

Zoning Fee Schedule
Effective March 21, 2018

Description	Residential Construction	Commercial, Industrial, and Recreational Construction
New Construction Principal Buildings/Structures	\$75.00 plus \$.08¢ per square foot	\$250.00 plus \$.08¢ per square foot
Accessory Buildings/Structures > or = to 200 square feet Includes and not limited to cabanas, decks, detached garages, gazebos, pavilions etc.	\$75.00 plus \$.08¢ per square foot Note: The square footage of second story usable space will be computed for fee purposes only.	\$250.00 plus \$.08¢ per square foot Note: The square footage of a second story usable space will be computed for fee purposes only.
*Accessory Buildings/Structures < 200 square feet Includes and not limited to cabanas, decks, detached garages, gazebos, pavilions etc.	No fee permit application required *Medina County permits may be required.	No fee permit application required *Medina County permits may be required.
Additions Includes and not limited to attached garages decks, porches, sunrooms, etc.	\$75.00 plus \$.08¢ per square foot	\$250.00 plus \$.08¢ per square foot
*Fences 6 feet and over	No fee permit application required *Medina County permits are required.	No fee permit application required *Medina County permits are required. *This fee shall apply to construction in the R1 or R2 Districts when business, commercial or recreational use has been conditionally granted
Fences under 6 feet	No fee permit application required	No fee permit application required
Above Ground Swimming Pools	\$50.00	\$60.00
In-ground Swimming Pools	\$60.00	\$75.00
Ponds and Lakes	\$75.00	\$75.00
Agricultural Exemptions	No fee permit application required Waiver form must be filled out.	No fee permit application required Waiver form must be filled out.
Application for subdivision of parcel (Lot split or combination)	\$50.00 per lot	\$50.00 per lot
Change of Allowable Use	No fee Change of Use permit application required. A Conditional Use Zoning Certificate shall be on file, if applicable.	No fee Change of Use permit application required. A Conditional Use Zoning Certificate shall be on file, if applicable.
Home Based Business	See Conditional Zoning Certificate Fee Schedule	
Planned Unit Development (PUD) Application	\$800.00 Includes informal discussion, preliminary and final site plan reviews.	800.00 Includes informal discussion, preliminary and final site plan reviews.

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<p>Signs</p>	<p>Signs advertising a business or services, other than a home occupation, being operated on the premises.</p> <p>No additional fee shall be charged to alter an existing sign except in the event the alteration requires an increase in size or is due to a change in the type of business.</p>
<p>Permanent Signage</p>	<p>\$50.00, plus \$1.00 per square foot Includes new and enlargement of existing signs</p>
<p>Temporary Signs/Banners</p>	<p>1) \$1.00 per day, for a maximum total duration of 180 days in the same calendar year; 2) \$5.00 per week (Monday through Sunday), for a maximum total duration of 180 days in the same calendar year; or 3) \$75.00 for a maximum total duration of 180 days in the same calendar year; with presentation of advance display of schedule.</p> <p>Note: Non-profit organizations with 501 (c) 3 status may obtain a no-fee permit for a maximum display duration of eight days per event.</p>
<p>General Administrative</p>	
<p>Zoning Book Includes District Map</p>	<p>\$15.00 if picked up at Zoning Office \$20.00 when mailed</p>
<p>District Map</p>	<p>\$2.00</p>
<p>Professional Costs</p>	
<p>Actual Cost</p>	<p>In the event the Township Board of Zoning Appeals, the Township Zoning Commission and/or the Hinckley Township Board of Trustees find it necessary to obtain any planning, legal, engineering or other expert testimony, all expenses will be borne by the applicant.</p> <p>The Township Zoning Commission receives an applicant fee for third-party planning assistance the funds shall be deposited into the zoning fund. Payments to the third-party planning firms will be paid from this applicant fee. Any balance remaining upon completion of the third-party planning assistance process shall be refunded to the applicant from the zoning fund.</p> <p>If a court stenographer is requested by the applicant or is required, the cost shall be paid by the applicant.</p> <p>The zoning secretary shall keep record of the township cost, thus billing the applicant monthly and the amount shall be due and payable thirty (30) days from the statement.</p>
<p>Financial Guarantee</p>	<p>In the event the Township Board of Zoning Appeals, the Township Zoning Commission and/or the Hinckley Township Board of Trustees find it necessary to require financial guarantee, the Township Board of Trustees may require a completion bond in an amount up to 10% of the estimated project cost with a minimum of \$1,000.00 and a maximum of \$10,000.00</p>

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Any request for the following shall be accompanied by a minimum non-refundable fee of:	
Appeal or Variance	<p>\$500.00 shall be required per appeal and/or variance request.</p> <p>\$200.00 shall be required per extended meeting if it is determined that the applicant requires an additional meeting.</p>
Conditional Zoning Certificate	<p>\$500.00 shall be required per Conditional Zoning Certificate (Conditional Use Permit) request.</p> <p>\$200.00 shall be required per extended meeting if it is determined that the applicant requires an additional meeting.</p>
Conditional Zoning Certificate Compliance/Reapplication	<p>\$500.00 shall be required if it is determined that the Conditional Zoning Certificate needs reviewed for compliancy or reapplication is deemed necessary.</p>
Home Based Business	<p>\$500.00 shall be required per Conditional Zoning Certificate (Conditional Use Permit) request.</p> <p>\$200.00 shall be required per extended meeting if it is determined that the applicant requires an additional meeting.</p>
Similar Use Finding	<p>\$500.00 shall be required per Similar Use Finding request.</p> <p>\$200.00 shall be required per extended meeting if it is determined that the applicant requires an additional meeting.</p>
Zoning Map/Text Amendment	<p>\$500.00 No part of this fee shall be returned whether the amendment is adopted, modified or rejected. (Fee waived for government agency)</p>
Site Plan Review by the Township Zoning Commission	<p>\$500.00 Includes informal discussion, preliminary and final site plan reviews.</p>
Additional Meeting Required by Application	<p>\$300.00 for any meeting required by applicant other than regularly scheduled monthly meetings. This includes special meeting requests. (Fee waived for government agency)</p>
Penalties	<p>\$50.00 will be charged for any required inspection not called in.</p> <p>1) First / stake inspection (location of proposed structure and property lines) 2) Second / foundation or footer (or holes dug) inspection</p> <p>\$50.00 will be charged for any failed inspection resulting in re-inspection.</p> <p>Hinckley Township Zoning Certificate permit fees will be doubled for any construction project that begins prior to obtaining a required permit.</p>