

**Building & Planning Department  
Annual Activity Report  
2015**



## PLANNING COMMISSION ACTIVITY

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

**TABLE I  
MEETING SUMMARY  
2011 - 2015**

	2015	2014	2013	2012	2011
Number of Meetings	22	17	17	17	17
Total Time (Hours)	17	10	17	13	10
Average Meeting Length (Hours)	0.77	0.61	1	0.76	0.59
Staff Reports Prepared	74	38	42	35	50
Preliminary Plat Applications	1	0	0	2	0
Final Plat Applications	1	3	0	1	0
Minor Subdivisions (Lot Splits & Consolidation Plats)	15	5	5	2	6
Conditional Zoning Certificates	5	2	5	4	5
Zoning Text Amendments	0	0	2	0	14
Zoning Map Amendments	5	1	2	3	0
Site Plan Reviews	12	9	7	5	11
Condominium Declarations	4	3	1	2	1
Other Staff Reports	4	6	5	5	5

\* Includes re-approval of subdivisions whose original approval was set to expire. The Planning Commission's approval of a preliminary plat is valid for one year unless construction has commenced.

**TABLE II  
2015 RESIDENTIAL SUBDIVISIONS  
FINAL PLAT APPLICATIONS SUBMITTED**

SUBDIVISION NAME (DEVELOPER)	LOCATION	PUBLIC WATER	PUBLIC SEWER	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
<b>Tiberon Trace Phase V (Greenhaven Development)</b>	State Rd.	Yes	Yes	---	1/5/16	25

# BOARD OF ZONING APPEALS

**TABLE III  
MEETING SUMMARY  
2011 - 2015**

<b>Year</b>	<b>2015</b>	2014	2013	2012	2011
<b>No. of Meetings</b>	<b>9</b>	9	10	9	9
<b>Total Variances Requested</b>	<b>10</b>	20	16	13	13
<b>No. of Variances Declined</b>	<b>1</b>	3	0	0	0
<b>No. of Variances Approved</b>	<b>8</b>	17	14	13	12
<b>Pct. of All Variances Approved</b>	<b>80%</b>	85%	88%	100%	92%

**TABLE IV  
VARIANCES BY LAND USE TYPE - 2015**

	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>PUBLIC – QUASI/PUBLIC</b>	<b>TOTAL</b>
<b>No. of Variances Requested</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>10</b>
<b>No. of Variances Approved</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>8</b>
<b>No. of Variances Declined</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Approval Percentage</b>	<b>83%</b>	<b>67%</b>	<b>100%</b>	<b>0%</b>	<b>80%</b>

## CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2015 and compare it to previous years.

**TABLE V  
RESIDENTIAL GROWTH COMPARISON 2011 – 2015**

	2015	2014	2013	2012	2011
Ave. One Family Structure Cost	\$219,910	\$216,768	\$205,756	\$202,177	\$165,626
Avg. One Family Floor Area (sq. ft.)	2,528	2,337	2,328	2,216	2,094
Total Single Family Dwelling Units (including condominiums)	93	56	46	40	45
Total New Dwelling Units (A)	147	72	75	48	45
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	25 s.f. lots	71 s.f. lots	0	47 s.f. lots	0

(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  
2011 - 2015**

<b>FEES COLLECTED:</b>	2015	2014	2013	2012	2011
Building Permits	\$ 76,504	\$ 49,977	\$44,533	\$40,541	\$42,462
Zoning Certificates	\$ 12,285	\$ 7,484	\$7,703	\$ 6,786	\$7,666
Development Permits (A)	\$ 23,657	\$6,803	\$3,482	\$ 2,471	\$10,247
HVAC Permits	\$ 32,034	\$16,803	\$18,905	\$12,838	\$14,634
Electrical Permits	\$ 33,886	\$19,491	\$20,032	\$14,794	\$18,013
BZA & Planning Commission Applications	\$ 2,100	\$10,824	\$4,070	\$ 2,450	\$1,700
Subdivision Review (B)	\$ 2,070	\$1,080	\$200	\$ 990	\$200

**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 – 2015**

	\$ VALUE OF CONSTRUCTION					
	2015	2014	2013	2015	2014	2013
<b>RESIDENTIAL</b>						
Single Family	93	56	46	\$ 20,451,683	\$ 11,928,991	\$ 9,409,690
Two Family	0	0	0			
Three Family	0	0	3	\$ -	\$ -	\$ 240,000
Multi-Family	54	16	26	\$ 2,839,000	\$ 1,340,000	\$ 1,375,000
Remodel/Alteration	73	72	104	\$ 583,461	\$ 792,886	\$ 1,306,369
Additions/Garages	73	56	58	\$ 706,630	\$ 831,413	\$ 747,949
Demolition	2	4	4	\$ -	\$ -	\$ -
<b>Total Residential</b>	<b>295</b>	<b>204</b>	<b>241</b>	<b>\$ 24,580,774</b>	<b>\$ 14,893,290</b>	<b>\$ 13,079,008</b>
<b>Total Less Demo Permits</b>	<b>293</b>	<b>200</b>	<b>237</b>			
<b>COMMERCIAL</b>						
	2015	2014	2013	2015	2014	2013
New Construction	2	2	2	\$ 4,300,000	\$ 1,450,000	\$ 1,650,000
Additions/Alterations	2	6	7	\$ 1,594,200	\$ 4,035,750	\$ 1,473,612
Demolition	4	1	1	\$ -	\$ -	\$ -
<b>Total Commercial</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>\$ 5,894,200</b>	<b>\$ 5,485,750</b>	<b>\$ 3,123,612</b>
<b>Total Less Demolition Permits</b>	<b>4</b>	<b>8</b>	<b>9</b>			
<b>INDUSTRIAL</b>						
	2015	2014	2013	2015	2014	2013
New Construction	2	0	0	\$ 6,600,000	\$ -	\$ -
Additions/Alterations	2	2	2	\$ 6,500,000	\$ 36,000	\$ 325,000
Demolition	1	0	0	\$ -	\$ -	\$ -
<b>Total Industrial</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>\$ 13,100,000</b>	<b>\$ 36,000</b>	<b>\$ 325,000</b>
<b>Total Less Demolition Permits</b>	<b>4</b>	<b>2</b>	<b>2</b>			
<b>PUBLIC/QUASI PUBLIC</b>						
	2015	2014	2013	2015	2014	2013
New Construction	0	1	1	\$ -	\$ 10,000	\$ 2,500,000
Additions/Alterations	0	1	1	\$ -	\$ 250,000	\$ 205,800
Demolition	0	0	1	\$ -	\$ -	\$ -
<b>Total Public/Quasi Public</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>\$ -</b>	<b>\$ 260,000</b>	<b>\$ 2,705,800</b>
<b>Total Less Demolition Permits</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>\$ -</b>	<b>\$ 260,000</b>	<b>\$ 2,705,800</b>
<b>TOTAL -ALL BLDG PERMITS</b>	<b>308</b>	<b>217</b>	<b>256</b>			
<b>Total - Less Demo Permits</b>	<b>301</b>	<b>212</b>	<b>250</b>			
<b>TOTAL VALUE OF CONSTRUCTION</b>						
	2015	2014	2013	2015	2014	2013
<b>Building&amp;Zoning Permits</b>	<b>447</b>	<b>331</b>	<b>346</b>	<b>\$ 43,574,974</b>	<b>\$ 20,675,040</b>	<b>\$ 19,233,420</b>
<b>HVAC Permits</b>	<b>217</b>	<b>146</b>	<b>167</b>			
<b>Electric Permits</b>	<b>187</b>	<b>145</b>	<b>246</b>			
<b>TOTAL PERMITS</b>	<b>851</b>	<b>622</b>	<b>759</b>			
<b>Electric Inspections</b>	<b>611</b>	<b>403</b>	<b>513</b>			
<b>Building Inspections</b>	<b>871</b>	<b>613</b>	<b>740</b>			

# CODE ENFORCEMENT

## TABLE VIII CODE ENFORCEMENT ACTIVITY

### Code Violations 2015

Type of Violation	2015	5 Year Avg.	2014	2013	2012	2011	2009
Building	2	50	22	75	35	54	62
Property Maintenance	59	59	99	68	61	37	29
Public Nuisance	4	2	3	2	0	3	0
Weeds	141	201	218	266	166	167	189
Zoning	10	8	5	15	8	6	6
<b>Total Notifications</b>	<b>216</b>	<b>319</b>	<b>347</b>	<b>426</b>	<b>270</b>	<b>267</b>	<b>286</b>
<b>Total Resolved</b>	<b>187</b>	<b>279</b>	<b>316</b>	<b>380</b>	<b>237</b>	<b>226</b>	<b>234</b>
<b>% Resolved</b>	<b>(87%)</b>	<b>(87%)</b>	<b>(91%)</b>	<b>(88%)</b>	<b>(88%)</b>	<b>(85%)</b>	<b>(82%)</b>
Complaints: 108 Unsubstantiated Complaints: 31 Code Enforcement Inspections: 548							

Table VIII is a categorized comparison of the type and number of code violation issues addressed in the year 2015 relative to previous years. Based on recent years' averages, 32% fewer code violation notices were issued in 2015 than in the previous five years average. Fewer notices for lack of building inspection approval were issued. That project is scheduled for early 2016. Fewer complaints, fewer vacant lots, and slow grass growth in the late summer were factors in sending fewer weed notices. Other categories were consistent.

## TABLE IX CODE ENFORCEMENT COMPLIANCE 2015

Type of Violation	Total Violations	Referred to Law Dept.	Resolved by Law Dept.	Abated by City	In Non-Compliance	Total Resolved	Percent Resolved
Building	2	-	-	-	-	2	100%
Property Maintenance	59	5	2	-	13	46	78%
Public Nuisance	4	-	-	-	2	2	67%
Weeds	141	-	-	39	13	128	91%
Zoning	10	-	-	1	1	9	90%
<b>Totals:</b>	<b>216</b>	<b>5</b>	<b>2</b>	<b>39</b>	<b>29</b>	<b>187</b>	<b>87%</b>

Table IX breaks down violation notices by code chapters and shows the rates of compliance with notices sent.

- Building Code violations are generally issued for dated building projects lacking final inspection approvals and for failure to obtain building permits. The majority of Residential Property Maintenance Code violations relate to junk in yards, lack of exterior maintenance of houses, vehicles, and tenant complaints.
- Four Public Nuisance notices are sent property owners for hazardous structure conditions.
- 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.
- Zoning issues generally involve the change of use of a premises, encroachment into building setback lines, or lack of zoning approval for other activities including signs.

## GRANT ACTIVITY

### I. Grant Activity Undertaken in 2015:

- FY2014 CDBG Allocation (Community Development Block Grant Program). The City was awarded an allocation grant (formerly known as a “Formula” grant) of \$75,000. Eight (8) LMI households in the City received home repair assistance through this program, which exceed the number of households estimated to be served (7). All work was completed in 2015 and the grant will be closed out by February 29, 2016.
- FY2014 CHIP (Community Housing Improvement Program). Wadsworth is a partner community in this grant along with the Cities of Brunswick & Medina (Medina City is the lead partner/grantee). The City’s share of this grant is approximately \$352,000, which will be used for various types of housing improvements and other forms of housing assistance. The grant program runs through 2016. In 2015, the following projects were undertaken:

Project Type	Estimated Projects (Goal)	Projects Completed	Projects In Construction	Pending Projects
Home Repair (Owner-Occupied)	14	8	5	2
Private Rehabilitation (Owner-Occupied)	6	0	3	2
Downpayment Assistance - Rehabilitation	1	0	0	1

The City is on track to meet or exceed the goals of the CHIP grant by 2016.

- Clean Ohio Trail Funds (COTF). The City was awarded a \$372,185 grant from the Ohio Department of Natural Resources to fund 75% of the construction of the Ohio Edison Interurban Trail, as envisioned by the Multimodal Transportation Plan. Preliminary work required before construction was conducted in 2015, including: surveying, preliminary engineering, title searches and easement agreements. Easement agreements were submitted to First Energy Corp. for review and approval as a good portion of the trail will be constructed within easements and rights-of-way under their control. Plans are expected to be bid in spring 2016 and construction to occur between June & August 2016. The project completion date is August 30, 2016.

### II. Grant Applications Filed in 2015:

- FY2015 CDBG Allocation Grant. The City filed an application to fund 7 additional home repairs for income-qualified residents of the City. The grant was awarded on September 1, 2015 and applications will be taken in early 2016 on a first-come, first-served basis until grant funds are expended. All projects must be complete by December 31, 2016.
- FY2015 CDBG Downtown Revitalization Grant. The City filed an application with the state for a \$300,000 downtown revitalization grant. The program would have provided grant funds to assist downtown business and property owners make façade improvements and other structural and mechanical system improvements to their buildings (including roofing, electrical, plumbing, HVAC, drainage and similar repairs and upgrades). The program would have taken the form of a 50/50 matching program, where the grant would provide 50% of eligible expenses while the building and business owners would provide the remaining 50%. The downtown revitalization program is a competitive program, and only about 50 of the 75 plus applications submitted were funded. Unfortunately, the City’s application was not selected for funding.

### III. CDBG Allocation Program – Changes to Eligibility Requirements Beginning 2016:

The primary purpose of the CDBG program is to assist low and moderate-income residents, either by providing infrastructure improvements (for which no assessments are required) to census tracts that are determined to be primarily inhabited by low and moderate-income (LMI) households or by providing for home repairs to LMI households to correct structural & mechanical deficiencies (a.k.a. “building code violations”).

Grant funds are allocated by the state directly to cities with populations under 50,000 by a formula that takes into account the number of LMI residents as a percentage of total population. This information is provided from decennial census data as well as interim estimates conducted by the Census Bureau.

Over time, the percentage of the LMI population to total population has steadily decreased to the point that there are no longer any census tracts in the City that have more than 50% LMI residents. As a result, the City will no longer receive a direct allocation grant from the state. Instead, the City will become part of Medina County’s CDBG program and we will have to compete for project funding with the other political jurisdictions that are part of the County’s program.

However, to ease this transition, the state has required that the City of Wadsworth receive funding for one project during the 2016, 2017 & 2018 program years.

Since eligibility as a direct recipient of grant funds is based on Census data, it is plausible and possible for the City to regain direct recipient status after results of the 2020 Census are published. In the intervening years, however, the City will have to apply for grant funding through Medina County.