

1st reading
2nd reading
3rd reading
Voted on
Ayes: _____ Nays: _____
PASSED _____ DEFEATED _____

ORDINANCE NO. 2017-36

**AN ORDINANCE
AMENDING SECTION 1327 THE PINECREST DEVELOPMENT
PROJECT BUILDING DEPARTMENT PERMIT FEES, AND
DECLARING AN EMERGENCY.**

WHEREAS, this Council has previously established fees to be charged in the Pinecrest Development which were appropriate for the size and complexity of the project; and

WHEREAS, Council desires to clarify that ordinary fees that would be charged to a non-residential project, fees for inspecting signage, lighting, and site facilities (e.g. sidewalks and parking lots), are to be charged in the same manner and in the same amounts as other non-residential developments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF ORANGE VILLAGE, CUYAHOGA COUNTY, STATE OF OHIO:

SECTION 1. That existing Section 1327.11 of the Orange Village Codified Ordinances, Council be and is hereby amended to read, in its entirety, as follows:

“1327.11 PINECREST DEVELOPMENT PROJECT PERMIT FEES.

~~Notwithstanding the fees established in Chapter 1327 of the Orange Village Codified Ordinances, Council hereby establishes a separate formula for collecting f Fees in an amount that is appropriate for a project of the size and complexity of the Pinecrest Development are established as follows:~~

(a) Building Permit Fees:

\$100 Base Fee + .45 cents per Sq. Ft.

The General Contractor for the Pinecrest Development project (currently: Independence Construction Company), hereinafter "GC," shall pay the full amount of said fee if it is the sole contractor for the space being occupied or constructed.

However, if the GC is not the sole contractor for the space being occupied or constructed, the GC shall pay one-half of the full amount of said fee (\$50.00 Base Fee + 0.225 cents per Sq. Ft.) and the incoming tenant's contractor ("TC") shall pay one-half full amount of said fee (\$50.00 Base Fee + .225 cents per Sq. Ft.).

(b) Mechanical Permit Fees:

Electrical fees = .045 cents per Sq. Ft.

Plumbing fees = .045 cents per Sq. Ft.

HVAC fees = .045 cents per Sq. Ft.

Fire Alarm Fire Sprinkler = .045 cents per Sq. Ft.

As with the general permit, if the GC and TC are different each shall pay one-half of the mechanical permit fees or .0225 cents per Sq. Ft.

(c) State of Ohio Surcharge: A 3% State of Ohio Board of Building Standards surcharge shall be added to all permits.

(d) Additional Fees:

Plans Examiner Fees \$125.00 per hour.

Fees for signs on the site (including building signs, ground signs and other signs regulated by Chapter 1161), fees for site electrical facilities, and fees for the installation of site facilities (including parking lots, driveways, sidewalks, fountains and similar facilities), and other fees which are levied by the Village for non-residential developments (other than those identified in subsections (a) and (b) above) shall be charged in accordance with the current Non-residential Fee Schedule adopted by Council pursuant to Section 1327.01 of the Codified Ordinances of Orange Village.

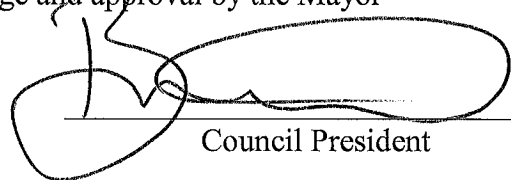
(e) This section shall apply solely to new construction that occurs within the Pinecrest Planned Development District, and shall not be construed to repeal any existing ordinances, which shall continue to govern in other zoning districts.”

SECTION 2. That existing Section 1327.11, and all other ordinances in conflict with this ordinance, are hereby repealed to the extent of the conflict.

SECTION 3. That the actions of this Council concerning and relating to the passage of this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were held in compliance with all legal requirements including Chapter 105 of the Codified Ordinances of Orange Village.

SECTION 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the Village, and for the further reason that this Ordinance is required to be immediately effective so as to authorize the timely issuance of building permits for the Pinecrest Development; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor

PASSED: Nov. 1, 2017



Council President

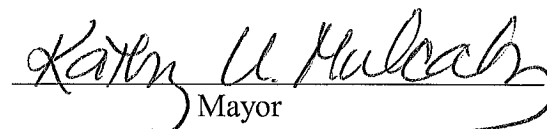
Submitted to the Mayor for approval on this 1st day of Nov., 2017

Approved by the Mayor this 1st day of Nov., 2017

ATTEST:



Clerk of Council



Mayor