CHARTER TOWNSHIP OF LYON
PLANNING DEPARTMENT FEE SCHEDULE

Site Plan Reviews

Commercial/Industrial and Public/Quasi-Public:

Non-refundable Administration Fee:	$400.00 + $25.00 per acre
Refundable Deposit for Costs:	$4,000.00*

Single Family Residential and Site Condominiums (not including subdivision plats, which are subject to other fees as specified in this schedule):

Non-refundable Administration Fee:	$400.00 + $5.00 per unit
Refundable Deposit for Costs:	$4,000.00*

Multiple Family Residential and Manufactured Housing:

Non-refundable Administration Fee:	$400.00 + $5.00 per unit
Refundable Deposit for Costs:	$4,000.00*

Planned Development Projects

Commercial/Industrial:

Non-refundable Administration Fees:

Concept Plan Review:	$300.00
Preliminary Review:	$300.00 + $25.00 per acre
Final Review:	$300.00 + $25.00 per acre

Refundable Deposit for Costs: $5,000.00*

Residential:

Non-refundable Administration Fees:

Concept Plan Review:	$300.00
Preliminary Review:	$300.00 + $5.00 per unit
Final Review:	$300.00 + $5.00 per unit

Refundable Deposit for Costs: $5,000.00*

Amendment to a Planned Development:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$3,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in $1,000.00 increments prior to additional work being performed.

Miscellaneous Fees

Administrative Review:

Refundable Deposit for Costs:	$500.00*

Condominium Documents (Master Deed, Bylaws, Exhibit B):

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$3,000.00*

Extension of Approval:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$2,000.00*

Lot Split or Combination:

Refundable Deposit for Costs:	$1,000.00*

Pre-Application Meeting:

Non-refundable Administration Fee:	$300.00

Private Road Review:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$3,000.00*

Rezoning:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$2,000.00*

Special Land Use:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$2,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in $1,000.00 increments prior to additional work being performed.

Special Land Use – Wireless Telecommunications Facilities:

Refundable Deposit for Costs:	$1,000.00**

**Maximum amount allowed, per the Michigan Zoning Enabling Act

Special Board or Commission Meeting:

Non-refundable Administration Fee:	$1,000.00

Subdivision Review:

Non-refundable Administration Fees:

Tentative Preliminary Review:	$400.00 + $5.00 per lot
Final Preliminary Review:	$200.00 + $2.50 per lot
Final Plat:	$200.00

Refundable Deposit for Costs:	$4,000.00*

Text Amendment to Zoning Ordinance:

Non-refundable Administration Fee:	$500.00
Refundable Deposit for Costs:	$2,000.00*

Tree Preservation Permit Review

Refundable Deposit for Costs:	$1,000.00*

*The Township will charge all outside consulting fees to this deposit, including planning, engineering, legal, traffic engineering, woodlands, and wetlands. If this amount is found to be inadequate, the Township will require additional deposits in $1,000.00 increments prior to additional work being performed.

Zoning Board of Appeals Meeting:

Non-refundable Administration Fee, Residential:	$200.00***
Non-refundable Administration Fee, Non-Residential:	$500.00***

***If the variance request is related to an active project with the Planning Department with its own established escrow account, any additional fees incurred with the variance request will be billed against that account.

This fee schedule was adopted by the Lyon Charter Township Board of Trustees on the 5th day in December, 2022, by a vote of 7-0.

Michele Cash
Lyon Township Clerk