

FILE OF THE CITY CLERK

ADMINISTRATION RESOLUTION NO. 52 – 2020

INTRODUCED – OCTOBER 27, 2020

ADOPTED BY COUNCIL – NOVEMBER 10, 2020

A RESOLUTION OF THE COUNCIL OF THE CITY OF LANCASTER AMENDING THE SCHEDULE OF FEES FOR THE REVIEW OF SUBDIVISION AND LAND DEVELOPMENT PLANS AND FOR THE INSPECTION OF IMPROVEMENTS INSTALLED IN ACCORDANCE WITH APPROVED PLANS, AS PROVIDED FOR IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THE CITY OF LANCASTER SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, the Pennsylvania Municipalities Planning Code (MPC) Act 247, as amended, is the state enabling legislation providing for the development, administration and enforcement of subdivision and land development ordinances; and

WHEREAS, on November 24, 2015, the Council of the City of Lancaster adopted the City of Lancaster Subdivision and Land Development Ordinance; and

WHEREAS, MPC Section 503(1) permits subdivision and land development ordinances to include provisions for the charging of review fees, which may include reasonable and necessary charges by the municipality's professional reviewers, provided such review fees are based on a schedule established by ordinance or resolution of the governing body; and

WHEREAS, MPC Section 510(g) permits a municipality to prescribe the reimbursement to the municipality of reasonable and necessary expenses incurred for the inspection of improvements, provided that such fees shall be based on a schedule established by ordinance or resolution of the governing body; and

WHEREAS, Section 015 of the City of Lancaster Subdivision and Land Development Ordinance provides for the charging of application filing fees and billable professional and inspection fees by Resolution of City Council; and

WHEREAS, the Council of the City of Lancaster adopted Administration Resolutions No. 33 – 1997, No. 7 – 2002, No. 43-2008, No. 54 – 2009, and No. 36-2012 providing for fees in accordance with the MPC and the Subdivision and Land Development Ordinance; and

WHEREAS, the actual costs incurred by City staff in reviewing applications, performing inspections and taking the actions required by the MPC and for which reimbursements are authorized under Section 510(g) exceed the fees currently assessed by the City; and

WHEREAS, the Council of the City of Lancaster has determined that further adjustments to the fee schedule are needed.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lancaster that the following fees for the administration of the City of Lancaster Subdivision and Land Development Ordinance be established:

SUBDIVISION & LAND DEVELOPMENT ORDINANCE
APPLICATION FEES, FILING FEES, AND BILLABLE REVIEW AND INSPECTION
FEES

I. APPLICATION FILING FEES

A. Subdivision Plan Only

1. Preliminary plan filing fee:
 - a. Basic review fee: \$525 (includes two plan sheets)
 - b. Additional sheet fee: \$125 for each additional plan sheet

2. Final plan filing fees for subdivision plans shall be computed at one-half the preliminary plan basic review and additional sheet fee if a preliminary plan has been approved. Where only a final plan is being submitted, the fee shall be computed as per the preliminary plan fee schedule.

B. Land Development or Subdivision/Land Development Plan

1. Preliminary plan filing fee:
 - a. Basic review fee: \$1,000 (includes two plan sheets)
 - b. Additional sheet fee: \$200 for each additional plan sheet

2. Final plan filing fees for land development or subdivision/land development plans shall be computed at one-half the preliminary plan basic review and additional sheet fee if a preliminary plan has been approved. Where only a final plan is being submitted, the fee shall be computed as per the preliminary plan fee schedule.

C. Minor Land Development or Subdivision Plan

1. Basic review fee: \$475 (includes two plan sheets)
2. Additional sheet fee: \$ 125 for each additional plan sheet

D. Supplemental Report Fees

1. Stormwater Report: \$225
2. Traffic Impact Study: \$600
3. Geotechnical Report: \$175
4. Floodplain Report: \$500 + applicable billable review fees
5. Other Reports: \$125

E. Fees for waivers or modifications:

1. Planning Commission waiver of formal process: \$150
2. Administrative waiver of preliminary plan application: \$ 175
3. Planning Commission waiver of preliminary plan application: \$225

4. Modifications of Ordinance provisions (per section/subsection):\$300

F. Fees for processing planning (sewer) modules:

1. Full module submission: \$200
2. Module waivers: \$100

II. BILLABLE FEES

A. Application Review Fees of Consultant/Third-Party Engineer or Solicitor

1. Consultant/Third Party Amount billed to City
2. Solicitor Current hourly rate

B. Inspection Fees Prior to Release of Financial Guarantee or Improvement Dedication

1. City Inspectors Current hourly rates
2. Consultant/Third Party Amount billed to City

BE IT FURTHER RESOLVED, that the Council authorizes and empowers proper officials of the City to take such action as they deem necessary or appropriate, within the limits of the Pennsylvania Municipalities Planning Code, Optional Third Class City Charter Law, or other applicable law, to obtain the payment of fees as prescribed herein.



Danene Sorace, Mayor

ATTEST:



Bernard W. Harris Jr., City Clerk