



Building & Planning Department Annual Activity Report 2024



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2024 - 2020**

	2024	2023	2022	2021	2020
Number of Meetings	14	14	13	9	15
Total Time (Hours)	6	6	7	4	6
Average Meeting Length (Hours)	.49	.39	.54	.44	.40
Staff Reports Prepared	31	32	29	17	28
Preliminary Plat Applications	0	0	1	1	1
Final Plat Applications	1	2	1	1	1
Minor Subdivisions (Lot Splits & Consolidation Plats)	12	6	10	2	11
Conditional Zoning Certificates	6	3	3	1	1
Zoning Text Amendments	1	0	0	0	2
Zoning Map Amendments	0	3	1	1	1
Site Plan Reviews	16	6	11	8	4
Condominium Declarations	0	1	1	0	1
Other Staff	0	2	1	1	2

**TABLE II
2024 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/ DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
None						

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2024 - 2020**

Year		2023	2022	2021	2020
No. of Meetings	9	10	7	8	8
Total Variances Requested	16	22	12	12	12
No. of Variances Declined	1	1	2	0	0
No. of Variances Approved	15	20	10	12	12
Pct. Of All Variances Approved	94%	91%	83%	100%	100%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2024**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	11	3	2	0	16
No. of Variances Approved	10	3	2	0	15
No. of Variances Declined	1	0	0	0	1
Approval Percentage	91%	100%	100%	0	94%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2024 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2024 – 2020**

	2024	2023	2022	2021	2020
Ave. One Family Structure Cost	298,451	239,959	222,378	\$ 179,680	\$ 349,595
Avg. One Family Floor Area (sq. ft.)	2,380	2,172	1,700	2,348	2,566
Total Single Family Dwelling Units (including condominiums)	23	29	8	51	43
Total New Dwelling Units (A)	27	86	10	51	88
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	0	48 s.f. lots	45 s.f. lots	0	42 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
2024 - 2020**

FEES COLLECTED:	2024	2023	2022	2021	2020
Building Permits	\$ 31,811	\$ 39,231	\$ 18,216	\$ 50,410	\$ 44,353
Zoning Certificates	\$ 3,400	\$ 7,046	\$ 3,472	\$ 4,547	\$ 5,600
Development Permits (A)	\$ 859	\$ 8,013	\$ 5,509	\$ 3,148	\$ 3,417
HVAC Permits	\$ 14,477	\$ 14,860	\$ 9,418	\$ 21,437	\$ 17,648
Electrical Permits	\$ 15,823	\$ 12,623	\$ 8,239	\$ 21,520	\$ 17,875
BZA & Planning Commission Applications	\$ 1,900	\$ 1,900	\$ 2,520	\$ 850	\$ 1,400
Subdivision Review (B)	\$ 980	\$ 960	\$ 1,170	\$ 100	\$ 2,400

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
2024-2022**

				\$ VALUE OF CONSTRUCTION		
	2024	2023	2022	2024	2023	2022
RESIDENTIAL						
Single Family	23	29	8	\$ 6,864,388	\$ 6,958,830	\$ 1,779,024
Two Family	2	0	0	\$ 800,000	\$ -	\$ -
Three Family	0	12	0	\$ -	\$ 1,480,560	\$ -
Multi-Family	0	45	2	\$ -	\$ 5,842,400	\$ 525,000
Remodel/Alteration	171	164	140	\$ 2,866,655	\$ 2,496,736	\$ 2,149,122
Additions/Garages	66	69	66	\$ 1,664,361	\$ 1,401,932	\$ 1,608,149
Demolition	3	7	12	\$ -	\$ -	\$ -
Total Residential	265	326	228	\$ 12,195,404	\$ 18,180,458	\$ 6,061,295
Total Less Demo Permits	262	319	216			
COMMERCIAL						
New Construction	2	0	2	\$ 8,300,000	\$ -	\$ 8,550,000
Additions/Alterations	7	8	7	\$ 395,000	\$ 640,000	\$ 1,813,180
Demolition	2	0	0	\$ -	\$ -	\$ -
Total Commercial	11	8	9	\$ 8,695,000	\$ 640,000	\$ 10,363,180
Total Less Demolition Permits	9	8	9			
INDUSTRIAL						
New Construction	3	0	1	\$ 3,794,600	\$ -	\$ 2,500,000
Additions/Alterations	2	1	2	\$ 707,000	\$ 12,860	\$ 21,400,000
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Industrial	5	1	3	\$ 4,501,600	\$ 12,860	\$ 23,900,000
Total Less Demolition Permits	5	1	3			
PUBLIC/QUASIPUBLIC						
New Construction	0	0	0	\$ -	\$ -	\$ -
Additions/Alterations	0	0	1	\$ -	\$ -	\$ 531,600
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Public/Quasi Public	0	0	1	\$ -	\$ -	\$ 531,600
Total Less Demolition Permits	0	0	1	\$ -	\$ -	\$ 531,600
TOTAL -ALL BLDG PERMITS	281	335	303			
Total - Less Demo Permits	276	328	296			
				TOTAL VALUE OF CONSTRUCTION		
	2024	2023	2022	2024	2023	2022
Building & Zoning Permits	435	519	416	\$ 25,392,004	\$ 18,833,318	\$ 40,856,075
HVAC Permits	158	159	151			
Electric Permits	129	116	109			
TOTAL PERMITS	722	794	676			
TOTAL DEMOLITION PERMITS	5	7	12			
Electric Inspections	349	295	229			
Building Inspections	632	497	379			
Electrical Registered Contractors	77	74	72			
HVAC Registered Contractors	52	48	52			

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

2024 Property Maintenance Code Violations

Type of Violation	2024	Previous 5 Year Avg.	2023	2022	2021	2020	2019
Maintenance	22	60	15	20	49	111	105
Public Nuisance	1	3	11	6	0	0	0
Weeds	43	67	67	42	64	76	86
Zoning	4	13	1	6	9	33	18
Total Notifications	74	144	94	74	124	220	209
Total Resolved	67	126	86	68	111	193	174
% Resolved	90%	87%	91%	92%	90%	88%	83%

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2024 relative to previous years. Notices relating to tenant landlord and storm water complaints were not issued in 2024.

TABLE IX 2024 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	22	2	1	0	1	17	77%
Public Nuisance	1	0	0	0	0	1	100%
Weeds	43	1	1	11	0	43	100%
Zoning	8	0	0	0	0	6	75%
Totals:	74	3	2	11	1	67	90%

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.

GRANT ACTIVITY

Community Development Block Grants (CDBG)

The City no longer is a direct recipient of CDBG funds; however, we are a partner with Medina County and receive some funding through the following program:

CDBG Allocation Grant Program:

The City is allocated \$150,000 from the Allocation Grant program, which Medina County receives every two years. For the 2024 Allocation Program, the City has committed funds for the following activities:

Homelessness Prevention - \$20,000

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

These projects will be completed in 2025 and 2026. The next allocation grant application will be filed with the state in mid-2026.

CDBG Community Housing Impact & Preservation (CHIP) Grant:

The City is currently a partner with Medina County in the execution of a 2023 CHIP Grant. This grant provides \$660,000 for home rehabilitation and repair projects within Wadsworth City and the unincorporated areas of Medina County.

Approximately \$350,000 in funds are expected to be spent on income-eligible households in the City. The projects will be completed in 2025 and the grant closed out in early 2026.

Medina County, in conjunction with Wadsworth and the Cities of Brunswick and Medina anticipate filing an application for 2025 CHIP. The total amount of the grant award is yet to be determined but the application will be filed with the State in mid-June 2025.

If awarded, grant projects will be accepted for funding beginning in early 2026.