



# Building & Planning Department Annual Activity Report 2021



## PLANNING COMMISSION ACTIVITY

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

**TABLE I  
MEETING SUMMARY  
2021 - 2017**

	2021	2020	2019	2018	2017
Number of Meetings	9	15	15	18	21
Total Time (Hours)	4	6	9	9	14
Average Meeting Length (Hours)	.44	.40	.60	.50	.67
Staff Reports Prepared	17	28	41	33	68
Preliminary Plat Applications	1	1	1	0	1
Final Plat Applications (Major Residential Subdivisions)	0	1	2	4	5
Minor Subdivisions (Lot Splits & Consolidation Plats)	3	11	7	3	9
Conditional Zoning Certificates	1	1	3	3	5
Zoning Text Amendments	0	2	3	1	1
Zoning Map Amendments	1	1	1	1	2
Site Plan Reviews	8	4	9	6	12
Condominium Declarations	0	1	2	1	1
Other Staff	1	2	3	3	9

**TABLE II  
2021 MAJOR RESIDENTIAL SUBDIVISIONS  
NEW BUILDING LOTS PLATTED**

SUBDIVISION NAME/ PHASE	DEVELOPER	LOCATION	BUILDING LOTS PLATTED
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No Final Plats for Major Residential Subdivisions were approved in 2021.

# BOARD OF ZONING APPEALS

**TABLE III  
MEETING SUMMARY  
2021 - 2017**

<b>Year</b>	<b>2021</b>	2020	2019	2018	2017
<b>No. of Meetings</b>	<b>8</b>	8	12	12	11
<b>Total Variances Requested</b>	<b>12</b>	12	18	15	20
<b>No. of Variances Declined</b>	<b>0</b>	0	1	0	3
<b>No. of Variances Approved</b>	<b>12</b>	12	14	14	17
<b>Pct. Of All Variances Approved</b>	<b>100%</b>	100%	78%	93%	85%

**TABLE IV  
VARIANCES BY LAND USE TYPE - 2021**

	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PUBLIC – QUASI/PUBLIC</b>	<b>TOTAL</b>
<b>No. of Variances Requested</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>12</b>
<b>No. of Variances Approved</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>12</b>
<b>No. of Variances Declined</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Approval Percentage</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2021 and compare it to previous years.

**TABLE V  
RESIDENTIAL GROWTH COMPARISON 2021 – 2017**

	<b>2021</b>	2020	2019	2018	2017
Ave. One Family Structure Cost	<b>\$ 179,680</b>	\$ 349,595	\$ 232,098	\$ 202,477	\$ 232,217
Avg. One Family Floor Area (sq. ft.)	<b>2,348</b>	2,566	2,408	2,321	2,497
Total Single Family Dwelling Units (including condominiums)	<b>51</b>	43	51	38	78
Total New Dwelling Units (A)	<b>51</b>	88	51	76	134
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	<b>0</b>	42 s.f. lots	18 s.f. lots	51 s.f. lots	44 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  
2021 - 2017**

<b>FEES COLLECTED:</b>	<b>2021</b>	2020	2019	2018	2017
Building Permits	<b>\$ 50,410</b>	\$ 44,353	\$ 48,992	\$ 39,042	\$ 78,155
Zoning Certificates	<b>\$ 4,547</b>	\$ 5,600	\$ 7,650	\$ 9,282	\$ 13,002
Development Permits (A)	<b>\$ 3,148</b>	\$ 3,417	\$ 528	\$ 3,970	\$ 12,198
HVAC Permits	<b>\$ 21,437</b>	\$ 17,648	\$ 18,957	\$ 18,358	\$ 31,117
Electrical Permits	<b>\$ 21,520</b>	\$ 17,875	\$ 19,828	\$ 16,334	\$ 32,984
BZA & Planning Commission Applications	<b>\$ 850</b>	\$ 1,400	\$ 1,500	\$ 1,650	\$ 4,240
Subdivision Review (B)	<b>\$ 100</b>	\$ 2,400	\$ 1,070	\$ 1,510	\$ 1,810

**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  
2021-2019**

				\$ VALUE OF CONSTRUCTION		
	2021	2020	2019	2021	2020	2019
<b>RESIDENTIAL</b>						
Single Family	51	43	51	\$ 9,163,701	\$ 15,032,619	\$ 11,837,002
Two Family	0	0	0	\$ -	\$ -	\$ -
Three Family	0	0	0	\$ -	\$ -	\$ -
Multi-Family	0	1	0	\$ -	\$ 7,870,891	\$ -
Remodel/Alteration	138	129	118	\$ 1,747,504	\$ 1,629,412	\$ 1,331,425
Additions/Garages	87	56	78	\$ 1,679,483	\$ 689,020	\$ 1,145,505
Demolition	5	2	4	\$ -	\$ -	\$ -
<b>Total Residential</b>	<b>281</b>	<b>231</b>	<b>251</b>	<b>\$ 12,590,688</b>	<b>\$ 25,221,942</b>	<b>\$ 14,313,932</b>
<b>Total Less Demo Permits</b>	<b>276</b>	<b>229</b>	<b>247</b>			
<b>COMMERCIAL</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
New Construction	2	0	2	\$ 1,367,450	\$ -	\$ 1,839,855
Additions/Alterations	16	8	10	\$ 3,865,775	\$ 268,825	\$ 1,199,000
Demolition	1	1	1	\$ -	\$ -	\$ -
<b>Total Commercial</b>	<b>19</b>	<b>9</b>	<b>13</b>	<b>\$ 5,233,225</b>	<b>\$ 268,825</b>	<b>\$ 3,038,855</b>
<b>Total Less Demolition Permits</b>	<b>18</b>	<b>8</b>	<b>12</b>			
<b>INDUSTRIAL</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
New Construction	1	0	2	\$ 2,275,000	\$ -	\$ 14,500,000
Additions/Alterations	1	4	1	\$ 5,000	\$ 2,097,000	\$ 150,000
Demolition	1	1	0	\$ -	\$ -	\$ -
<b>Total Industrial</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>\$ 2,280,000</b>	<b>\$ 2,097,000</b>	<b>\$ 14,650,000</b>
<b>Total Less Demolition Permits</b>	<b>2</b>	<b>4</b>	<b>3</b>			
<b>PUBLIC/QUASI PUBLIC</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
New Construction	0	0	0	\$ -	\$ -	\$ -
Additions/Alterations	0	0	0	\$ -	\$ -	\$ -
Demolition	0	0	0	\$ -	\$ -	\$ -
<b>Total Public/Quasi Public</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Less Demolition Permits</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL -ALL BLDG PERMITS</b>	<b>303</b>	<b>245</b>	<b>267</b>			
<b>Total - Less Demo Permits</b>	<b>296</b>	<b>241</b>	<b>262</b>			
				<b>TOTAL VALUE OF CONSTRUCTION</b>		
	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Building &amp; Zoning Permits</b>	<b>527</b>	<b>456</b>	<b>434</b>	<b>\$ 20,103,913</b>	<b>\$ 27,587,767</b>	<b>\$ 32,002,787</b>
<b>HVAC Permits</b>	<b>186</b>	<b>192</b>	<b>182</b>			
<b>Electric Permits</b>	<b>168</b>	<b>139</b>	<b>138</b>			
<b>TOTAL PERMITS</b>	<b>881</b>	<b>787</b>	<b>754</b>			
<b>TOTAL DEMOLITION PERMITS</b>	<b>7</b>	<b>4</b>	<b>5</b>			
<b>Electric Inspections</b>	<b>487</b>	<b>317</b>	<b>356</b>			
<b>Building Inspections</b>	<b>760</b>	<b>540</b>	<b>667</b>			
<b>Electrical Registered Contractors</b>	<b>75</b>	<b>63</b>	<b>67</b>			
<b>HVAC Registered Contractors</b>	<b>45</b>	<b>44</b>	<b>46</b>			

# CODE ENFORCEMENT

## TABLE VIII CODE ENFORCEMENT ACTIVITY

### 2021 Property Maintenance Code Violations

Type of Violation	2021	Previous 5 Year Avg.	2020	2019	2018	2017	2016
Maintenance	49	106	111	105	85	139	91
Public Nuisance	0	2	0	0	0	4	5
Weeds	64	99	76	86	122	99	114
Zoning	9	18	33	18	7	21	11
<b>Total Notifications</b>	<b>124</b>	224	220	209	214	263	217
<b>Total Resolved</b>	<b>111</b>	189	193	174	176	214	187
<b>% Resolve</b>	<b>90%</b>	84%	88%	83%	82%	81%	86%

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2021 relative to previous years. Notices relating to tenant landlord and storm water complaints were not issued in 2021.

### 2021 Building Code Violations

Type of Violation	2021	5 Year Avg.	2020	2019	2018	2017	2016
Building	2	53.6	12	33	63	69	91
<b>Total Resolved</b>	<b>0</b>	39	5	26	43	41	59
<b>% Resolved</b>	<b>0%</b>	66%	58%	79%	68%	60%	65%

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 and 2021 for lack of interior inspections. Covid-19 concerns were a factor in this decision.

## TABLE IX 2021 CODE ENFORCEMENT COMPLIANCE

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	49	1	0	1	7	42	86%
Public Nuisance	0	0	0	0	0	0	-
Weeds	64	0	0	6	0	62	97%
Zoning	9	0	0	0	4	28	78%
<b>Totals:</b>	<b>124</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>111</b>	<b>90%</b>

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.
- One case was referred to the Law Department in 2021 and was in the court system at the end of 2021.

# GRANT & INCENTIVE PROGRAMS

## Community Development Block Grants (CDBG)

The City utilizes several Community Development Block grants in conjunction with Medina County. Programs and projects undertaken via these grants in 2021 are as follows:

### **2020 CDBG Allocation Grant:**

The City was awarded approximately \$150,000 through the allocation program. \$20,000 was earmarked for homelessness prevention activities which were used to assist income-qualified residents make utility payments in order to prevent utility shut-offs. All \$20,000 was expended in 2021 and 20 low and moderate-income families (households) were assisted through this program.

The remaining \$130,000 will be used in downtown to construct sidewalk along the west side of South Lyman Street between Broad Street and Central Intermediate School. Engineering Plans for this project have been completed and the project released bid. Construction will take place in the spring and early summer of 2022.

The City and County will be eligible to apply for 2022 CDBG Allocation funds later in mid-2022.

### **2019 CDBG Community Housing Impact & Preservation (CHIP) Grant:**

The City partnered with Medina County and obtained a CHIP grant in 2019. Eligible activities for CHIP funding include home owner rehabilitation and home repair. Work was to have been completed by August 31, 2021; however, due to worker shortages and supply chain issues brought on by the Covid-19 pandemic, the state extended the project completion date to August 31, 2022. Projects located in the City of Wadsworth and completed in 2021 are:

<b>Grant Activity</b>	<b>Units Assisted (Completed)</b>	<b>Total Funds Expended</b>
Home Rehabilitation	3	\$134,059
Home Repair	5*	\$55,269

\*As of 12/31/2021, one Home Repair project in the City remains to be completed.

### **2021 CDBG Community Housing Impact & Preservation (CHIP) Grant:**

In 2021, the City once again partnered with Medina County to apply for 2021 CHIP funds. That application was approved and funds available for home rehabilitation and repair projects in the City and unincorporated areas of the county will be approximately \$525,000.

Applications for assistance will be made available to income qualified homeowners by the end of February 2022.

## **Programs for Downtown Improvements**

The City has also worked with Main Street Wadsworth and Heritage Ohio to provide several funding programs to assist building and business owners in the historic downtown invest in improvements to these buildings.

**2020 Heritage Ohio 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 was 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.

By the end of 2020, all of the \$20,000 provided by Heritage Ohio was expended. In 2021, \$9,145 in funds contributed by the City was expended to reimburse four (4) projects. Roughly \$10,800 in matching funds is still available.

This program was also slowed down by the impacts of the Covid pandemic. There were contractor shortages that led to delays in projects being started and when contractors could be found, they commanded higher prices. There are still material shortages that owners are dealing with, which are holding up project completion.

**2021 Façade Improvement Program, Round 2:** In late 2021, City Council authorized the expenditure of \$50,000 in matching funds to continue the improvement projects in downtown started by the Heritage Ohio grant. This second round of funding was geared to owners making improvements to secondary or rear building frontages that abutted parking lots and could provide for additional entries to the building and visually improve those parts of the building that were neglected.

No projects were funded in 2021. However, Main Street Wadsworth, who is administering this program on behalf of the City, has indicated that they have reviewed a number of projects and have given tentative approval to approximately 12 projects. These 12 projects will most likely deplete the \$50,000 set aside.