

**Exhibit A**  
**Ordinance No. 2026-44**

**“1115.01 APPLICATION FEE.**

In addition to any other applicable fees, there shall be a  ~~fifty~~ **one hundred** dollars ( ~~\$50.00~~ **100.00**) application fee for each application requesting or requiring review by the Planning Commission which fee shall be payable upon the completion and submittal of the appropriate application form.”

**“1115.02 FEES FOR REVIEW OF DEVELOPMENT PLANS.**

(a) Development plans shall be submitted to the Director of Planning for referral to the Planning Commission for its review and approval by any person, firm or corporation seeking to develop any land as required under Chapter 1220.

The Planning Commission shall review and act on the development plans in the manner as specified under Chapter 1220 of these Codified Ordinances upon submittal of a complete application and fees as required herein.

Any person, firm or corporation who or which submits development plans for approval under Chapter 1220 shall pay to the Clerk of Commissions, at the time development plans are submitted, the following fees for review of the development plans by the City departments and Planning Commission:

(1) Residential developments. The fee for all multifamily and cluster developments (but excluding one and two-family homes on individual sublots) shall be  ~~\$500.00 plus \$10.00 per dwelling unit for each dwelling unit in excess of 50 dwelling units~~ **eight hundred fifty dollars (\$850.00).**

(2) Business, offices, shopping centers and health campus. The development plan fee for business, offices, shopping centers or health campus developments shall be  ~~\$500.00 plus \$100.00 per each additional 10,000 square feet of building gross floor area or part thereof in excess of 20,000 square feet~~ **eight hundred fifty dollars (\$850.00).**

(3) Industrial developments. The fee for industrial developments shall be  ~~\$500.00 plus \$100.00 per each additional 20,000 square feet of building gross floor area or part thereof in excess of 40,000 square feet~~ **eight hundred fifty dollars (\$850.00).**

(4) Government and tax exempt developments including  ~~churches~~ **places of worship,** public schools and public building development plans shall be limited to the application fee of  ~~\$50.00~~ **one hundred dollars (\$100.00).**

(5) Other buildings or developments not listed shall pay a development plan review fee as similar uses located within the same zoning district listed above.

(6) Parking lots and other site improvements. The development plan fee shall be  ~~\$150.00~~ **four hundred dollars (\$400.00)** for parking lots and other site improvements.

~~(7) **Building additions.** The development plan fee for any individual building addition not in excess of 2,000 square feet shall be \$250.00.~~

~~(87) **Revised plan.** In the event the developer desires to revise the development plan and seek approval of the plan as revised after Council approval and within one year after issuance of a permit wherein the such revision contains changes in the size, location or height of the building or buildings, or changes in the size or location of the parking areas, or changes the conditions of Council approval and such revision requires Planning Commission and Council approval, the developer shall be required to pay a~~ An applicant requesting approval of a revised development plan within one year of Council approval shall pay a three hundred seventy-five dollar (\$375.00) fee equal to one-half of the original fee which was paid seeking the approval of the original plan.

~~(98) **Lapse of approval.** Failure to obtain a permit and begin construction of the improvements approved in the development plan within one year after the approval of Council shall make null and void the plan as approved unless an extension of time is granted by the Planning Commission and approved by Council. In the event that the development plan approval has lapsed, a developer shall submit a new plan and pay the fees set forth herein as though the development plan had never been submitted and approved.”~~

**“1115.03 FEES FOR REVIEW OF PLANNED UNIT DEVELOPMENT DISTRICTS.**

~~(a) **Development plans shall be submitted to the Director of Planning for referral to the Planning Commission for its review and approval by any person, firm or corporation seeking to develop any land as required under Chapter 1212.**~~

~~(b) **The Planning Commission shall review and act on the development plans in the manner as specified under Chapter 1212 upon submittal of a complete application and fees as required herein.**~~

~~(1) **Preliminary Development Plan.** The fee for preliminary development plans in accordance with Section 1212.13 shall be eight hundred fifty dollars (\$850.00).~~

~~(2) **Final development Plan.** The fee for final development plans in accordance with Section 1212.14 shall be eight hundred fifty dollars (\$850.00).”~~

**“1115.034 SCHEDULE OF FEES FOR PLATS AND SUBDIVISIONS.**

(a) Fees for review of subdivision plans shall be deposited with the Director of Finance at the time the plans are submitted and shall be as follows:

<del>Property split/assembly plat</del>	<del>\$0.00 (application fee only)</del>
<del>Minor subdivisions</del>	<del>100.00</del>
<del>Major subdivision review fees:</del>	
<del>Preliminary plan</del>	<del>400.00 plus \$5.00 per lot</del>

<b>Final plan</b>	<b>200.00 plus \$5.00 per lot</b>
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**(1) Property split, assembly plat, or fee simple title plat – limited to the application fee of one hundred dollars (\$100.00).**

**(2) Minor subdivisions – four hundred dollars (\$400.00).**

**(3) Major subdivision preliminary plan – seven hundred fifty dollars (\$750.00).**

**(4) Major subdivision final plat – five hundred fifty dollars (\$550.00).**

The fees for the subdivisions set forth herein shall be separately paid for consideration of preliminary approval and for consideration of final approval irrespective of the fact that the Planning Commission recommends approval or disapproval.”

**“1115.045 SIGN PLAN FEES.**

There shall be no fee in addition to the application fee for review of sign plans.”

~~“1115.05 SATELLITE DISH FEES.~~

~~There shall be no fee in addition to the application fee for review of satellite dish applications.”~~

~~“1115.07 TREE PLAN FEE.~~

~~The fee for review of a tree preservation plan under Chapter 1137 shall be one hundred dollars (\$100.00) payable at the time of submission.”~~

**“1115.087 DEVELOPER TO BEAR COST OF PROFESSIONAL SERVICES.**

In the event the City is required, upon the recommendation of the Planning Commission, Director of Planning or the Director of Engineering to obtain the assistance of outside professional services, including but not limited to, architectural, engineering and traffic, the developer shall reimburse the City for the same. From the date of billing by the City, the developer shall have thirty days to pay said costs. The costs set forth herein shall be paid irrespective of the fact that the plan is approved or disapproved.”

**“1115.098 CONDITIONAL USE PERMIT FEE.**

(a) Except as otherwise provided by this chapter, the following applies to all conditional use permits:

(1) The fee for a conditional use permit shall be ~~one~~ **four** hundred dollars (~~\$100.00~~ **400.00**) payable to the City.

(2) The fee shall be refunded in full if Council, upon the recommendation of the Planning, Zoning and Legislative Committee, determines not to prepare legislation and disapproves the application. If legislation is prepared, the fee shall be fully earned, and, in addition, the party making the request shall reimburse the City for all advertising costs and other related costs of any notices required by any of the ordinances of the City.

~~(b) Wireless telecommunication facilities:~~

~~(1) At the time that a person submits an Application for a Conditional Use Permit for a new Tower, such person shall pay a non-refundable application fee of \$500.00 to the City. If the Application is for a Conditional Use Permit for co-locating on an existing Tower or other suitable structure, where no increase in height of the Tower or structure is required, the non-refundable fee shall be \$200.00.~~

~~(2) No Application fee is required in order to rectify a Conditional Use Permit for Wireless Telecommunications Facilities, unless there has been a visible modification of the Wireless Telecommunications Facility since the date of the issuance of the existing Conditional Use Permit for which the conditions of the Conditional Use Permit have not previously been modified. In the case of any modification, the fees provided in subsection (1) shall apply.~~

~~(3) In addition to the application fee, wireless telecommunication facilities are also subject to the requirements of Zoning Code Sections 1224.12, 1224.19 and 1224.22.”~~

**“1115.1009 ZONING FEE.**

(a) The for a request for any change in Part 12, Zoning Code, regarding zoning text amendments or changes to the zoning map, shall be ~~one~~ six hundred dollars (~~\$100~~ 600.00) payable to the City, except when made by the Mayor or a Councilperson who are exempt from this requirement.

(b) The fee shall be refunded in full if Council, upon the recommendation of the Planning, Zoning and Legislative Committee, determines not to prepare legislation and disapproves the application. If legislation is prepared, the fee shall be fully earned, and, in addition, the party making the request, except when made by the Mayor or a Councilperson, shall reimburse the City for all advertising costs and other related costs of any notices required by any of the ordinances of the City.”

**“1115.1110 COMMERCIAL EXTERIOR LIGHTING PERMIT FEE.**

The fee for review of a commercial exterior lighting plan under Chapter 1230 shall be fifty dollars (\$50.00) payable at the time of submission.”

**“1125.04 PRELIMINARY PLAN FOR MAJOR SUBDIVISION.**

(c) Action by Commission. Prior to any action, the Planning Commission shall notify by regular mail the owners of adjoining property within 500 feet of all boundaries of the proposed subdivision (as shown upon the current County Map Records on file at the City Hall) ~~at least ten days~~ not less than ten (10) days and not more than fifteen (15) days before the meeting at which the proposed subdivision will be considered. For all subdivisions which are of such scope or at locations which affect the design of an integrated neighborhood street pattern or extensions to adjoining unsubdivided land, which include public sites or involve topographic or other unusual conditions, the Commission shall obtain an analysis and recommendation from the Regional Planning Commission or from a city planner, civil engineer, surveyor or landscape architect. The Planning Commission shall review the aforesaid analysis and recommendations and determine if

the preliminary plan embraces all the applicable planning principles and other provisions of these Land Planning and Subdivision Regulations as well as other codes of the City.

If the Commission finds the proposal is the best plan possible under the circumstances and acts favorably, the Chairman and Secretary shall affix their signatures to six copies of the plan with a notation that it has received approval. If approval is contingent upon any special conditions, these shall be noted on the plans. The Commission shall return one copy to the developer, submit one copy each to the Mayor, Council, the Director of Engineering and the Board of Education. The other copy shall be retained by the Commission.

If the Commission acts unfavorably, it shall state in the record of the Commission the conditions to be complied with before approval may be given, and/or it may redesign and recommend an alternate plan to the developer.

The Commission shall act within sixty days from the date of the meeting at which the application and all required maps, plans and data were received, or within a further extension of time, mutually agreed upon with the developer, otherwise the preliminary plan shall be deemed to have been approved by the Commission.”

**“1220.03 DEVELOPMENT PLAN REQUIREMENTS.**

~~(f) The applicant shall also submit a list of names and addresses of all property owners within 500 feet of the perimeter of the premises to be developed, prepared and certified correct by a title company doing business within Cuyahoga County.~~

~~(m)(l)~~ Design. Design plans showing building style, list of exterior material, material samples, color renderings and other architectural and landscaping plans incorporating design elements required in Chapter 1237.”

**“1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION.**

(a) After submittal of complete plans and review by the Planning Department for compliance to the Zoning Code pursuant to Section 1220.04, the Chairman of the Planning Commission shall place the development plan application on the Planning Commission agenda as soon as practicable after the plans have been determined to be complete according to the requirements of Section 1220.03. Not less than ten (10) days and not more than fifteen (15) days before the meeting, the City shall send written notice of the request by regular mail to all persons, firms, or corporations owning property within five hundred (500) feet of the property to which the application pertains. The Planning Commission shall review the plans taking into account the spirit and intent of the Zoning Code, the standards and requirements of the Zoning Code, the location of the proposal, the effect on the surrounding properties and the relationship of the proposal to the Guide Plan.”

**“1233.03 APPEALS AND APPROVALS.**

(c) ~~Not more than ten days nor less than five days~~ Not less than ten (10) days and not more than fifteen (15) days prior to the public hearing, written notice of the hearing of such appeal or application shall be caused by the Board to be sent by regular mail to any person, firm or corporation owning premises located within 300 feet of the land to which such appeal or application relates.”

**“1230.03 COMMERCIAL EXTERIOR LIGHTING.**

(j) Compliance Path.

(3) Permit required. Commercial exterior lighting shall be erected, modified, or replaced only upon the submission of proper plans and specifications and upon review and approval according to the following:

B. Levels of review. The Planning Director or his/her designee makes the determination as to the appropriate level of review necessary for proposed commercial exterior lighting based on the type of lighting and code requirements of this section.

ii. Applicants for commercial exterior lighting requiring Planning Commission review apply directly to the Planning Department by submitting ~~seven copies of~~ the permit application as specified in Subsection (j)(2) hereof and an application fee as specified in Section 1115.~~402(a)(6)~~ of the Planning and Platting Code to the Planning Department. The Planning Commission shall place the requested commercial exterior lighting application on their next available agenda in accordance with the filing deadline schedule posted on the City’s website.”