

Dan Bridget

Attested by:

Mark J. Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

Ordinance #**-2017

Planning & Zoning	
Petition/Application	*Fees*
Zone Map Change/ Rezone	
Residential	$675 + $25/Acre
Commercial/Industrial	$675 + $25/Acre
Planned Unit Development (PUD)	$1000 + $25/Acre
PUD Amendment	$535 + $15/Acre
Amend Commitments	$330 + $50/Acre
Text Amendments	$350 + $50/Additional Amendments
Development Plans	
Architecture & Site Design	$675 + $25/Acre
Development Incentives	$500 + $25/Acre + $100/Additional Incentives
Final Detailed Plan/PUD	$675 + $25/Acre
Waivers	$100 + $50/Additional Waivers
Amendments	$400 + $15/Acre
Appeals	$675 + $25/Acre
Primary Plat	
Minor Residential	$350 + $5/Lot
Major Single-Family Residential	$750 + $10/Lot
Multi-Family/Commercial/Industrial	$750 + $10/Acre
Commercial/Industrial/Incremental	$800 + $10/Acre
Waivers	$100 + $50/Additional Waiver
Vacation	$325
Revised/Amended Primary Plat	$500 + $5/Acre
Secondary Plat	
Review Fee	$400 + $10/Acre
GIS Fee	$100 + $25/Lot, Common Area, or Block
Amended/Replat	$260 + $10/Lot
Board of Zoning Appeals (BZA)	
Petition/Application	*Fees*
Use Variance	
Residential	$400 + $50/Additional Development Standard
Commercial/Industrial	$600 + $50/Additional Development Standard
Development Standard Variance	
Residential	$350 + $50/Additional Development Standard
Commercial/Industrial	$350 + $50/Additional Development Standard
Special Exception	$300
Administrative Appeal	$300
Waivers	$50 + $25/Additional Development Standard
Revised/Amended Plan	$175

Improvement Location Permits (ILP)	
Type of Permit	*Fees*
Residential	
Single-Family/Two-Family	$75
Multi-Family	$350 + $25/Unit + $50/Building
Accessory/Single & Two Family	$30 + $10/Additional Structure
Accessory/Multi-Family	$50 + $15/Additional Structure
Residential Addition	$65
Commercial	
Primary Building	$400 + $25/Acre
Parking Only	Greater of $50 or $0.50/Parking Space
Remodel	$250 + $10/Acre
Accessory Building/Structure	$150 + $50/Additional Structure
Industrial	
Primary Building	$400 + $25/Acre
Parking Only	Greater of $50 or $0.50/Parking Space
Remodel	$250 + $10/Acre
Accessory Building/Structure	$150 + $50/Additional Structure
ILP Amendment	$300 + $5/Acre
Signs	
Wall	$100 + $1/sq. ft.
Ground up to 48 sq. ft.	$200
Ground >48 sq. ft.	$200 + $1/sq. ft.
Pylon up to 48 sq. ft.	$250
Pylon >48 sq. ft.	$250 + $1/sq. ft.
Pole up to 100 sq. ft.	$350 + $1/sq. ft. if over 20 ft.
Pole >100 sq. ft.	$350 + $1/sq. ft. + $10/ft. if over 20 ft.
Suspended/Projecting	$85 + $1/sq. ft.
Awning/Canopy/Marquee	$85 + $1/sq. ft.
Incidental	$85
Roof Sign in I-2 or I-3	$300
Off-Premise Advertising/Billboard	
Ground	$500 + $1/sq. ft.
Pole	$500 + $1/sq. ft.
ILP Sign Amendment	$50 + $1/sq. ft. per sign
Miscellaneous	
Fence Permit	$50
Zoning Verification Letter	$50 + $25/Additional Hour

Note:
-Advertising fees are not included in the fees
-Petitioners will be billed by the Town of Plainfield upon receipt of a statement from the Hendricks Co. Flyer.
-All fees are rounded up "per acre", "per sq. ft.", or "per ft." for any portion

Fee Adjustments:
Not-for-Profits: The filling fee shall be reduced by 50% for any charitable organization which submits a copy of current statement from the IRS confirming its charitable (501c3) status at the time of filing the petition/application.