

**RESOLUTION SETTING WIND TURBINE GENERATOR FEES AND REVISING FEE  
SCHEDULE UNDER  
JONESFIELD TOWNSHIP ZONING ORDINANCE**

At a meeting of the Jonesfield Township Board, Saginaw County, Michigan, on the 18th day of May, 2020, at 7 p.m.

PRESENT: Supervisor Tibbits, Treasurer Parker, Clerk Stanley, Trustee Nock and Trustee Buckley.

ABSENT: None.

The following Resolution was offered by Supervisor Tibbits and seconded by Trustee Nock.

WHEREAS, the Michigan Zoning Enabling Act, MCL 125.3101 *et seq.* ("MZEA") and the Jonesfield Township Zoning Ordinance ("Zoning Ordinance") allows the Township Board to establish a fee schedule by resolution for permits, applications, and other approvals under the Ordinance; and

WHEREAS, Section 406 of the MZEA allows the Township to charge reasonable fees for zoning permits, reviews, and approvals as a condition of granting the authority to use, erect, alter, or locate land uses; and

WHEREAS, the Jonesfield Township Zoning Ordinance allows the Township Board to set special use permit application fees, site plan review fees, and other various fees by resolution. Ordinance, Section 901(4)(B). An applicant applying for a special use permit must provide the Township with an application fee and site plan review fee. Ordinance, Sections 602(a) and 907(3)(B); and

NOW, THEREFORE, the Township Board amends the schedule of fees to be paid and collected under the Jonesfield Township Zoning Ordinance to include fees for special use permit applications and site plan reviews for Wind Turbine Generators and other land uses.

1. The Township incorporates and adopts the attached Jonesfield Township Zoning Fee Schedule to serve as a schedule for fees imposed under the Zoning Ordinance. The attached fee schedule supersedes any provision of prior fee schedules or resolutions to the extent the attached fee schedule is inconsistent and shall become effective immediately.
2. This resolution and the attached fee schedule are severable. If any provision of either document is determined to be unenforceable under Michigan law, the remaining provisions shall remain in full force and effect

ADOPTED:

YEAS: Tibbits, Parker, Nock and Stanley

NAYS: Buckley

ABSENT/ABSTAIN: None

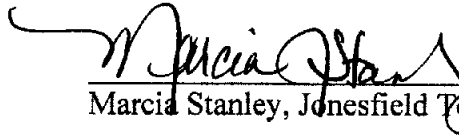
RESOLUTION DECLARED ADOPTED



Larry Tibbits, Jonesfield Township Supervisor

**CERTIFICATION**

I, the undersigned, the duly qualified and acting Clerk of Jonesfield Township, Saginaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Jonesfield Township Board at a meeting held on the 18 day of May, 2020.



Marcia Stanley, Jonesfield Township Clerk

**Jonesfield Township Zoning Fee Schedule**

*Schedule of Fees for Zoning Actions (Revised May 18, 2020)*

1. The fees listed below are due and payable at the time of a Zoning Permit Application or other application which requires one or more of the actions indicated.<sup>i</sup> The fees are to offset township costs involved in processing applications. Each fee is a distinct item; therefore, multiple actions require payment of multiple fees unless otherwise mentioned. Further, all fees are non-refundable unless otherwise stated. Listed actions will not be carried out until the noted fees are paid or waived by the Township Board. The Township Board retains the authority to amend this fee schedule by resolution from time-to-time as appropriate and waive any fees on a case-by-case basis.

<b>ITEM</b>	<b>FEE<sup>ii</sup></b>
Standard Zoning Permit Application	\$0.00
Wind Turbine Generator (Special Use Permit and Site Plan Review Included)	\$8,000.00 non-refundable application fee plus required Wind Turbine Generator review fee deposit (see end note). <sup>iii</sup>
Large Scale Solar Energy Facility	\$8,000.00
Regular Meeting Fee for Special Use Permit Review (inclusive of any site plan reviewed for the same project)	\$125.00
Special Meeting Fee for Special Use Permit Review (inclusive of any site plan reviewed for the same project)	\$275.00
Regular or Special Meeting Fee for Site Plan Review Only	\$150.00
Amendment of Zoning Ordinance Application (including rezoning) (at regular meeting of the Planning Commission)	\$150.00
Amendment of Zoning Ordinance Application (including rezoning) (at special meeting of the Planning Commission)	\$300.00
Any Zoning Board of Appeals Action	\$100.00

<sup>i</sup> **Required Fees:** No building, zoning, or other approvals or permits shall be authorized until all application fees and all review fees are paid in full. In its discretion, the Township may take all permitted legal action to recover any deficiencies of amounts required to be paid.

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**ii Escrow Deposit:** In addition to any required fees outlined above under the Zoning Ordinance, the Planning Commission or Zoning Board of Appeals, after review of an application or petition, may establish an amount to be deposited by an applicant or owner(s) of a subject property with the Township Treasurer to serve as an escrow deposit to defray any anticipated costs incurred by the Township to review a specific application or petition that are not anticipated to be defrayed by any of the flat fees above. The body or bodies responsible for reviewing an application shall not commence consideration of an application or petition if a requested escrow deposit is not received by the Township Treasurer and may require replenishment of a requested escrow deposit. Any unused portions of a requested escrow deposit remaining after consideration and processing of an application or petition shall be returned to the applicant or the owner(s) who initially paid the escrow deposit or credited to other amounts owed by the applicant or owner(s) to the Township within 30 days of the end of such review.

**iii Wind Turbine Generators Fee Review:** An applicant applying for special use permits and site plan review for a project that includes Wind Turbine Generators also must deposit a review fee with the Township prior to submitting or contemporaneously with the submission of the application. The initial review fee shall be in the amount of \$5000 per requested turbine, or such other amount as may be determined reasonable by the Planning Commission, Township Board, or Zoning Board of Appeals, to cover the Township's estimated expenses for engineering, planning, legal, and other expert services and/or reports, special meetings, noise/shadow flicker studies, publications, and similar expenses related to the review of applicable special use permits and site plans. If at any time during the review process, the review fee fund balance appears insufficient to defray the Township's remaining anticipated costs for review of that matter, the Township shall so notify the applicant, and the applicant shall promptly make a required additional deposit. If subsequent billings become overdue for a period exceeding 15 days, the Township must suspend further processing of an application, including consideration for any board, commission, or administrative actions or approvals, until the overdue amount is paid in full. For good cause, the Township Board may waive or reduce any application fee or review fee.

Applicants must submit the required review fee deposit to the Township Treasurer. The Township Treasurer will document and make available for inspection (upon written request by an applicant) all records related to disbursements of deposited funds. On a monthly basis, the Township Treasurer will provide a summary of the deposit to an applicant, that includes the balance of the deposit and the distribution of such funds over the previous month. If the Township's actual expenses are less than a required deposit, an applicant shall either: (1) receive a refund without interest of the unexpended balance of the fee within 30 days of completion of the matter; or (2) the Township will credit the remaining balance of the deposit to any amounts due to the Township from the applicant.