



Building & Planning Department Annual Activity Report 2019



PLANNING COMMISSION ACTIVITY

Table I summarizes the Planning Commission's typical activities for the last five years.

**TABLE I
MEETING SUMMARY
2015 - 2019**

	2019	2018	2017	2016	2015
Number of Meetings	15	18	21	23	22
Total Time (Hours)	9	9	14	13	17
Average Meeting Length (Hours)	.60	.50	.67	.57	.77
Staff Reports Prepared	41	33	68	63	74
Preliminary Plat Applications	1	0	1	0	1
Final Plat Applications	2	4	5	5	1
Minor Subdivisions (Lot Splits & Consolidation Plats)	7	3	9	2	15
Conditional Zoning Certificates	3	3	5	4	5
Zoning Text Amendments	3	1	1	1	0
Zoning Map Amendments	1	1	2	4	5
Site Plan Reviews	9	6	12	15	12
Condominium Declarations	2	1	1	3	4
Other Items	3	3	9	5	4

**TABLE II
2019 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Ashley Taylor Court	Ashley Taylor Court	Yes	Yes	1/14/19	1/14/19	13
Nell Subdivision	Sparrow Way	Yes	Yes	N/A	1/28/19	5

BOARD OF ZONING APPEALS

TABLE III MEETING SUMMARY 2015 - 2019

Year	2019	2018	2017	2016	2015
No. of Meetings	12	12	11	9	9
Total Variances Requested	18	15	20	17	10
No. of Variances Declined	1	0	3	2	1
No. of Variances Approved	14	14	17	15	8
Pct. Of All Variances Approved	78%	93%	85%	88%	80%

TABLE IV VARIANCES BY LAND USE TYPE - 2019

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	15	1	2	0	18
No. of Variances Approved	11	1	2	0	14
No. of Variances Declined	1	0	0	0	1
Approval Percentage	73%	100%	100%	0	78%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2019 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2015 – 2019**

	2019	2018	2017	2016	2015
Ave. One Family Structure Cost	\$ 232,098	\$ 202,477	\$ 232,217	\$247,378	\$219,910
Avg. One Family Floor Area (sq. ft.)	2,408	2,321	2,497	2,499	2,528
Total Single Family Dwelling Units (including condominiums)	51	38	78	68	93
Total New Dwelling Units (A)	51	76	134	157	147
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	18 s.f. lots	51 s.f. lots	44 s.f. lots	54 s.f. lots	25 s.f. lots

(A) Total New Dwelling Units include all 1, 2 & 3-family dwelling and all multifamily dwellings (4 or more units in one building)

**TABLE VI
FEES COLLECTED
2015 - 2019**

FEES COLLECTED:	2019	2018	2017	2016	2015
Building Permits	\$ 48,992	\$ 39,042	\$ 78,155	\$ 64,389	\$ 76,504
Zoning Certificates	\$ 7,650	\$ 9,282	\$ 13,002	\$ 14,232	\$ 12,285
Development Permits (A)	\$ 528	\$ 3,970	\$ 12,198	\$ 19,912	\$ 23,657
HVAC Permits	\$ 18,957	\$ 18,358	\$ 31,117	\$ 25,341	\$ 32,034
Electrical Permits	\$ 19,828	\$ 16,334	\$ 32,984	\$ 26,560	\$ 33,886
BZA & Planning Commission Applications	\$ 1,500	\$ 1,650	\$ 4,240	\$ 2,625	\$ 2,100
Subdivision Review (B)	\$ 1,070	\$ 1,510	\$ 1,810	\$ 1,960	\$ 2,070

Notes:

(A) Fees for the construction of commercial, industrial and multifamily development projects.

(B) Subdivision Review Fees include major subdivisions (residential and commercial); minor subdivisions (those creating less than 5 new lots), re-plats, dedication plats, consolidation plats and condominium declaration plats.

**TABLE VII
CONSTRUCTION & PERMIT ACTIVITY
2017-2019**

					\$ VALUE OF CONSTRUCTION		
	2019	2018	2017		2019	2018	2017
RESIDENTIAL							
Single Family	51	38	78		\$ 11,837,002	\$ 7,694,134	\$ 18,112,972
Two Family	0	0	8		\$ -	\$ -	\$ 560,000
Three Family	0	0	12		\$ -	\$ -	\$ 840,000
Multi-Family	0	38	36		\$ -	\$ 2,774,000	\$ 1,800,000
Remodel/Alteration	118	99	110		\$ 1,331,425	\$ 1,016,920	\$ 977,485
Additions/Garages	78	95	72		\$ 1,145,505	\$ 1,132,448	\$ 689,027
Demolition	4	6	1		\$ -	\$ -	\$ -
Total Residential	251	317	327		\$ 14,313,932	\$ 12,617,502	\$ 22,979,484
Total Less Demo Permits	247	316	320				
COMMERCIAL							
	2019	2018	2017		2019	2018	2017
New Construction	2	5	3		\$ 1,839,855	\$ 4,694,000	\$ 18,617,000
Additions/Alterations	10	8	10		\$ 1,199,000	\$ 1,088,450	\$ 768,000
Demolition	1	1	1		\$ -	\$ -	\$ -
Total Commercial	13	14	14		\$ 3,038,855	\$ 5,782,450	\$ 19,385,000
Total Less Demolition Permits	12	13	13				
INDUSTRIAL							
	2019	2018	2017		2019	2018	2017
New Construction	2	0	1		\$ 14,500,000	\$ -	\$ 2,700,000
Additions/Alterations	1	1	2		\$ 150,000	\$ 12,000	\$ 5,000
Demolition	0	0	0		\$ -	\$ -	\$ -
Total Industrial	3	1	3		\$ 14,650,000	\$ 12,000	\$ 2,705,000
Total Less Demolition Permits	3	1	3				
PUBLIC/QUASI PUBLIC							
	2019	2018	2017		2019	2018	2017
New Construction	0	0	0		\$ -	\$ -	\$ -
Additions/Alterations	0	0	0		\$ -	\$ -	\$ -
Demolition	0	0	0		\$ -	\$ -	\$ -
Total Public/Quasi Public	0	0	0		\$ -	\$ -	\$ -
Total Less Demolition Permits	0	0	0		\$ -	\$ -	\$ -
TOTAL -ALL BLDG PERMITS	267	291	334				
Total - Less Demo Permits	262	284	332				
					TOTAL VALUE OF CONSTRUCTION		
	2019	2018	2017		2019	2018	2017
Building&Zoning Permits	434	426	510		\$ 32,002,787	\$ 18,411,952	\$ 45,069,484
HVAC Permits	182	170	245				
Electric Permits	138	129	196				
TOTAL PERMITS	754	725	951				
Electric Inspections	356	414	593				
Building Inspections	667	779	1122				
Demolition Permits:	5	7	0				

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

Property Maintenance Code Violations 2019

Type of Violation	2019	5Year Avg.	2018	2017	2016	2015	2014
Maintenance	105	94.6	85	139	91	59	99
Public Nuisance	0	3	0	4	5	4	3
Weeds	86	139	122	99	114	141	218
Zoning	18	9	7	21	11	10	5
Total Notifications	209	247	214	263	217	214	325
Total Resolved	174	199	176	214	187	185	294
% Resolved	(83%)	(85%)	(82%)	(81%)	(86%)	(86%)	(90%)

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2019 relative to previous years.(2014, & 2015 totals also include Building Code Violations) (See below).

Building Code Violations 2019

Type of Violation	2019	5Year Avg.	2018	2017	2016	2015	2014
Building	33	49	63	69	91	2	22
Total Resolved	26	32	43	41	59	2	16
% Resolved	(79%)	(65%)	(68%)	(60%)	(65%)	(100%)	(73%)

Building Code violation letters are generally sent out at year's end for dated building projects lacking final inspection approvals. Other violations may be for failure to obtain building permits.

TABLE IX CODE ENFORCEMENT COMPLIANCE 2019

Type of Violation	Total Violations	Referred to Law Dept.	*Resolved by Law Dept.	Abated by City	In Non-Compliance	Total Resolved	Percent Resolved
Property Maintenance	105	1	1	0	36	69	52
Public Nuisance	0	0	0	0	0	0	0
Weeds	87	0	0	23	0	87	100
Zoning	18	0	0	0	6	18	67
Totals:	210	1	1	23	42	174	(83%)

Table IX breaks down violation notices by code chapters and shows the rates of compliance with notices sent.

- The majority of Residential Property Maintenance Code violations relate to junk in yards, lack of exterior maintenance of houses, vehicles, and tenant complaints.
- The majority of weed notices are sent to vacant or abandoned properties. The City will have the properties mowed if the owner does not comply.
- No Public Nuisance notices were sent property owners for hazardous structure conditions.
- Zoning issues generally involve the change of use of a premises, unlicensed vehicle parking, encroachment into building setback lines, or lack of zoning approval for other activities including signs.
- *Cases referred to the Law Department frequently extend into additional calendar years. Cases from 2018 were addressed in 2019.

GRANT ACTIVITY

GRANT & INCENTIVE PROGRAMS

General

Most of the City's grant funding administered by the Building & Planning Department comes from the Community Development Block Grant program. The primary purpose of the CDBG program is to assist low and moderate-income residents, either by providing public infrastructure improvements (for which no assessments are required) in census tracts that are determined to be primarily inhabited by low and moderate-income (LMI) households or by providing for home repairs to LMI households to correct structural & mechanical deficiencies (a.k.a. "building code violations").

As of 2016, the City was no longer a direct recipient of CDBG funds. Instead, we must request and apply for CDBG funding through Medina County, which is a direct recipient county. This means the City must compete with other political jurisdictions in the County for these funds.

Further In addition, in 2016 the Ohio Development Services Agency made the CDBG allocation program a biennial program. There was no grant awarded to Medina County in 2017, but the City did request funding through the 2018 program.

Since eligibility as a direct recipient of grant funds is based on census data, it is possible for the City to regain direct recipient status after results of the 2020 Census are published. In the intervening years, however, the City will have to apply for grant funding through Medina County.

Grant Activities Undertaken in 2019

- **FY2018 Medina County CDBG Allocation Program**

The City was allocated approximately \$92,000 from Medina County's allocation grant to replace and upgrade the public water line in Watrusa Street. The total project cost is estimated at 135,100, the balance of which will be paid from the City's Water Fund (Fund #607). Construction started in later 2019 and will be completed in the spring 2020. This grant will be closed out by the County on or about August 31, 2020.

- **FY2017 CHIP (Community Housing Impact & Preservation) Program**

The City partnered with Medina County for the 2017 CHIP funding round. The application was successful and \$850,000 was awarded by the Ohio Development Services Agency for owner occupied rehabilitation and repairs within the City and the unincorporated areas of Medina County. The grant period started on September 1, 2017 and ended on October 31, 2019. Activities undertaken in the City are noted below:

2017 CHIP Program Wadsworth City Projects

Activity	Households Assisted	Grant Funds Expended	Housing RLF Expended	Total Funds Expended
Home Repair	11	\$105,335	\$0	\$105,335
Private Rehabilitation	8	\$330,615	\$33,119	\$363,734

- **FY2019 CHIP (Community Housing Impact & Preservation) Program**

The City partnered with Medina County and filed an application for CHIP funding in April 2017. This application was successful and \$850,000 was awarded by the Ohio Development Services Agency. The grant period runs from September 1, 2017 through October 31, 2019 and funds will be used for home rehabilitation and home repair projects. The program is open to income-qualified homeowners in Wadsworth City and the unincorporated areas of Medina County. Activities undertaken within the city are noted below:

Other Incentive Programs

No other incentive programs launched in 2019. However, MSW will be receiving a 20K grant, which will be matched by \$20K from the City for façade improvements in downtown. Since it is anticipated that those receiving funds will need to provide a dollar for dollar match, the total potential investment will be around \$80K

This program is expected to kick off in 2020.