



Building & Planning Department Annual Activity Report 2020



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2020 - 2016**

	2020	2019	2018	2017	2016
Number of Meetings	15	15	18	21	23
Total Time (Hours)	6	9	9	14	13
Average Meeting Length (Hours)	.40	.60	.50	.67	.57
Staff Reports Prepared	28	41	33	68	63
Preliminary Plat Applications	1	1	0	1	0
Final Plat Applications	1	2	4	5	5
Minor Subdivisions (Lot Splits & Consolidation Plats)	11	7	3	9	2
Conditional Zoning Certificates	1	3	3	5	4
Zoning Text Amendments	2	3	1	1	1
Zoning Map Amendments	1	1	1	2	4
Site Plan Reviews	4	9	6	12	15
Condominium Declarations	1	2	1	1	3
Other Staff	2	3	3	9	5

**TABLE II
2020 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Blooming Acres	State Road	Yes	Yes	8/24/20	8/24/20	42

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2020 - 2016**

Year	2020	2019	2018	2017	2016
No. of Meetings	8	12	12	11	9
Total Variances Requested	12	18	15	20	17
No. of Variances Declined	0	1	0	3	2
No. of Variances Approved	12	14	14	17	15
Pct. Of All Variances Approved	100%	78%	93%	85%	88%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2020**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	9	3	0	0	12
No. of Variances Approved	9	3	0	0	12
No. of Variances Declined	0	0	0	0	0
Approval Percentage	100%	100%	0%	0%	100%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2020 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2020 – 2016**

	2020	2019	2018	2017	2016
Ave. One Family Structure Cost	\$ 349,595	\$ 232,098	\$ 202,477	\$ 232,217	\$247,378
Avg. One Family Floor Area (sq. ft.)	2,566	2,408	2,321	2,497	2,499
Total Single Family Dwelling Units (including condominiums)	43	51	38	78	68
Total New Dwelling Units (A)	43	51	38	134	157
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	42 s.f. lots	18 s.f. lots	51 s.f. lots	44 s.f. lots	54 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
2020 - 2016**

FEES COLLECTED:	2020	2019	2018	2017	2016
Building Permits	\$ 44,353	\$ 48,992	\$ 39,042	\$ 78,155	\$ 64,389
Zoning Certificates	\$ 5,600	\$ 7,650	\$ 9,282	\$ 13,002	\$ 14,232
Development Permits (A)	\$ 3,417	\$ 528	\$ 3,970	\$ 12,198	\$ 19,912
HVAC Permits	\$ 17,648	\$ 18,957	\$ 18,358	\$ 31,117	\$ 25,341
Electrical Permits	\$ 17,875	\$ 19,828	\$ 16,334	\$ 32,984	\$ 26,560
BZA & Planning Commission Applications	\$ 1,400	\$ 1,500	\$ 1,650	\$ 4,240	\$ 2,625
Subdivision Review (B)	\$ 2,400	\$ 1,070	\$ 1,510	\$ 1,810	\$ 1,960

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
2020-2018**

				\$ VALUE OF CONSTRUCTION		
	2020	2019	2018	2020	2019	2018
RESIDENTIAL						
Single Family	43	51	38	\$ 15,032,619	\$ 11,837,002	\$ 7,694,134
Two Family	0	0	0	\$ -	\$ -	\$ -
Three Family	0	0	0	\$ -	\$ -	\$ -
Multi-Family	1	0	38	\$ 7,870,891	\$ -	\$ 2,774,000
Remodel/Alteration	129	118	99	\$ 1,629,412	\$ 1,331,425	\$ 1,016,920
Additions/Garages	56	78	95	\$ 689,020	\$ 1,145,505	\$ 1,132,448
Demolition	2	4	6	\$ -	\$ -	\$ -
Total Residential	231	251	317	\$ 25,221,942	\$ 14,313,932	\$ 12,617,502
Total Less Demo Permits	229	247	316			
COMMERCIAL						
New Construction	0	2	5	\$ -	\$ 1,839,855	\$ 4,694,000
Additions/Alterations	8	10	8	\$ 268,825	\$ 1,199,000	\$ 1,088,450
Demolition	1	1	1	\$ -	\$ -	\$ -
Total Commercial	9	13	14	\$ 268,825	\$ 3,038,855	\$ 5,782,450
Total Less Demolition Permits	8	12	13			
INDUSTRIAL						
New Construction	0	2	0	\$ -	\$ 14,500,000	\$ -
Additions/Alterations	4	1	1	\$ 2,097,000	\$ 150,000	\$ 12,000
Demolition	1	0	0	\$ -	\$ -	\$ -
Total Industrial	5	3	1	\$ 2,097,000	\$ 14,650,000	\$ 12,000
Total Less Demolition Permits	4	3	1			
PUBLIC/QUASI PUBLIC						
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	245	267	291			
Total - Less Demo Permits	241	262	284			
				TOTAL VALUE OF CONSTRUCTION		
	2020	2019	2018	2020	2019	2018
Building & Zoning Permits	456	434	426	\$ 27,587,767	\$ 32,002,787	\$ 18,411,952
HVAC Permits	192	182	170			
Electric Permits	139	138	129			
TOTAL PERMITS	787	754	725			
TOTAL DEMOLITION PERMITS	4	5	7			
Electric Inspections	317	356	414			
Building Inspections	540	667	779			
Electrical Registered Contractors	63	67	75			
HVAC Registered Contractors	44	46	48			

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

Property Maintenance Code Violations 2020

Type of Violation	2020	Previous 5 Year Avg.	2019	2018	2017	2016	2015
Maintenance	111	96	105	85	139	91	59
Public Nuisance	0	3	0	0	4	5	4
Weeds	76	112	86	122	99	114	141
Zoning	33	13	18	7	21	11	10
Total Notifications	220	223	209	214	263	217	214
Total Resolved	193	187	174	176	214	187	185
% Resolved	88%	84%	(83%)	(82%)	(81%)	(86%)	(86%)

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2020 relative to previous years. (2015 totals also include Building Code Violations) (See below).

Building Code Violations 2020

Type of Violation	2020	5 Year Avg.	2019	2018	2017	2016	2015
Building	12	52	33	63	69	91	2
Total Resolved	5	34	26	43	41	59	2
% Resolved	58%	74%	(79%)	(68%)	(60%)	(65%)	(100%)

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. Fewer notices were sent in 2020 for lack of interior inspections. Covid -19 concerns were a large factor in this decision.

TABLE IX CODE ENFORCEMENT COMPLIANCE 2020

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	111	0	0	0	22	89	80%
Public Nuisance	0	0	0	0	0	0	0%
Weeds	76	0	0	6	0	76	100%
Zoning	33	00	0	1	5	28	85%
Totals:	220	0	0	7	27	193	88%

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. This year the majority of notices were for illegal signs.
- No cases were referred to the Law in 2020.

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. Since 2016, the City is 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. However, the 2020 CDBG Allocation program did earmark \$150,000 in funding for direct use in Wadsworth City.

These funds will be used for installation of sidewalk in downtown (S. Lyman Street from Broad Street to Central Intermediate School) and for Emergency Housing Assistance to income qualified applicants. The emergency housing assistance funds will be used to reimburse St. Vincent de Paul Society for expenditure made to qualifying household to assist with utility bill arrearages.

Both programs will commence in 2020 and will close when funds are expended or by July 31, 2022, whichever comes first.

In addition, the City has partnered with Medina County through their 2019 CHIP (Community Housing Impact & Preservation) Program, which runs from September 1, 2019 through August 31, 2021. We estimate that 12 households will receive home repair and rehabilitation assistance.

Furthermore, the City plans to partner with the County again as they apply for 2021 CHIP funds.

Heritage Ohio – Main Street Wadsworth Grant

In 2020, Main Street Wadsworth received a \$20,000 grant directly from Heritage Ohio (the state's Historic Preservation Agency) for downtown façade improvements. The City matched this amount with an additional \$20K, so that \$40K are available for downtown improvements. Since the grant program requires a dollar for dollar match a minimum of \$80K of investment is expected from this program.

The Covid-19 pandemic seriously slowed this program down and then winter set in, so the completion deadline was extended from December 31, 2020 to the end of May 2021. Nevertheless, Main Street Wadsworth reports that they have committed all \$20K received from Heritage Ohio, so the City will fund the remaining projects in 2021.

Main Street Wadsworth will issue a summary report at the end of the program detailing the results achieved from the grant.