

City of Wadsworth Building & Planning Department Annual Activity Report 2007



PLANNING COMMISSION ACTIVITY

Although the housing market was soft in 2007, a trend that reached Wadsworth in late 2006, the Planning Commission still remained active during the year. Table I below summarizes activity over the last five years, but in 2007 the bulk of the Commission's activity dealt with:

Site plan reviews for commercial and industrial projects

Conditional zoning certificate reviews for conditionally permitted uses.

Review of proposed zoning map amendments, of which the most important was a recommendation to City Council to adopt a new sign code, which became effective in August 2007.

The Commission is continuing to review and discuss long range planning issues and potential zoning text amendments, which will be reflected on the 2008 report.

**TABLE I
MEETING SUMMARY
2003 - 2007**

	2007	2006	2005	2004	2003
Number of Meetings	20	23	21	23	22
Total Time (Hours)	30	24	35	36	34
Average Meeting Length (Hours)	1.5	1.0	1.67	1.40	1.54
Staff Reports Prepared	121	92	135	115	139
Preliminary Plat Applications	4	1	3	5	9
Final Plat Applications	5	0	4	7	4
Minor Lot Splits & Consolidation Plats	5	7	13	13	10
Conditional Zoning Certificates	9	7	17	8	8
Zoning Text Amendments	7	4	6	1	3
Zoning Map Amendments	3	5	4	6	2
Site Plan Reviews	10	12	16	10	10
Condominium Declarations	5	5	10	11	6

TABLE II
2007 SUBDIVISION REVIEWS

SUBDIVISION NAME & DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Southern Court Subdivision	Reimer Rd. C/L 7043, 7044 & 7356	YES	YES	Originally Approved 9/27/04 Extensions: 6/26/06 and 5/14/07		
Grove of Weatherstone II	Edenmore St.	YES	YES	926/05	1/22/07	31
Tiberon Trace PUD Phase I – Greehaven Development	State Road	YES	YES (Medina County)		1/22/07	106 (Phase 1)
Revised Preliminary Plat Seville Rd. Subdivision Kelly Gearhart	Seville Road	YES	YES	Revision 6/25/07	8/13/07	18 S.F. Lots 3 Duplex Lots
State Road Subdivision Kelly Gearhart	State Street	YES	YES	3/13/05	8/13/07	17
Replat/Subdivision C/L 9337 & 9339 Merryweather Real Estate (C-3 & R-3)	Reimer Road	YES	YES	WITHDRAWN	--	--
Westchester PUD Phase I	College & S.R. 57	YES	YES	CZC approved 8/8/05 (107 lots)	12/10/07 Phase I	34

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2003 - 2007**

Year	2007	2006	2005	2004	2003
No. of Meetings	13	17	15	14	20
Total Variance & Appeals Applications Received	18	32	43	39	44
No. of Cases Withdrawn	2	2	1	0	2
No. of Cases Approved	14	27	39	37	34
Pct. of All Cases Approved	78%	84%	91%	95%	81%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2007**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of variance cases	11	5	2	0	18
No. of cases approved	8	4	2	0	14
Approval Percentage	73%	80%	100%	N/A	78%

CONSTRUCTION AND PERMIT ADMINISTRATION

TABLE V
RESIDENTIAL GROWTH COMPARISON 2002 – 2007

	2007	2006	2005	2004	2003
Ave. One Family Structure Cost	\$186,478	\$177,245	\$172,092	\$147,092	\$158,298
Avg. One Family Floor Area	2,312	1,990	1,999	1,975	2,141
Total Single Family Dwelling Units (including condominiums)	50	91	145	205	124
Total New Dwelling Units*	194****	202***	145	205	124
Approved Final Plats – No. of Lots	209 (includes 3 duplex lots	0	137**	178	179

* Includes all single family, multifamily & special housing units (senior housing, congregate living, etc.)

** Includes 3 Multi-Family Lots in Bird St. Park Subdivision and 1 Residential Lot in Wadsworth Crossings (Akron Rd.)

*** Includes 2 Triplexes – 6 units total

****Includes 12 apartment bldgs with 12 units each (144 apt. units)

TABLE VI
FEES COLLECTED
2002 - 2007

FEES COLLECTED:	2007	2006	2005	2004	2003
Building Permits	\$46,094	\$70,647	\$109,101	\$57,753	\$30,320
Zoning Certificates	\$ 8,574	\$12,039	\$8,345	\$4,600	\$3,890
Development Permits (A)	\$ 9,324	\$15,511	\$3,912	---	---
Sanitary Sewer Capacity	\$244,499	\$330,320	\$384,995	\$356,100	\$271,170
HVAC Permits	\$19,252	\$26,044	\$24,700	\$6,830	\$5,030
Electrical Permits	\$22,949	\$35,731	\$41,977	\$29,864	\$24,194
BZA & Planning Commission Applications	\$ 5,810	\$4,416	\$4,100	\$2,604	\$2,750
Subdivision Review (A)	\$ 4,860	\$ 2,100	\$3,650	---	---

Notes:

In mid-2005, fees for zoning, building, electric & HVAC permits were increased

(A) Beginning in 2005, Subdivision Application Fees and Development Permits for commercial/industrial projects were accounted for as separate activity line items. Prior to this, these fees were included in Planning Commission Applications & Building Permits, respectively.

**TABLE VII
CONSTRUCTION ACTIVITY
2005-2007**

	NUMBER OF PERMITS			\$ VALUE OF CONSTRUCTION		
	2007	2006	2005	2007	2006	2005
RESIDENTIAL						
Single Family	50	91	145	\$9,323,918	\$16,188,590	\$25,027,094
Two Family	0	0	0	\$0	\$0	\$0
Multi-Family*	12	12	0	\$6,300,000	\$4,725,000	\$0
Remodel/Alteration	62	40	57	\$695,527	\$423,635	\$589,182
Additions/Garages	85	113	154	\$719,833	\$1,086,595	\$1,513,967
Demolition	0	1	11	\$0	\$0	\$0
TOTAL RESIDENTIAL	209	257	367	\$17,039,278	\$22,423,820	\$27,130,243

* 2006 - includes 2 Triplexes (6 units) & 9 Bldgs x 12 apts (108 units); 2007 - 12 Bldgs x 12 Apts. (144 units)

	2007	2006	2005	2007	2006	2005
COMMERCIAL						
New Construction	3	14	9	\$1,525,000	\$13,545,500	\$16,571,638
Additions/Alterations	0	2	5	\$0	\$270,000	\$1,030,000
Demolition	1	1	1	\$0	\$0	\$0
TOTAL COMMERCIAL	4	17	15	\$1,525,000	\$13,815,500	\$17,601,638

	2007	2006	2005	2007	2006	2005
INDUSTRIAL						
New Construction	0	0	0	\$0	\$0	\$0
Additions/Alterations	1	2	2	\$1,200,000	\$1,102,200	\$2,900,000
Demolition	0	0	0	\$0	\$0	\$0
TOTAL INDUSTRIAL	1	2	2	\$1,200,000	\$1,102,200	\$2,900,000

	2007	2006	2005	2007	2006	2005
PUBLIC/QUASI PUBLIC						
New Construction	0	0	0	\$0	\$0	0
Additions/Alterations	1	3	0	\$1,200,000	\$1,535,299	0
Demoliton	0	0	0	\$0	\$0	0
TOTAL PUBLIC	1	3	0	\$1,200,000	\$1,535,299	0

	2007	2006	2005	2007	2006	2005
Building/Zoning Permits	362	452	536	\$20,964,278	\$38,826,319	\$47,631,881
HVAC Permits	141	156	239			
ELECTRIC Permits	177	223	290			
TOTAL PERMITS	680	831	1065			
Electric Inspections	479	723	1045			
Building Inspections	875	1380	2206			

CODE ENFORCEMENT

Table VIII is a categorized comparison of the type and number of code violation issues addressed in the year 2007 relative to previous years. Based on recent years' averages, 20% less code violations were issued in 2007 than in the previous five years.

- Due to lower levels of construction activity in 2007, there was a decrease in 2007 Building Code violations issued for dated projects lacking final inspection approval. There were 80 less violations than in 2006 accounting for the overall decrease in code violation activity totals for 2007.
- Zoning violation notices were down on average 44% in 2007.
- Property maintenance code activity was about average for the year, (equal to 2006). The residential violations encompassed a wide range of issues, and almost all were complaint driven.
- There were two Public Nuisance violations that were resolved with the owners' cooperation. (Streets and Public service violations such as sidewalk slabs, are now included in Public Nuisance violations).
- Weed notice totals were still high. Increased public awareness of the ordinance, combined with an abundance of abandoned residences creates the high number of complaints.

Overall, approximately 72% of code violations that required written enforcement procedures were satisfactorily resolved. 90% of code violation complaints, (excluding building permit issues), were resolved.

TABLE VIII

TOTAL 2007 CODE ENFORCEMENT ACTIVITY

	2007	2006	2005	2004	2003	2002
Building	39	119	84	20	113	5
Zoning	13	17	43	12	12	33
Property Maintenance	29	29	25	38	28	17
Public Nuisance	2	0	2	5	5	0
Weed Notice	45	52	59	33	35	25
TOTAL NOTICES	132	220	214	111	201	80
TOTAL RESOLVED	95	151	164	87	149	66
% Resolved	(72%)	(69%)	77(%)	(85%)	(74%)	(82%)

Table IX breaks down violation notices by code chapters and defines their current status.

- Building occupancy related notices resulted in only 33% of non-compliant properties receiving final building approval. The current economy may be a factor. Numerous projects were not completed, other properties have changed ownership, and owners are more reluctant to make compliance related improvements.
- Zoning violation notices achieved an 85% compliance rate. One case has been referred to the Law Department.
- 69% of Property Maintenance code violation notices resulted in compliance. Four violations in non-compliance have been forwarded to the Law Department.
- One sidewalk related complaint was resolved
- One commercial structure, which was the source of complaints, was demolished.

- As in previous years, enforcement of weed notices was time consuming, and required the services of private contractors to abate 11 of the nuisances, the most ever abated by the City. Weed notices dominate summer month code activity. All properties were eventually mowed by the owners, or abated by the City. Many were vacant properties.

Every effort is made to achieve compliance with all code violation notices without utilizing additional legal avenues.

TABLE IX
2007 CODE ENFORCEMENT COMPLIANCE

Type of Violation	Total Violations	In Non - Compliance	Abated by the City	Referred to Law Dept.	*Total Resolved
Building	39	26	0	0	13
Zoning	13	2	0	1	11
Property Maintenance	29	9	0	4	20
Public Nuisance	2	0	0	0	2
Weeds	49	0	11	0	49
TOTAL:	132	37	11	5	95

* "Total Resolved" Includes cases abated by the City, and resolved by legal action.

GRANT ACTIVITY

The Building & Planning Department currently administers two types of grants funded by the CDBG Program:

- 1) **Small Cities Formula Grant:** – This grant is awarded annually based on a “formula” established by the Ohio Department of Development. This is a non-competitive grant meaning that the City will receive a predetermined allocation provided that a grant application is submitted by the established deadline and the proposed projects meet a national objective of the CDBG program. CDBG formula funds have been used for water, sanitary & stormwater upgrades, street and sidewalk improvement, and improvements to various parks.
- 2) **CHIP Grant:** CHIP stands for Community Housing Improvement Program. It is a competitive housing rehabilitation grant that provides various forms of housing assistance to qualified low and moderate-income residents. CHIP grant awards have ranged from \$450,000 to \$600,000. The City has been awarded CHIP grants in 1993, 1999, 2001, 2003, 2005 and 2007. Since 1993, CHIP grant funds in excess of \$3.2 million have been used to provide repair and rehabilitation assistance to more than 50 households throughout the City as well as assist low to moderate-income applicants purchase their first home.

CDBG funds can only be used to assist low to moderate income residents or those census tracts where 50% of more of the household are below the area’s median income. This is determined by census data. Table XI summarized grant activity undertaken in 2007:

**TABLE X
GRANT ACTIVITY - 2007**

Grant Name	Funding Source	Activities Undertaken	Grant Funds Awarded/Spent*
FY2005 Formula	CDBG	Project involves replacing and enlarging a portion of waterline on College Street between Kyle & Grandview.	\$68,000/\$68,000
FY2006 Formula	CDBG	An application for 2006 Formula Funds was filed. Project will involve street improvements to Watrusa, Garfield & Mills Streets.	\$61,000/\$61,000
FY2007 Formula	CDBG	An application for 2007 Formula Funds was filed. Project will involve replacing and relocating a sanitary sewer near the intersection of Main and Pine Streets. Project will start in summer/fall of 2008.	\$57,000/\$0
FY2005 CHIP	CDBG/HOME	Rehabilitation of owner occupied and rental housing; downpayment assistance for first-time homebuyers and emergency repairs for income-qualified home owners. Program to be completed by May 2008.	\$596,080/\$400,107
FY2007 CHIP	CDGB/HOME	See description for FY2005 CHIP above. Grant was awarded in September 2007. Project activity will begin in 2008.	\$605,400/\$0

*Most grants are multi-year projects. Not all funds are awarded are expended in the same calendar year.