

STATE OF INDIANA  
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 18 -2021

**AN ORDINANCE APPROVING AN AMENDED FEE SCHEDULE  
FOR PLANNING & ZONING ON RECOMMENDATION  
BY THE CLARK COUNTY PLAN COMMISSION**

**WHEREAS**, the Board of Commissioners of Clark County, Indiana (the “Board”), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

**WHEREAS**, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

**WHEREAS**, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

**WHEREAS**, on the 9<sup>th</sup> day of June, 2021, the Clark County Plan Commission passed PC Resolution 5-2021, (see the said Resolution 5-2021 attached hereto as **Exhibit “A”**) to amend the fee schedule for planning and zoning as identified in the said Resolution.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 5-2021, dated June 9, 2021, as attached hereto, is hereby approved, and the fee schedule for planning and zoning is hereby amended pursuant to the attached Resolution.

2. This Ordinance shall be in full force and effect upon its passage, promulgation and publication, as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 24<sup>th</sup> day of June, 2021.

*Members voting "NO":*

\_\_\_\_\_  
Jack Coffman, Commissioner

\_\_\_\_\_  
Bryan Glover, Commissioner

\_\_\_\_\_  
Connie Sellers, Commissioner

*Members voting "YES":*

  
\_\_\_\_\_  
Jack Coffman, Commissioner

\_\_\_\_\_  
Bryan Glover, Commissioner

  
\_\_\_\_\_  
Connie Sellers, Commissioner

*Attested by:*

  
\_\_\_\_\_  
Danny Yost, Clark County Auditor

BY THE CLARK COUNTY  
PLAN COMMISSION

PC RESOLUTION 5-2021

A RESOLUTION FOR AN AMENDMENT FEE SCHEDULE FOR PLANNING &  
ZONING TO CLARK COUNTY BOARD OF COMMISSIONERS

**WHEREAS**, the Clark County Plan Commission (Plan Commission), pursuant to Ind. Code § 36-7-4-411 et seq., has identified a need to amend the Fee Schedule for Clark County Planning & Zoning; and,

**WHEREAS**, the Plan Commission, in conjunction with the Board of Commissioners of Clark County (County Commissioners), caused to amend the fee schedule in an effort to adjust fees based on administration costs; and,

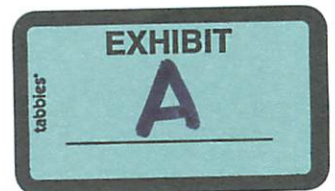
**WHEREAS**, the Fee Schedule amendments are described in Exhibit A, attached herewith and made part hereof, is now complete and has been available for inspection by the general public since the 30th day of May, 2021; and,

**WHEREAS**, on the 9th day of June 2021, the Plan Commission conducted a public hearing, for which the public was invited and was properly noticed pursuant to Indiana law, to consider certification of the Fee Schedule to the County Commissioners.

**WHEREAS**, the Plan Commission heard the presentation and relevant evidence presented by the general public and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, if any, and deliberated on such evidence in a public hearing.

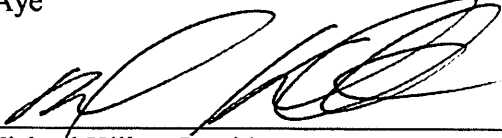
**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission a favorable recommendation and certification of the Clark County UDO Fee Schedule, attached hereto and incorporated herein, to the County Commissioners for the amendment of the current Clark County UDO.

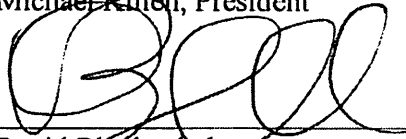
Dated this 9<sup>th</sup> day of June, 2021

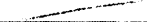


I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on June 9<sup>th</sup>, 2021 with a vote of 5 - 0.

“Aye”

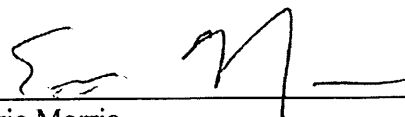
  
\_\_\_\_\_  
Michael Killen, President

  
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David Blankenbeker

  
\_\_\_\_\_  
Dan Callahan

\_\_\_\_\_  
Wally Estes

\_\_\_\_\_  
Simon Kafari

  
\_\_\_\_\_  
Eric Morris

\_\_\_\_\_  
Janne Newland

  
\_\_\_\_\_  
Connie Sellers


*BAT Meyer*  
ATTEST: 

  
\_\_\_\_\_  
Secretary or Executive Director

“Nay”

\_\_\_\_\_  
Michael Killen, President

\_\_\_\_\_  
David Blankenbeker

  
\_\_\_\_\_  
Dan Callahan

\_\_\_\_\_  
Wally Estes

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\_\_\_\_\_  
Connie Sellers

## PLAN COMMISSION & BZA FEE SCHEDULE

BZA PETITIONS	Proposed Fee
Use Variance	\$200 (R1 & R2) \$300 (All Other)
Development Standard Variance	
Special Exception	
Administrative Appeal/Use Classification	\$100

PC PETITIONS	Proposed Fee
Minor Plat (Minor Subdivision)	\$400
Primary Plat / Revised Primary Plat	\$400
Secondary Plat / Replat of Recorded Secondary Plat	\$400 + \$20/lot
Vacations of Recorded Plats	\$400
Development Plan	\$300
Zone Map Change (Rezoning)	\$500
PUD District	\$700

OTHER PC & BZA	Proposed Fee
PC/BZA Application Resubmittal*	\$125
Revisions (Development Plan, Secondary Plat that is Not Recorded)**	
Time Extension Request (such as Primary & Secondary Plats Expirations)	
Other Requests/Research	\$40/hr
Copies	As allowed by Indiana Code
Public Notice Sign	\$10/Sign

\*This fee applies to each time an application must be resubmitted 3 or more times due to lack of information or accuracy. Two revisions/resubmittals are included in the initial application fee.

\*\*Revised application after it is approved or denied.

## RESIDENTIAL LOCATION IMPROVEMENT PERMIT FEE SCHEDULE

RESIDENTIAL GENERAL	Proposed Fee
New Structure	\$100 for first 1000 sq ft + \$5/additional 100 sq ft (\$100 min)
Alteration/Remodel	\$150
Accessory Building/Barn	\$0.08/sq ft (\$35 min)
Manufactured/Modular Home	\$100 (single-wide) \$200 (double-wide)
Camper (180 days or less)	\$75
Fence	\$50
Garage	\$75 + \$40/add space
Pool - Above Ground	\$70
Pool - In-Ground	\$100
Driveway	\$50
Deck	\$50
Slabs (Patios, Etc.)	\$25 if less than 100 sq ft \$50 if 100 sq ft or larger

RESIDENTIAL ELECTRICAL	Proposed Fee
New Structure	\$125
Alteration/Addition	\$100
Change of Service/Upgrade	\$75
Manufactured/Modular Home or Camper	\$75
Accessory Building/Garage	\$75
Pool	\$50
Rewire	\$80
Personal Solar Energy System (Solar Panel)	\$100 + electric alteration fee
Temporary Pole/Service	\$80

RESIDENTIAL HVAC	Proposed Fee
New Structure HVAC	\$100
Heating Addition	\$50
Cooling Addition	\$50
Replace Furnace	\$50
Replace A/C	\$50

RESIDENTIAL PLUMBING	Proposed Fee
1 Bath or Kitchen	\$100
Additional Bath (Full or Half)	\$50
Water Heater	\$50
Pool	\$50

## COMMERCIAL LOCATION IMPROVEMENT PERMIT FEE SCHEDULE

COMMERCIAL: GENERAL	Proposed Fee
New Structure	\$250 Base Fee + \$0.10/sq ft + \$2.00/1000 sq ft
Foundation Only	\$100
Demolition (Requires Asbestos Survey)	\$100
Tenant Fit	\$100 Base Fee + \$0.10/sq ft
Shell Only	\$100 Base Fee + \$0.10/sq ft
Addition/Alteration	\$100 Base Fee + \$0.10/sq ft
Certificate of Occupancy	\$100
Commerical Fence	\$100
Miscellaneous	\$150 Base Fee + \$5 per \$1000 of construction cost

COMMERCIAL: ELECTRICAL	Proposed Fee
Amperage Cost	\$0.75/amp
Temporary Pole	\$75 (inspection included)
Alterations	75 + Inspection Fee
Meterbase	\$75 (inspection included)
Generator	\$100 (inspection included)

COMMERCIAL: HVAC	Proposed Fee
Heating	\$50
A/C	\$50
Rooftop Unit	\$75 (inspection included)
Hood Supression	\$50
Air Handlers	\$50
Compressor	\$100 (inspection included)

COMMERCIAL: Plumbing	Proposed Fee
Fixtures	\$60 for 1st Fixture + \$10 Each Additional
Water Heater	\$50/unit

COMMERCIAL: Agricultural	Proposed Fee
New Structure	\$100 for 0-5,000 sq ft; \$250 for 5,000-10,000 sq ft; \$500 for 10,000+ sq ft
Electric	0-5,000 sq ft - Same As Residential; 5,000+ sq ft - Same as Commercial

## MISC PERMIT FEE SCHEDULE

OTHER	Proposed Fee
Signs - Temporary	\$25
Signs - Permanent	\$175 / \$500 Billboards
Cell Towers	\$1,000
Cell Tower Co-Locate	\$300
Mobile Home Park	\$800 + \$20/lot
Temporary Storage Container	\$100

INSPECTIONS: RESIDENTIAL & COMMERCIAL	Proposed Fee
Inspections	\$50
1st Reinspection	\$50
2nd Reinspection	\$100
3rd or More Reinspection	\$300
Emergency Rush Inspection (same day, must submit by Noon)	\$50
Early Bird Fine/Work without Permit	2x Permit Fee