

RECORD OF ORDINANCES

Ordinance No. 2020-4

July 27, 2020

City of Bellbrook

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An Ordinance Repealing Old Section 1224.01 “Fees” and Adopting New Section 1224.01 “Fees” of the City of Bellbrook Municipal Code.

WHEREAS, the City of Bellbrook outlines the fees associated with subdivisions in the City of Bellbrook in Section 1224.01 “Fees” of the Bellbrook Municipal Code; and

WHEREAS, Section 1224.01 (c) outlines the Lot Split and Lot Combination Fees which are currently insufficient; and

WHEREAS, Section 1224.01 (e) currently allows for a refund of deposit back to the developer and should be eliminated; and

WHEREAS, Planning Board met and discussed the above changes at their February 20, 2020 meeting; and

WHEREAS, the City of Bellbrook wishes to repeal and replace section 1224.01 in order to amend lot split/lot combination fees and eliminate the deposit refund clause.

Now, Therefore, The City of Bellbrook Hereby Ordains:

Section 1. That Section 1224.01 “Fees” of the City of Bellbrook Municipal Code be and is hereby repealed.

Section 2. A new Section 1224.01 “Fees” of the City of Bellbrook Municipal Code be enacted to be read as set forth with deletions shown by strikethrough and additions shown by italics and underlined:

Sec. 1224.01 - Fees.

The following fees are required under the Subdivision Regulations for the platting of land in the City:

(a) Preliminary Filing Fee \$200.00 plus \$25.00 per acre

(b) Final Filing Fee \$250.00 plus \$25.00 per acre

(c) Lot Split/Lot Combination Fee ~~\$50.00~~ \$150.00

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(d) *Inspection fees.* Prior to approval by the Planning Board of a final plat and construction plans, the subdivider shall provide a cash bond in the amount of six percent of the estimated cost of the public improvements (streets, curbs, sidewalks, storm sewers and waterlines) to the Finance Office. The subdivider's engineer of record shall provide an estimate as to quantities and prices and, if a discrepancy exists between the subdivider and the City Engineer's estimates, the inspection deposit will be based on the City Engineer's estimate.

(e) *Inspection costs.* Inspection costs and the cost of subdivision plan review performed under contract by the City shall be charged against the six percent deposit. ~~Any portion of the deposit not used shall be returned to the developer at the time the performance bond or letter of credit is released.~~ However, if funds deposited at the time of filing are not sufficient to cover all inspection costs, additional inspection fees shall be required when needed, at the discretion of the City Manager.

(f) *Water and sewerage connection fees.* All fees for connection to the City water system shall be established in [Chapter 1042](#) of this Code. All fees for connection to the County sanitary sewer system shall be set by the Greene County Department of Sanitary Engineering and paid to that agency.

(g) *Failure to pay filing fee.* If a filing fee is not paid prior to the initiation of construction, a penalty of 50 percent of the filing fee shall be added to the fees listed in this section if the project is in full compliance with the Zoning Code.

Section 3. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this 27 day of July, 2020.



Michael W. Schweller, Mayor



Pamela Timmons, Clerk of Council

APPROVED AS TO FORM:
Stephen M. McHugh, Municipal Attorney