

An Amendment to revise Section 4.3 of the Peninsula Township Zoning Ordinance to provide that the Director of Planning and Zoning will estimate additional zoning fees to be held in escrow.

Amendment No. _____

Section 4.3 Escrow shall be revised to read as follows:

Section 4.3 Escrow: If any Commission or Board determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if any Commission or Board determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary, then the applicant shall deposit with the township treasurer such additional zoning fees in an amount ~~determined by any Commission or Board~~ equal to the ~~estimated~~ additional costs **as estimated by the Director of Planning and Zoning**. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than twenty (20%) percent of the latest escrow deposit and review of the application or decision on the appeal is not completed, then ~~any Commission or Board~~ **the Director of Planning and Zoning** may require the applicant to deposit additional fees into escrow in an amount ~~determined by any Commission or Board~~ to be equal to the ~~estimated~~ costs **as estimated by the Director of Planning and Zoning** to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete or the appeal procedurally defective, thereby justifying the denial of the application or the dismissal of the appeal. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the township in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision on an appeal.