

RESOLUTION NO. 2007-03

WHEREAS, East Cocalico Township previously adopted Fee Resolutions for Subdivision and Land Development Plans, and Stormwater Management Plans.

WHEREAS, East Cocalico Township is billed by its professionals on a regular basis; and

WHEREAS, East Cocalico Township Staff exerts considerable administrative review and support efforts; and

WHEREAS, East Cocalico Township has experienced several problems collecting money from developers; and

WHEREAS, a few developers have attempted not to reimburse East Cocalico Township; and

WHEREAS, because of the complexity of projects often multiple reviews are necessary; and

WHEREAS, the taxpayers of East Cocalico Township should not be financing development.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The plan review fees shown on the attached East Cocalico Township Fee Schedule, dated January 2007 are hereby imposed for the following types of Subdivision and Land Development submissions and Stormwater Management submissions:

2. All fees for each plan are due at the time the plan is filed. If the correct fee is not paid, the filing is not complete and all plans will be returned by the Township to the developer.

3. Monies paid to the Township, except the non-refundable portion, which are not used for the cost of reviewing the Subdivision and/or Land Development and/or Stormwater Management Plan will be refunded to the developer.

4. Should the cost of reviewing the Subdivision and/or Land Development and/or Stormwater Management Plan exceed the amount of the plan review fee which the developer has paid to the Township; the developer shall pay to the Township the amount in excess of the fees which were expended in reviewing the Subdivision and/or Land Development and/or Stormwater Management Plan plus any additional fees as noted below within thirty (30) days of notification:

A. Should the balance in the developer's account drop below one-half of the initial filing fee and if the review process is on-going, the Township shall request a minimum of one-half of the initial fee including the non-refundable portion.

B. If a major revision to a plan is submitted, the developer shall submit with the revised plan a fee equal to one-half of the initial fee for that particular plan stage including the non-refundable portion.

C. The developer shall, in addition to the fees imposed by East Cocalico Township, pay any fee required by the Lancaster County Planning Commission to cover its cost for review of the proposed Subdivision and/or Land Development Plan and/or Stormwater Management Plan.

RESOLVED, this 2nd day of January, 2007.

EAST COCALICO TOWNSHIP

Douglas B. Mackley
Douglas B. Mackley, Chairman

Alan R. Fry
Alan R. Fry, Vice-Chairman

Noelle B. Fortna
Noelle B. Fortna, Secretary