

1st Reading: November 21, 2016
2nd Reading: November 21 2016

SPONSOR: GLICK

ORDINANCE NO. 3639

BILL NO. 16-76

AN ORDINANCE REPEALING ADDENDUM A – FEE SCHEDULES AND ENACTING A NEW ADDENDUM A – FEE SCHEDULES, TO TITLE IV OF THE FENTON MUNICIPAL CODE.

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on November 1, 2016 in compliance with the City Code and Chapter 89 RSMo. regarding amendments to Addendum A - Fee Schedules, to Title IV of the Fenton Municipal Code; and

WHEREAS, said Commission has made a recommendation to the Board of Aldermen that said amendments be approved; and

WHEREAS, the Board of Aldermen finds it in the best interest of the City to approve a new Addendum A - Fee Schedules, to Title IV of the Fenton Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FENTON, MISSOURI, AS FOLLOWS:

Section 1. Addendum A – Fee Schedules, to Title IV of the Fenton Municipal Code is hereby amended by repealing Addendum A – Fee Schedules in its entirety and enacting a new Addendum A – Fee Schedules substantially in the form of Exhibit A, attached hereto and incorporated herein.

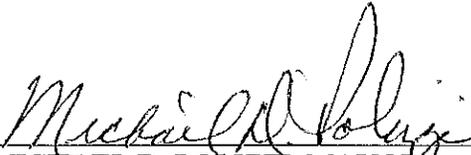
Section 2. If any clause, word, paragraph, section or other part or portion of this Ordinance is held to be invalid, illegal or unconstitutional for any reason, the Board of Aldermen hereby declares it would nevertheless have enacted the remaining portions thereof and such remaining portions shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

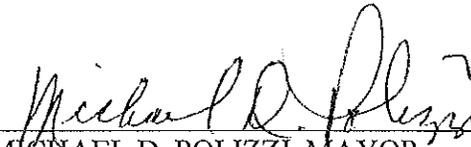
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PASSED this 21st day of November, 2016.


MICHAEL D. POLIZZI, MAYOR

APPROVED this 21st day of November, 2016.


MICHAEL D. POLIZZI, MAYOR

ATTEST:


Diane S. Monteleone, City Clerk

Motion to approve. Roll Call vote:

Ayes: Bade, Sobey, Voyles, Maurath, Clauss, Borgard, Patton, Glick

Nays: 0

Absent: 0

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EXHIBIT A

ADDENDUM "A"

FEE SCHEDULES

A. *Purpose.* Fees shall be paid to the City of Fenton when established by the Community Development Director with the approval of the Board of Aldermen. Fees shall be paid for all applications, permits, inspections and related services in accord with the following. Inspection fees and deposits as required in this Fee Schedule are imposed to partially defray cost incurred by the City of Fenton during the review and inspection process. In this Section, the term "residential use" shall apply only to single-family or two-family dwellings or undeveloped land located within a residential zoned district. "Commercial uses" include all other uses not considered a residential use.

B. *Fees for applications, reviews, and permits, not requiring inspections, inspection fees and/or deposits, shall be as follows:*

1. *Appeals to the Board of Adjustment application fee:* \$300.00

2. *Special Use Permit application fee:* \$300.00

3. *Change of Zoning application fee:* Fees shall be based upon the acreage contained in the property in question.

1 or less acres	\$250.00
1.1 - 2 acres	\$275.00
2.1 - 3 acres	\$300.00
3.1 - 4 acres	\$325.00
4.1 - 5 acres	\$350.00
5.1 - 6 acres	\$375.00
6.1 - 7 acres	\$400.00
7.1 - 8 acres	\$425.00
8.1 - 9 acres	\$450.00
9.1 - 10 acres	\$475.00
10.1 - 30 acres	\$500.00
More than 30 acres	\$550.00

4. *Text Amendment application fee:* \$200.00

5. *Site Plan Review application fee:* Fees shall be based upon the value of construction.

Under \$25,000	\$500.00
\$ 25,001 to \$ 50,000	\$800.00
\$ 50,001 to \$100,000	\$1,200.00
\$100,001 to \$250,000	\$1,600.00
\$250,001 to \$ 500,000	\$2,000.00
\$500,001 to \$1,000,000	\$3,000.00
Over \$1,000,001	0.3 percent of construction cost, not to exceed \$4,000.00

6. *Preliminary Subdivision Plat and Planned Unit Development application and review fee:*

One (1) to seven (7) lots	\$200.00 for the first lot, plus \$100.00 for each additional lot
Each additional lot in excess of seven (7) lots	\$90.00 per lot

7. *Boundary Adjustment Plat application fee:* \$100.00

8. *Final Plat application fee:* \$100.00

9. *Municipal Plan Review for Zoning Compliance fee:*

Commercial use fee is based on value of construction, as follows:

Under \$25,000	\$50.00 permit fee, plus \$15.00 filing fee
\$ 25,001 to \$ 50,000	\$60.00 permit fee, plus \$15.00 filing fee
\$ 50,001 to \$100,000	\$80.00 permit fee, plus \$15.00 filing fee
over \$100,001	\$100.00 permit fee, plus \$15.00 filing fee
Residential use:	\$15.00 filing fee

10. *Major Land Disturbance Permit fee:* \$50.00

11. *Sign Plan Review application fee:* \$200.00

C. *Fees for applications, reviews and permits that require inspections, inspection fees and/or deposits.* Items noted herein *require inspections* and *may* require a deposit at the time of application for a permit. The City of Fenton shall collect inspection fees at the rate of twenty dollars (\$20.00) per hour based upon the Community Development Director's estimate of the time required for project inspections. The Community Development Department shall be entitled to full compensation for the time consumed in making such inspections. If the herein required fee or deposit is inadequate, additional inspection fees shall be collected by the Community Development Department upon notice from the Community Development Director. Deposits exceeding costs incurred by the inspection process may be refunded with an itemized list of those incurred expenses for which funds have been withheld.

1. *Excavation Permit fee and deposit:* See *Chapter 510: Excavations* of the Fenton City Code.

2. *Demolition Permit fee and deposit:* \$50.00 permit fee, plus a \$1,500.00 deposit

3. *Minor Land Disturbance Permit fee and deposit:*

\$150.00 permit fee, plus a \$500.00 deposit.

4. *Floodplain Development Permit fee:* \$75.00

5. *Subdivision Construction Permit and Improvement Plan Review fee:*

1% of the estimated costs of improvements,
less any deposit.

6. *Administrative site plan review fee for outdoor storage of equipment or materials and outdoor storage containers in the "IP-1" District:*

\$200.00 permit fee, plus a \$15.00 filing fee.

7. *Blasting Permit fee:* \$20.00 permit fee

8. *Occupancy Permit fee:*

Residential Use: \$5.00 permit fee

Commercial Use: \$50.00 permit fee

9. *Sign Permit fee:* \$1.00 per square foot for each sign face
(minimum fee of \$10.00 per side) permit
fee, plus a \$15.00 filing fee.

10. *Special Event Permit fee:* \$100.00 permit fee, not-for-profit
organizations are exempt.

D. *Waiver of Addendum "A" Fees.* The Board of Aldermen may, by motion approved by a majority of the Board at any meeting of the Board of Aldermen (including Committee Meetings), waive applicable permit application fees herein on its own motion or upon request of an applicant when permits are being sought for repairs or other work arising from natural disasters and/or other emergency situations. The waiver shall be only for a limited period of time as stated in the motion.