

TOWNSHIP OF WEST DONEGAL

Lancaster County, Pennsylvania

RESOLUTION NO. 02/2021

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DONEGAL, LANCASTER COUNTY, PENNSYLVANIA, ESTABLISHING FEES FOR THE SUBMISSION AND REVIEW OF SUBDIVISION AND LAND DEVELOPMENT PLANS, PLANS PROPOSING THE CONSTRUCTION OF A PUBLIC STREET, AND STORM WATER MANAGEMENT PLANS AND FOR THE INSPECTION OF IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AS A PART OF SUCH PLANS; REESTABLISHING FEES TO BE CHARGED IN CONNECTION WITH THE ADMINISTRATION OF THE WEST DONEGAL ZONING ORDINANCE; AND ESTABLISHING FEES FOR MISCELLANEOUS TOWNSHIP PERMITS, HEARINGS, AND SERVICES.

WHEREAS, the Board of Supervisors of the Township of West Donegal, Lancaster County, Pennsylvania, is required to review plans and documents submitted by developers to determine compliance with applicable Township ordinances and regulations, including but not limited to the Township's Subdivision and Land Development Ordinance and Storm Water Management Ordinance; and

WHEREAS, Section 2317 of the Second Class Township Code (the "Township Code") provides that no person may construct, open or dedicate any road or drainage facilities for public use unless the Board of Supervisors has reviewed and approved a plan; and

WHEREAS, the Township incurs costs in the review of plans proposing the installation of new streets and drainage facilities and documentation necessary to insure that the Township will obtain clear title to such facilities upon dedication; and

WHEREAS, the Township has enacted a Storm Water Management Ordinance in accordance with the authority of the Pennsylvania Storm Water Management Act and with Section 2704 of the Township Code; and

WHEREAS, the Township incurs costs in connection with the review of plans, review of documentation to insure the long-term maintenance of storm water management facilities; and inspection of improvements; and

WHEREAS, the Township Engineer, Township Solicitor or other professional consultants retained by the Township perform technical reviews of subdivision and land development plans and documents at a cost to the Township; and

WHEREAS, the inspection of improvements required to be installed in subdivisions or land developments may be done by the Township staff or by the Township Engineer or other professional consultants retained by the Township; and

WHEREAS, the Township Engineer or other professional consultants perform such inspections at a cost to the Township and when the Township staff performs such inspections, there is a cost to the Township as that employee is not performing general municipal work which may benefit the entire Township but rather is providing services which benefit a particular developer; and

WHEREAS, the Township has enacted a Zoning Ordinance and the Township incurs costs in the receipt of applications, issuance of permits, and inspection of construction authorized by such Ordinances; and

WHEREAS, the Board of Supervisors is authorized to adopt fees to be paid by applicants to reimburse the Township for expenses incurred in the processing of applications, the review of plans and documents, and for expenses incurred in the inspection of improvements; and

WHEREAS the Township may impose fees for hearings before the Zoning Hearing Board and fees for proceedings before the Board of Supervisors; and

WHEREAS, the Township incurs costs in the publication of various documents and maps and in the provision of such publications and other services; and

WHEREAS, the Board of Supervisors desires to establish fees and costs for such applications, inspections, publications and services.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Board of Supervisors of the Township of West Donegal, Lancaster County, Pennsylvania, as follows:

Section 1. Subdivision, Land Development, Storm Water Management, and Related Plan or Waiver Application Fee Established.

- A. The preliminary, final and revised subdivision and/or land development plan fee shall consist of two (2) parts, namely, a basic fee and a lot (remaining acreage) or unit of occupancy based upon the type of development involved. The lot fee is charged toward each additional proposed lot and/or each existing lot which received additional area (lot add-on). The unit of occupancy fee is charged for each proposed unit of occupancy in excess of one (1) unit per lot. The amount of the above-mentioned fees shall be as follows: Preliminary, final, revised and lot add-on filing fee:

Basic Fee:		
	Residential	\$225.00
	Non-Residential	\$275.00
Additional Fee:		
	Residential	\$15.00 per lot or unit of occupancy
	Non-Residential	\$15.00 per 1,000 per square feet Building or Impervious Area
B.	Sketch Plan	\$275.00
C.	Lot add-on plan	\$275.00
D.	Waiver request (per waiver)	\$75.00
E.	Floodplain plan review	\$275.00
F.	Stormwater management plan or application exemption request	
	Under 300 square feet impervious area	\$75.00
	301 - 1,000 square feet impervious area	\$125.00
	1,001 square feet impervious area or greater	\$275.00
G.	Small project application (1,001 – 2,500 square feet impervious area)	\$275.00
H.	Minor stormwater management plan (2,501 – 5,000 square feet impervious area). Fee is comprised of stormwater management plan and permit fees	\$375.00
I.	Major stormwater management plan (5,001 square feet impervious area or greater). Fee is comprised of stormwater management plan and permit fees	\$1,000.00
J.	Alternate processing for agricultural operation with implemented conservation plan	\$275.00
K.	Stormwater management plan exemption request	\$275.00
L.	Pre-application meeting with Township staff (if the applicant desires the Township Engineer or other professional consultant attends, the applicant will be invoiced for the fees of such consultant, and such fees must be paid in full before the applicant may submit a formal application)	\$125.00

The filing fee shall be used to reimburse the Township for its administrative expenses in connection with the processing of the application, including but not limited to receipt, transmittal and storage of plans and reports, postage, and similar expenses.

Section 2. Posting of Escrow for Reimbursement of Township Expenses in Processing Subdivision and Land Development, Public Street and Storm Water Management Applications. Each applicant shall deposit the Township a sum in the amount as set forth below (the “Escrow Fund”) at the time of filing an application for approval of a subdivision or land development plan, a public street plan and/or a stormwater management plan. The Escrow Fund shall be used to reimburse the Township for all engineering, inspection and legal fees incurred in the review of the plan, inspection of improvements, preparation and recording of any appropriate deeds or documents, and any other expenses which the Township may incur in the connection with the processing of the application and development of the property as set forth in Sections 8, 9, 10, and 11 below. The Township shall be irrevocably authorized to withdraw from time to time any monies deposited in the Escrow Fund by the applicant/developer in order to pay expenses and fees incurred by the Township. At such point as the Escrow Fund has been reduced to one-half of the amount posted by the applicant at the time of filing the application or less as a result of withdrawals as herein provided, then, and in that event, and at that time, the Township shall bill the applicant/developer an amount sufficient to restore the Escrow Fund to the original sum. In the event the Escrow Fund is insufficient at any time to pay such costs, the Township shall bill applicant/developer for the actual or anticipated additional costs. In the event the Escrow Fund is in excess of the Township’s costs, the Township shall refund such excess monies, without interest, to the Developer upon completion of the development of the property. The amount of the Escrow Fund shall be determined as follows:

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| A. | Minor Residential Subdivision or Land Development Plan
(1–3 Lots or Units of Occupancy) | \$2,000.00 |
| B. | Minor Residential Subdivision or Land Development Plan
(4–10 Lots or Units of Occupancy) | \$3,500.00 |
| C. | Major Residential Subdivision or Land Development Plan
(11-20 Lots or Units of Occupancy) | \$7,500.00 |
| D. | Major Residential Subdivision or Land Development Plan
(21 or more Lots or Units of Occupancy) | \$10,000.00 |
| E. | Non-Residential Subdivision or
Land Development Plan | \$7,500.00 or such lower
amount for a minor subdivision
or land development plan if
the applicant presents sufficient
evidence that all costs associated
with reviews and inspections will
be less than \$7,500.00 |

F.	Sketch Plan	\$500.00
G.	Lot add-on plan	\$1,000.00
H.	Waiver request (per waiver)	\$100.00
I.	Floodplain plan review	\$1,500.00
J.	Small project application (1,001 – 2,500 square feet impervious area)	\$500.00
K.	Minor storm water management plan (2,501 – 5,000 square feet impervious area)	\$1,500.00
L.	Major stormwater management plan (5,001 square feet impervious area or greater)	\$2,000.00
M.	Alternate processing for agricultural operation with implemented conservation plan	\$750.00
N.	Storm water exemption request (greater than 1,001 square feet impervious area)	\$750.00
O.	Inspection of storm water management facilities which are part of an approved subdivision or land development plan and the lot owner will be installing storm water management facilities	\$750.00

Section 3. Fees and Escrow Payable with Application. All filing fees and any required escrow deposit must be submitted to the Township with plan applications. Plan applications shall not be accepted without fees and required escrow deposits, and neither the West Donegal Township Planning Commission nor the West Donegal Township Board of Supervisors shall take action on a plan application submitted without a fee and, if required, an escrow deposit. The fees imposed by this Resolution are in addition to any fees imposed by the Lancaster County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code for its review of plans or by any municipal authority or public utility as established by such authority or utility for review of plans showing improvements, extensions, or connections to the authority's or the utility's facilities. All fees and, if required, escrow deposits shall be paid by check or money order drawn to the treasurer of West Donegal Township.

Section 4. Recording Fees. Any costs relating to the reduction of final plans for the purpose of recording the same with the Recorder of Deeds of the County of Lancaster and any recording fees shall be paid by the applicant.

Section 5. Calculation of Fee in Lieu of Dedication of Park and Recreation Land.

Applicants desiring to pay a fee in lieu of dedication of park and recreation land shall compute the amount of such fees as follows:

- A. The Board of Supervisors, upon consideration of land use values, population densities, average household size, population growth trends, recreational needs of the community and similar factors hereby determines that a fee of One Thousand (\$1,000) Dollars per individual residential lot or individual dwelling unit shall be considered per se an acceptable fee in lieu of dedication in accordance with Section 200-44.B of the Township Subdivision and Land Development Ordinance. A developer who elects to pay a fee in lieu of dedication of park and recreational land and who has determined that the fee of One Thousand (\$1,000) Dollars per individual residential lot or dwelling unit is acceptable shall so notify the Township in writing identifying the plan, the number of individual residential lots and or dwelling units, and the fee in lieu of dedication of land to be paid. The Township will verify the figures in the request.

- B. If a developer desires to have an individual computation of the amount of park and recreational land which must be dedicated in accordance with Section 200-44 of the Township Subdivision and Land Development Ordinance, the developer shall provide the Township with the following information:
 - (1) The number and type of dwelling units proposed to be erected, including the number of bedrooms to be located within each dwelling unit.
 - (2) The estimated number of persons who will occupy each dwelling unit.
 - (3) Should the Township disagree with the developer's estimated population per dwelling unit, the developer shall also present the Township with census data and other empirical information concerning household sizes within West Donegal Township and within Lancaster County to enable the Township to verify the accuracy of developer's estimate or to compute a new estimate.

The amount of land to be dedicated shall be computed in accordance with Section 200-44 of Township Subdivision and Land Development Ordinance based upon the estimated population of the proposed development established by the Township utilizing the information provided by the developer. To the extent permitted by law, the property offered for dedication must be dry and of slopes at or below ten percent; must be contiguous; must not be less than one hundred feet in width; must be greater than one acre in size; must not be transected by a road; must contain at least one emergency access; and must not consist of storm water management areas, sidewalks, medians and/or land development guarantees. Recreation areas must be inspected, completed, and dedicated to the Township prior to fifty percent occupancy of the development project.

- C. After the Township and developer have agreed upon the amount of land which developer is required to dedicate to the Township, if the developer desires to pay a fee in lieu of dedication and does not desire to pay the fee established by Section 5.A of this Resolution, the developer shall provide the Township with developer's estimate of the fair market value shall be determined using the following criteria:
- (1) If the developer is the equitable owner of all the land which is included within the proposed development, the developer shall present the Township with a copy of the fully executed agreement of sale. The price per acre contained within such agreement of sale shall be considered the fair market value of the park and recreational land if the developer presents evidence to the satisfaction of the Township that the price has been established by a seller who is not related to the developer, who does not have a business relationship with the developer, and who is not under pressure to sell the land. If the developer cannot present such evidence to the Township, the fair market value shall be determined in accordance with Paragraph (1).
 - (2) If the developer is the record owner of all of the land within the development and has acquired all of the land within the development as a single parcel within the past 12 months, then the price per acre actually paid by the developer shall be considered the fair market value per acre of the park and recreational land if the developer presents evidence to the satisfaction of the Township that the price has been established by a seller who is not related to the developer, who does not have a business relationship with the developer, and who is not under pressure to sell the land. If the developer cannot present such evidence to the Township, the fair market value shall be determined in accordance with Paragraph C. The developer shall provide the Township with a copy of the deed and any realty transfer tax statement of value filed with the Recorder of Deeds of Lancaster County, Pennsylvania, demonstrating the price paid for the land within the proposed development.
 - (3) If the developer purchased the land within the proposed development in separate, smaller parcels, or if the developer acquired the land within the proposed development more than 12 months prior to the filing of the final plan, the developer shall present the Township with an appraisal, performed by a licensed MAI appraiser, of the entire tract of land being developed. The appraisal shall compute the fair market value as if the developer were to transfer the parcel to a successor developer. The appraisal shall specifically consider the zoning classification of the tract the total land area of the tract, and the intensity of development which is permitted upon the tract by the applicable zoning. The appraisal shall be prepared at developer's expense.

- (4) If the Township in its sole discretion is not satisfied with the information set forth in the appraisal, the developer, at the developer's sole expense, shall provide a second appraisal to the Township which meets the requirements of this Resolution.
- (5) It is the responsibility of the developer to furnish any information which the developer considers pertinent to the determination of the fair market value of the land to the Township.

The Board of Supervisors shall establish the fair market value per acre of the land at a public meeting using the data submitted by the developer in accordance with the requirements of this Section.

Section 6. Payment of Fee in Lieu of Dedication. A developer who elects to pay a fee in lieu of dedication of park and recreational land shall either pay the fee in lieu of dedication in full or post an irrevocable letter of credit for the full amount of the fee in lieu of dedication before the Township will execute the Final Plan to enable its recording. If the developer elects to post an irrevocable letter of credit, the letter of credit shall be in a form acceptable to the Township Solicitor. The developer shall pay the fee in lieu of dedication attributable to each lot or unit of occupancy at the time the developer makes application for a zoning permit or building permit for the lot or unit of occupancy. After the developer has made such application and paid such fee, the developer, not more frequently than monthly, may request that the Board of Supervisors authorize a reduction in the letter of credit for the portion of the fee in lieu of dedication which the developer has paid. Developer shall submit this request in writing not less than ten (10) business days before the meeting of the Board of Supervisors at which developer requests the Board authorize the deduction. The letter of credit to secure payment of fees in lieu of dedication shall be in addition to any other financial security which developer is required to post in connection with developer's subdivision or land development plan.

Section 7. Reimbursement of Costs for Acceptance of Dedication of Park and Recreation Land. If developer shall dedicate park and recreational land to the Township, developer shall, at developer's sole cost and expense, provide the Township with a legal description of the land, a plot plan of the land, and a title search. The Township Solicitor, at developer's cost, will prepare the Deed of Dedication and any necessary mortgage releases or other documents. Developer shall transfer good and marketable title to the park and recreation land to the Township. Developer's financial security shall not be finally released until developer has transferred all park and recreation land to the Township. Developer shall pay all recording costs and other incidental costs associated with the transfer and shall, if requested by the Township, pay any costs necessary to construct and install a sign identifying the land as park and recreation land open to the general public.

Section 8. Payment of Fee for Acceptance of Dedication of Streets. The fee for processing the acceptance of streets which have been dedicated to the Township shall be as follows:

First street which the Township is requested to accept	\$400.00
Each additional street which the Township is requested to accept at the same time	\$100.00

Should the costs incurred by the Township in processing the acceptance of dedication of streets be greater than the fee established herein, the Township shall bill the developer requesting that such streets be accepted for all such increased costs.

Section 9. Reimbursement for Plan and Document Review Expenses. Applicants shall reimburse the Township for all reasonable and necessary charges incurred by the Township's professional consultants, including but not limited to the Township Engineer, engineering consultants, and the Township Solicitor, for the review and any report or reports to the Township on an applicant's application, plans, supporting data, proposed agreements relating to the maintenance of improvements or open space, financial security, and similar matters if any, in connection with subdivisions and land developments, public street plans, and storm water management applications. Such review fees shall be the actual fees charged by the Township Engineer, Township Solicitor or other professional consultant for the services performed. The present fee schedule of the Township Manager and other Township employees is attached hereto as Exhibit "A", the present fee schedule of the Township Solicitor is attached hereto as Exhibit "B", and the present fee schedule of the Township's engineering consultants is attached as Exhibit "C", all of which are incorporated herein. Such schedules shall be revised from time to time to reflect the changes in the rates charged to the Township by the Township Engineer, Township Solicitor, or such other professional consultants. The filing of a plan or application under the West Donegal Township Subdivision and Land Development Ordinance, Storm Water Management Ordinance, Road Ordinance, and/or Section 2317 of the Township Code shall constitute an implied agreement by the applicant to pay such expenses.

Section 10. Reimbursement for Inspection of Improvements when such Inspection is Performed by the Township Manager-Engineer or other Professional Consultant. Developers shall reimburse the Township for all unreasonable and necessary charges incurred by the Township's professional consultants or the Township Engineer or other Township employees for inspection of the improvements required to be constructed under the Subdivision and Land Development Ordinance or the Storm Water Management Ordinance or the Township Road Ordinance and any report or reports to the Township thereon. Such inspection fees shall be the actual fees charged by the Township Engineer or other professional consultant for the services performed. The present fee schedule of the Township Manager and other Township employees is attached hereto as Exhibit "A" and incorporated herein and the fee scheduled of the Township's engineering consultants is attached as Exhibit "C". Such schedules shall be revised from time to time to reflect changes in the rates paid to Township employees or charged to the Township by the Township's engineering consultants.

Section 11. Reimbursement for Inspection of Improvements when such Inspection is Performed by Township Personnel. In some circumstances, inspection of improvements may be performed by personnel employed by the Township. If the inspection is performed by township personnel, developers shall reimburse the Township for all reasonable and necessary charges incurred by the Township for inspection of the improvements required to be constructed under the Storm Water Management Ordinance or the Subdivision and Land Development Ordinance or the Road Ordinance and any report or reports to the township thereon. Then the inspection is performed by township personnel, the fee shall be set forth in Exhibit "A". A minimum charge of one hour per person will be billed for the first hour or any portion thereof. Any time in excess of one (1) hour shall be billed at the same rate on a proportional basis. This charge shall be revised from time to time to reflect changes in the costs to the Township of utilizing its personnel to perform such inspections. The developer shall also reimburse the Township for all mileage reimbursement which the Township may pay to its personnel if such personnel use personal vehicles to travel to and from a development site.

Section 12. Resolution of Fee Disputes. In the event the developer disputes the amount of any plan review or inspection fees or expenses imposed pursuant to Sections 9, 10, or 11 above, the developer shall notify the Township Secretary that such fees are disputed as unreasonable or unnecessary within such time period as may be established in the Pennsylvania Municipalities Planning Code ("MPC"), in which case the Township shall not delay or disapprove a subdivision or land development due to the developer's dispute of the fees. Disputes shall be resolved in accordance with the procedure set forth in Article V of the MPC.

Section 13. Additional Expenses. All expenses incurred by the Township prior to street dedication for the installation, maintenance or operation of street signs, traffic control signs, traffic control lights, street lights and any other signs or lights which are necessitated by the developer's land development or subdivision shall be charged to and paid by the developer. The fees set forth in Exhibit "A" shall be billed for the costs of installing traffic control signs or performing other services for the development. A minimum charge of one hour per person will be billed for the first hour or any portion thereof. Any time in excess of one (1) hour shall be billed at the same rate on a proportional basis. The actual cost of all supplies and equipment, including signs, poles and other materials shall be paid by the developer. The developer shall also reimburse the Township for all mileage reimbursement which the Township may pay to its personnel if such personnel use personal vehicles to travel to and from a development site. If the Township is required to provide snow removal service on a street not accepted by the Township, the developer shall be charged the reasonable and customary commercial rate for such service plus the actual cost of all materials used.

Section 14. Zoning Application Fees. The following application and appeal fees shall be imposed in connection with the administration of the West Donegal Township Zoning Ordinance:

Zoning Hearing Board Application or Appeal (residential)	\$650.00 plus cost of legal advertisements
Zoning Hearing Board Application or Appeal (nonresidential)	\$750.00 plus cost of legal advertisements
Conditional Use Application	\$750.00 plus cost of legal advertisements
Amendment to the Zoning Ordinance or Zoning Map or curative amendment application	\$1,000.00 plus cost of legal advertisements

In addition to the above fees to be paid at the time the application or appeal is filed, applicants and appellants shall, upon receipt of an invoice from the Township, reimburse the Township for one half of the court reporter's appearance fee attributable to the application or appeal. The Township's invoice shall be payable within thirty (30) days of receipt or upon the issuance of any permit authorized by the decision of the Zoning Hearing Board or Board of Supervisors, whichever date is earlier.

Section 15. Zoning Permit Fees. The following fees shall be imposed in connection with the administration of the West Donegal Township Zoning Ordinance:

Demolition	Residential \$25 Commercial \$75
Residential Structures	\$0.50 per sq. ft. Minimum \$60.00
Finished basements, sheds, detached garage, decks, unfinished basements (Excludes Attics and crawlspaces);	\$0.30 per sq. ft. Minimum \$30.00
Residential, Commercial or Industrial Remodeling/Equipment including solar panels	\$3.50 per \$1,000 Minimum \$60.00
Commercial, Industrial, Office, Church Education, Institutional Structures	\$0.25 per sq. ft. Minimum \$75.00
Agricultural	\$0.15 per sq. ft.
Conversion to Apartments	\$30.00 per unit Minimum \$60.00
Conversion of agricultural building to other use	\$0.15 per sq. ft. Minimum \$60.00

Swimming pools, whirlpools, spas, Jacuzzis	
Cost under \$5,000	\$75.00
Cost under \$10,000	\$125.00
Cost over \$10,000	\$225.00
Temporary Permits for Sale of Seasonal Items & Special Events	\$30.00
Signs	\$3.00 per square foot Minimum \$75.00
Renewal of expired permits for an additional year	½ original fee Maximum \$125.00
Replace or rebuild structure damaged by fire or natural disaster within one year	No charge
Any other zoning permit (such as fence, retaining wall, etc.)	\$30.00

Section 16. Fees for Copies of Township Publications. The following fees shall be imposed for copies of the following Township publications:

Zoning Ordinance	\$35.00
Subdivision and Land Development Ordinance	\$35.00
Storm Water Management Ordinance	\$35.00
Zoning Maps	\$9.00

Section 17. Other Township Fees. The following fees shall be imposed for the following Township services and records and use of Township facilities:

Additional and special trash & item tags	
Extra trash bag (yellow tags)	4 for \$5.00
Oversized item (red tags)	\$4.00 each
White goods (blue tags)	\$12.00 each
Car, light truck & motorcycle tires (purple tags)	\$3.00 each
Use of Township ball fields	
Tournaments	\$35.00 per day
Games or practice (if not through GEARS)	\$15.00 per day
Use of the Township Large Format Printer/Scanner	
Commercial scan	\$2.50 per drawing
Black-and-white print	\$2.50 per drawing
Color print	\$2.50 per sq. ft.

Photocopying per Page (either a single-sided copy or one side of a double-sided black-and-white copy of a standard 8.5" x 11" page)	\$0.25
Certification of any document as a true and correct copy of a Township record	\$5.00
Certification that the Township has examined its records and an identified record does not exist	\$5.00
Postage or express mail charges to respond to request for public record by forwarding records to requester Actual cost incurred by Township	
Reproduction of record by third party when Township does not have necessary equipment	Actual cost incurred by Township
Deposit to secure return of record if requester removes record for reproduction by 3 rd party when Township does not have necessary equipment	\$10.00
Notary Fees	\$5.00
Solicitation Permits (Per Individual)	\$7.50
Street Opening Permits	PennDOT Fee Schedule Highway Occupancy
Driveway Permits	\$75.00
Driveway repaving or widening	\$30.00
Sidewalk Inspection Fee per inspection	\$50.00
On-lot Domestic Sewer pump-out processing fee \$15.00 (fee doubles for each official notice of non-payment)	
Annual UCC Permit Fee	\$300.00
Application for Fireworks Use Approval (\$100.00 will be forwarded to the First-Due Response Fire Company)	\$150.00

Section 18. Street Opening Requirements.

Bond Requirements

Minimum Bond Required	\$1,500.00
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Calculation for additional bond amounts as follows:

Sidewalk, concrete	\$25.00 per sq. yd.
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Curb, concrete	\$9.00 per lineal ft.
Street	
Local	\$45.00 per sq. yd.
Collector or Arterial	\$62.00 per sq. yd.
Alley, unpaved	\$7.50 per sq. yd.

Degradation Fee

The degradation fee shall consist of a maintenance fee plus a square yard fee which shall vary by the date of reconstruction, construction, or resurfacing of the street prior to the issuance of the permit as follows:

Date of Street Reconstruction, Construction, or Resurfacing Prior to Application for Permit	Maintenance Fee	Sq. Yd. Fee
Less than one year	\$2,500.00	\$50.00
One year to less than two years	\$2,250.00	\$45.00
Two years to less than three years	\$2,000.00	\$40.00
Three years to less than four years	\$1,750.00	\$35.00
Four years to less than five years	\$1,500.00	\$30.00

Section 19. Except as otherwise set forth herein, all fees imposed hereunder or all payments required to replenish escrow accounts as required by Section 2 of this Resolution shall be due and payable in full within thirty (30) days of the date of the invoice for such fees. If payment is not received by the Township on or before the thirtieth (30th) day, such fee shall be deemed delinquent. A penalty of ten percent (10%) shall be added to such outstanding fee. In addition, the outstanding fee shall bear interest at the rate of one and one half percent (1 ½%) per month or fraction thereof beginning one month after the fee becomes due and payable until paid. This is annual percentage rate of eighteen percent (18%).

Section 20. If the applicant/developer should challenge any portion of any fee imposed hereunder, the applicant/developer shall nonetheless make timely payment of the unchallenged portion of the fee. If payment of the unchallenged portion of the fee is not received within thirty (30) days of the date of the invoice, the uncontested fee shall be deemed delinquent and shall be subject to the penalties and interest set forth in Section 17 above.

Section 21. Liquor License Transfer. Each request for approval for an intermunicipal liquor license transfer or issuance of a liquor license for economic development shall be accompanied by a fee in the amount of \$750.00 to cover administrative costs associated with the hearing on the request. A stenographic record of the proceedings shall be kept. The

appearance fee for a stenographer shall be borne or reimbursed to the Township entirely by the person or entity requesting approval. The cost of the original transcript shall be paid by the Township if the transcript is ordered by the Township or shall be paid by the person or entity appealing from the decision of the Township if such appeal is made, and in either event the cost of additional copies shall be paid by the person or entity requesting such copy or copies. In all other cases, the party requesting the original transcript shall bear the cost thereof.

Section 22. Appeals Under Local Agency Law. Every request for a hearing under the Local Agency Law, 2 Pa.C.S. §551 et seq., for which the Township has not established a specific fee by other resolution or ordinance shall be accompanied by a fee in the amount of \$500.00. A stenographic record of the proceedings shall be kept. The appearance fee for a stenographer shall be borne or reimbursed to the Township entirely by the person or entity requiring a hearing. The cost of the original transcript shall be paid by the Township if the transcript is ordered by the Township or shall be paid by the person or entity appealing from the decision of the Township if such appeal is made, and in either event the cost of additional copies shall be paid by the person or entity requesting such copy or copies. In all other cases, the party requesting the original transcript shall bear the cost thereof.

Section 23. No part of a fee established by this Resolution is refundable; provided, however, if an application is withdrawn before the Township has taken action to process the application the fee may be refunded.

Section 24. The Board of Supervisors reserves the right to revise the fees in this Resolution at any time by resolution.

Section 25. This Resolution shall not be deemed to repeal any other resolution of this Township establishing fees or charges. This Resolution shall be interpreted to amend only those fees expressly set forth in this Resolution, and all other fees and charges by all other resolution are hereby ratified and confirmed.

Section 26. Severability. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Resolution, it being the intent of the Board of Supervisors that the remainder of the Resolution shall be and shall remain in full force and effect.

Section 27. This Resolution shall take effect and be in force immediately.

DULY ADOPTED this 4th day of January, 2021, by the Board of Supervisors of the Township of West Donegal, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WEST DONEGAL
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]

EXHIBIT A

West Donegal Township Employee & Equipment 2021 Fee Schedule

Township Manager	\$75.00/hr.
Zoning Officer	\$50.00/hr.
Roadmaster	\$50.00/hr.
Equipment Operator	\$40.00/hr.
Administrative Services	\$40.00/hr.
Laborer	\$30.00/hr.
<u>Equipment</u>	
Grader	\$125.00/hr.
Loader	\$100.00/hr.
Backhoe (Add \$15.00/hr. for any attachment)	\$75.00/hr.
Skid Loader (Add \$15.00/hr. for any attachment)	\$70.00/hr.
Ag. Tractor with Mower	\$65.00/hr.
Single Axle Dump Truck	\$75.00/hr.
Single Axle Dump Truck with Plow	\$100.00/hr.
Tandem Dump Truck	\$85.00/hr.
Tandem Dump Truck with Plow	\$110.00/hr.
Pick-up Truck	\$50.00/hr.
Pick-up Truck with Plow	\$65.00/hr.
Truck and Trailer	\$75.00/hr.
Chipper	\$75.00/hr.
Zero Turn Mower (minimum 3 hrs.)	\$55.00/hr.
Small Tools – Tampers, Saws, Jack Hammers, etc.	\$15/hr. + labor
Steel Plates	\$25.00 per day

*Prices for equipment includes operator. No equipment without operator.

EXHIBIT B

Morgan, Hallgren, Crosswell & Kane, P.C.

2021 Fee Schedule

William C. Crosswell	\$190.00/hr.
Josele Cleary	\$185.00/hr.
Anthony P. Schimaneck	\$185.00/hr.
Robert E. Sisko	\$185.00/hr.
Jason M. Hess	\$180.00/hr.
Other Attorneys	not to exceed \$180.00/hr.

In addition, out of pocket expenses will be required to be reimbursed, including, but not limited to, photocopying, long distance telephone charges, fees paid to the Recorder of Deeds in and for Lancaster County, Pennsylvania, and travel expenses.



OUR SERVICES

- Landscape Architecture
- Municipal Planning
- Civil Engineering
- Surveying / CAD
- Geologic Services

HOURLY BILLING RATES FOR MUNICIPAL SERVICES

PROFESSIONAL ENGINEER	\$120—\$140
STAFF ENGINEER	\$115
CAD TECHNICIAN	\$105
SURVEYOR (PLS)	\$110
SURVEYOR TECHNICIAN	\$100
PLANNER (AICP)	\$115
CLERICAL	\$65

