

ORDINANCE NO. 511

AN ORDINANCE OF THE VILLAGE OF GREENWOOD, CASS COUNTY, NEBRASKA, TO ADOPT A MASTER FEE SCHEDULE FOR ALL FEES FOR ANY ZONING OR SUBDIVISION RELATED ACTION OR PERMIT REQUEST; TO PROVIDE FOR FEES FOR FAILURE TO OBTAIN A PERMIT FOR BUILDING; ZONING OR SUBDIVISIONS; TO PROVIDE FOR ITS IMPLEMENTATION; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED EITHER IN PAMPHLET FORM OR BY POSTING; AND TO PROVIDE THAT THIS ORDINANCE SHALL NOT BE MADE A PART OF THE MUNICIPAL CODE OF THE VILLAGE OF GREENWOOD, NEBRASKA.

WHEREAS, the Village Board of Trustees has adopted a Zoning Ordinance and a Subdivision Ordinance and also, provides for Building Permits for construction within the corporate limits and the extraterritorial jurisdiction of the Village, and

WHEREAS, Zoning Ordinance Section 4.27 provides that the payment of fees for zoning and subdivisions shall be adopted by the Village Board under a Master Fee Schedule and adopted by separate Ordinance, and

WHEREAS, as a result of construction and use of properties occurring without property owners and occupiers failing to obtain a permit prior to construction and use, fees to encourage owners and occupiers to obtain proper permits is deemed to be in the best interests of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF GREENWOOD, NEBRASKA, as follows:

Section 1. That the findings here and above should be, and they are hereby made a part of this Ordinance, as fully as if set out at length herein.

Section 2. That the following MASTER FEE SCHEDULE for Building, Zoning and Subdivisions shall be adopted:

| ZONING AND BUILDING: | |
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| <i>CHANGE OF ZONING DISTRICT APPLICATION FEE (MAP) – Zoning 11.02</i> | <i>\$200.00 plus actual cost of notice, publication and legal review *</i> |
| <i>ZONING TEXT AMENDMENT APPLICATION Zoning 11.02</i> | <i>\$ 150.00 plus actual cost of notice, publication and legal review *</i> |
| <i>SIGN PERMIT Zoning 7.02.05</i> | <i>\$ 100.00</i> |
| <i>TOWER DEVELOPMENT PERMIT Zoning 7.02.04</i> | <i>\$250.00 plus actual notice and engineer review costs *</i> |
| <i>FLOODPLAIN DEVELOPMENT PERMIT Zoning 5.13</i> | <i>\$250.00 plus actual notice and engineer review costs *</i> |

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| ZONING PERMIT FEE Zoning 11.03 Must be issued prior to processing of bulding permit at Cass County, Part of Buidling Permit Process | \$75 Residential \$100 Non-Residential |
| APPEAL FEE – Board of Zoning Adjustment (appeals and variance requests) Zoning 10.02 | \$ 75.00 appeal from decision of Zoning Admin \$150.00 Variance Request, plus actual costs of notice* |
| CONDITIONAL USE PERMIT FEE Zoning 9.02 | \$150.00 plus actual costs of notice * |
| BUILDING PERMITS | Administered by the Cass County Building and Zoning Department pursuant to Interlocal Agreement dated 1996 |
| FENCE PERMIT | \$ 25.00 |
| DEMOLITION PERMIT | \$ 50.00 and proof of insurance |
| PENALTY FOR COMMENCING USE OR WORK WITHOUT PERMIT -CEASE WORK OR USE ORDER SHALL BE ISSUED BY THE BUILDING/ZONING OFFICIAL. PRIOR TO ANY FURTHER USE OR CONSTRUCTION, THE FOLLOWING SHALL BE PAID: | -Double the Fee Set for all Categories above -Flat \$500.00 Fee for Construction of Residential and Commercial Structures without a Building Permit PLUS fees required by Cass County for Permits |
| SUBDIVISION REGULATIONS: | |
| PRELIMINARY PLAT REVIEW FEE (BASE) - Plus per lot fee Subdivision Regs 502.03 | \$250.00 , plus actual cost of Engineer and Attorney Review; Notices * |
| PRELIMINARY PLAT PER PLATTED LOT FEE Subdivision Regs 502.03 | \$10.00 per lot |
| REVISED PRELIMINARY PLAT OR FINAL PLAT Subdivision Regs 502.03 and 503.03 | \$100.00 plus actual cost of Engineer and Attorney Review; Notices * |
| FINAL PLAT REVIEW FEE (BASE) Subdivision Regs 503.03 | \$150.00, plus actual cost of Engineer and Attorney Review * |
| FINAL PLAT PER PLATTED LOT FEE Subdivision Regs 503.03 | \$10 per lot |
| LOT SPLITS, CONSOLIDATIONS AND ADMINISTRATIVE SUBDIVISIONS Subdivision Regs 506.06 | \$250.00 |
| VACATION OF PLAT Subdivision Regs 504 | \$150.00 |
| * ACTUAL COSTS – A deposit may be required in addition to the fee if the estimate of actual costs exceed \$1000.00. The actual fee will be billed to the applicant and must be paid within 30 days of billing and prior to any permits being issued. The deposit shall be applied to actual fees and if there is excess, returned to applicant | |

Section 3. That the Chairman of the Board of Trustees of the Village of Greenwood, Nebraska, and its Clerk, are hereby authorized and directed to implement this Ordinance.

Section 4. That should any section, paragraph, sentence or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Chairman and Board of Trustees of the Village of Greenwood that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 5. That all ordinances and parts of ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.

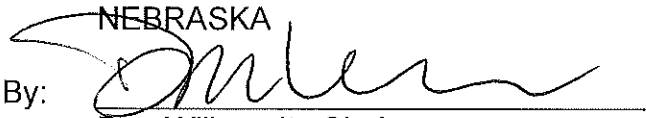
Section 6. That this Ordinance shall be published either by posting in three (3) public places in the Village of Greenwood, Nebraska, or in pamphlet form and shall be effective on the fifteenth (15th) day from and after its passage and approval, provided it has been published, as aforementioned, within the first fifteen (15) days after its passage and approval.

Section 7. That it is the intention of the Chairman and Board of Trustees of the Village of Greenwood, Nebraska, and it is hereby ordained that the provisions of this Ordinance shall not become or be made a part of the Municipal Code of the Village of Greenwood, Nebraska.

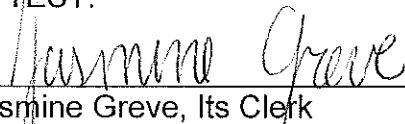
PASSED AND APPROVED THIS 24th day of February, 2020.

VILLAGE OF GREENWOOD,
NEBRASKA

By:


Don Wilken, Its Chairman

ATTEST:


Jasmine Greve, Its Clerk
(SEAL)

