



# Building & Planning Department Annual Activity Report 2023



## PLANNING COMMISSION ACTIVITY

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

**TABLE I  
MEETING SUMMARY  
2023 - 2019**

	2023	2022	2021	2020	2019
Number of Meetings	14	13	9	15	15
Total Time (Hours)	6	7	4	6	9
Average Meeting Length (Hours)	.39	.54	.44	.40	.60
Staff Reports Prepared	32	29	17	28	41
Preliminary Plat Applications	0	1	1	1	1
Final Plat Applications	2	1	1	1	2
Minor Subdivisions (Lot Splits & Consolidation Plats)	6	10	2	11	7
Conditional Zoning Certificates	3	3	1	1	3
Zoning Text Amendments	0	0	0	2	3
Zoning Map Amendments	3	1	1	1	1
Site Plan Reviews	6	11	8	4	9
Condominium Declarations	1	1	0	1	2
Other Staff	2	1	1	2	3

**TABLE II  
2023 RESIDENTIAL SUBDIVISIONS  
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/ DEVELOPER	GENERAL LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Mt. Easton Estates (Phase 1)	Main Street	Yes	Yes	7/5/22	10/23/23	48

## BOARD OF ZONING APPEALS

**TABLE III  
MEETING SUMMARY  
2023 - 2019**

Year	2023	2022	2021	2020	2019
<b>No. of Meetings</b>	<b>10</b>	7	8	8	12
<b>Total Variances Requested</b>	<b>22</b>	12	12	12	18
<b>No. of Variances Declined</b>	<b>1</b>	2	0	0	1
<b>No. of Variances Approved</b>	<b>20</b>	10	12	12	14
<b>Pct. Of All Variances Approved</b>	<b>91%</b>	83%	100%	100%	78%

**TABLE IV  
VARIANCES BY LAND USE TYPE - 2023**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
<b>No. of Variances Requested</b>	<b>17</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>22</b>
<b>No. of Variances Approved</b>	<b>15</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>20</b>
<b>No. of Variances Declined</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Approval Percentage</b>	<b>88%</b>	<b>100%</b>	<b>100%</b>	<b>N/A</b>	<b>91%</b>

## CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2023 and compare it to previous years.

**TABLE V  
RESIDENTIAL GROWTH COMPARISON 2023 – 2019**

	2023	2022	2021	2020	2019
Ave. One Family Structure Cost	239,959	222,378	\$ 179,680	\$ 349,595	\$ 232,098
Avg. One Family Floor Area (sq. ft.)	2,172	1,700	2,348	2,566	2,408
Total Single Family Dwelling Units (including condominiums)	29	8	51	43	51
Total New Dwelling Units (A)	86	10	51	88	51
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	48 s.f. lots	45 s.f. lots	0	42 s.f. lots	18 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  
2023 - 2019**

<b>FEES COLLECTED:</b>	2023	2022	2021	2020	2019
Building Permits	\$ 39,231	\$ 18,216	\$ 50,410	\$ 44,353	\$ 48,992
Zoning Certificates	\$ 7,046	\$ 3,472	\$ 4,547	\$ 5,600	\$ 7,650
Development Permits (A)	\$ 8,013	\$ 5,509	\$ 3,148	\$ 3,417	\$ 528
HVAC Permits	\$ 14,860	\$ 9,418	\$ 21,437	\$ 17,648	\$ 18,957
Electrical Permits	\$ 12,623	\$ 8,239	\$ 21,520	\$ 17,875	\$ 19,828
BZA & Planning Commission Applications	\$ 1,900	\$ 2,520	\$ 850	\$ 1,400	\$ 1,500
Subdivision Review (B)	\$ 960	\$ 1,170	\$ 100	\$ 2,400	\$ 1,070

**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  
2023-2021**

				\$ VALUE OF CONSTRUCTION		
	2023	2022	2021	2023	2022	2021
<b>RESIDENTIAL</b>						
Single Family	29	8	51	\$ 6,958,830	\$ 1,779,024	\$ 9,163,701
Two Family	0	0	0	\$ -	\$ -	\$ -
Three Family	12	0	0	\$ 1,480,560	\$ -	\$ -
Multi-Family	45	2	0	\$ 5,842,400	\$ 525,000	\$ -
Remodel/Alteration	164	140	138	\$ 2,496,736	\$ 2,149,122	\$ 1,747,504
Additions/Garages	69	66	87	\$ 1,401,932	\$ 1,608,149	\$ 1,679,483
Demolition	7	12	5	\$ -	\$ -	\$ -
<b>Total Residential</b>	<b>326</b>	<b>228</b>	<b>281</b>	<b>\$ 18,180,458</b>	<b>\$ 6,061,295</b>	<b>\$ 12,590,688</b>
<b>Total Less Demo Permits</b>	<b>319</b>	<b>216</b>	<b>276</b>			
<b>COMMERCIAL</b>						
New Construction	0	2	2	\$ -	\$ 8,550,000	\$ 1,367,450
Additions/Alterations	8	7	16	\$ 640,000	\$ 1,813,180	\$ 3,865,775
Demolition	0	0	1	\$ -	\$ -	\$ -
<b>Total Commercial</b>	<b>8</b>	<b>9</b>	<b>19</b>	<b>\$ 640,000</b>	<b>\$ 10,363,180</b>	<b>\$ 5,233,225</b>
<b>Total Less Demolition Permits</b>	<b>8</b>	<b>9</b>	<b>18</b>			
<b>INDUSTRIAL</b>						
New Construction	0	1	1	\$ -	\$ 2,500,000	\$ 2,275,000
Additions/Alterations	1	2	1	\$ 12,860	\$ 21,400,000	\$ 5,000
Demolition	0	0	1	\$ -	\$ -	\$ -
<b>Total Industrial</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>\$ 12,860</b>	<b>\$ 23,900,000</b>	<b>\$ 2,280,000</b>
<b>Total Less Demolition Permits</b>	<b>1</b>	<b>3</b>	<b>2</b>			
<b>PUBLIC/QUASI PUBLIC</b>						
New Construction	0	0	0	\$ -	\$ -	\$ -
Additions/Alterations	0	1	0	\$ -	\$ 531,600	\$ -
Demolition	0	0	0	\$ -	\$ -	\$ -
<b>Total Public/Quasi Public</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 531,600</b>	<b>\$ -</b>
<b>Total Less Demolition Permits</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>\$ -</b>	<b>\$ 531,600</b>	<b>\$ -</b>
<b>TOTAL -ALL BLDG PERMITS</b>	<b>335</b>	<b>241</b>	<b>303</b>			
<b>Total - Less Demo Permits</b>	<b>328</b>	<b>229</b>	<b>296</b>			
				<b>TOTAL VALUE OF CONSTRUCTION</b>		
	2023	2022	2021	2023	2022	2021
<b>Building &amp; Zoning Permits</b>	<b>519</b>	<b>416</b>	<b>527</b>	<b>\$ 18,833,318</b>	<b>\$ 40,856,075</b>	<b>\$ 20,103,913</b>
<b>HVAC Permits</b>	<b>159</b>	<b>151</b>	<b>186</b>			
<b>Electric Permits</b>	<b>116</b>	<b>109</b>	<b>168</b>			
<b>TOTAL PERMITS</b>	<b>794</b>	<b>676</b>	<b>881</b>			
<b>TOTAL DEMOLITION PERMITS</b>	<b>7</b>	<b>12</b>	<b>7</b>			
<b>Electric Inspections</b>	<b>295</b>	<b>229</b>	<b>487</b>			
<b>Building Inspections</b>	<b>497</b>	<b>379</b>	<b>760</b>			
<b>Electrical Registered Contractors</b>	<b>74</b>	<b>72</b>	<b>75</b>			
<b>HVAC Registered Contractors</b>	<b>48</b>	<b>52</b>	<b>45</b>			

# CODE ENFORCEMENT

## TABLE VIII CODE ENFORCEMENT ACTIVITY

### 2023 Property Maintenance Code Violations

Type of Violation	2023	Previous 5 Year Avg.	2022	2021	2020	2019	2018
Maintenance	15	74	20	49	111	105	85
Public Nuisance	11	1	6	0	0	0	0
Weeds	67	78	42	64	76	86	122
Zoning	1	15	6	9	33	18	7
<b>Total Notifications</b>	<b>94</b>	<b>168</b>	<b>74</b>	<b>124</b>	<b>220</b>	<b>209</b>	<b>214</b>
<b>Total Resolved</b>	<b>86</b>	<b>144</b>	<b>68</b>	<b>111</b>	<b>193</b>	<b>174</b>	<b>176</b>
<b>% Resolved</b>	<b>91%</b>	<b>87%</b>	<b>92%</b>	<b>90%</b>	<b>88%</b>	<b>83%</b>	<b>82%</b>

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2023 relative to previous years. Notices relating to tenant landlord and storm water complaints were not issued in 2023.

## TABLE IX 2023 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	15	0	0	0	2	13	45%
Public Nuisance	11	1	1	2	6	5	67%
Weeds	67	0	0	24	0	67	100%
Zoning	1	0	0	0	0	1	100%
<b>Totals:</b>	<b>94</b>	<b>1</b>	<b>1</b>	<b>26</b>	<b>8</b>	<b>86</b>	<b>91%</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.
- 1 case from 2022 was resolved by the Law Department in February 2023.

# GRANT ACTIVITY

## Community Development Block Grants (CDBG)

The City utilizes several Community Development Block grants in conjunction with Medina County. Activities undertaken with the grants in 2023 are as following:

### **2022 CDBG Allocation Grant:**

The City obtained \$150,000 through the Medina County CDBG Allocation Program, which runs from 9/1/22 through 2/28/24. Projects completed in 2023 under this program were:

Homelessness Prevention - \$20,000

Sidewalk Replacement in Low-Moderate Income Census Blocks - \$130,000

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

In 2021, the City partnered with Medina County to for CHIP funding. The application was funded and \$525,000 was made available for home rehabilitation and home repair projects in the City and unincorporated areas of the county. Work commenced in 2022 and was completed in 2023.

As of 12/31/23, the following projects have been completed within the City:

<b>Program</b>	<b>Projects Completed</b>	<b>Total Project Costs</b>
<b>Home Repair Program</b>	4	\$71,526
<b>Home Rehabilitation</b>	1	\$85,881

Five applications received for CHIP assistance could not be funded as the household exceed the HUD income limit threshold or the cost of rehabilitation/repair exceeded the maximum amount of financial assistance allowed for an individual household.

### **2023 CDBG Community Housing Impact & Preservation (CHIP) Grant:**

The City and County again filed a partnership application for CHIP funding in 2023. The total grant award is \$660,000 for the City and unincorporated areas of the County. In addition, the state will require all community with CHIP program income (revolving loan fund balance) to expend these funds before committing any grant funds towards projects. In total, approximately \$398,000 is expected to be used on projects within the City. Activities to be undertaken in Wadsworth City include:

<b>Program</b>	<b>Estimate Projects</b>	<b>Activity Budget</b>
<b>Home Repair Program</b>	5	\$110,000
<b>Home Rehabilitation</b>	4	\$288,000

This application was funded and the grant officially began on 12/1/23. Applications for funding assistance will be taken in early 2024 and funded distributed on a first-come, first-served basis. All grant activity will be undertaken in 2024 and 2025, with a grant close-out in February 2026.