

Building & Planning Department Annual Activity Report 2016



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2012 - 2016**

	2016	2015	2014	2013	2012
Number of Meetings	23	22	17	17	17
Total Time (Hours)	13	17	10	17	13
Average Meeting Length (Hours)	0.57	0.77	0.61	1.0	0.76
Staff Reports Prepared	63	74	38	42	35
Preliminary Plat Applications	0	1	0	0	2
Final Plat Applications	5	1	3	0	1
Minor Subdivisions (Lot Splits & Consolidation Plats)	2	15	5	5	2
Conditional Zoning Certificates	4	5	2	5	4
Zoning Text Amendments	1	0	0	2	0
Zoning Map Amendments	4	5	1	2	3
Site Plan Reviews	15	12	9	7	5
Condominium Declarations	3	4	3	1	2
Other Staff Reports	5	4	6	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
2016 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Tiberon Trace – Phase VI & VII – Greenhaven Development	State Rd.	Yes	Yes	---	10/26/16	54

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2012 - 2016**

Year	2016	2015	2014	2013	2012
No. of Meetings	9	9	9	10	9
Total Variances Requested	17	10	20	16	13
No. of Variances Declined	2	1	3	0	0
No. of Variances Approved	15	8	17	14	13
Pct. of All Variances Approved	88%	80%	85%	88%	100%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2016**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	12	4	1	0	17
No. of Variances Approved	10	4	1	0	15
No. of Variances Declined	2	0	0	0	2
Approval Percentage	83%	100%	100%	0%	88%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2016 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2012 – 2016**

	2016	2015	2014	2013	2012
Ave. One Family Structure Cost	\$247,378	\$219,910	\$216,768	\$205,756	\$202,177
Avg. One Family Floor Area (sq. ft.)	2,499	2,528	2,337	2,328	2,216
Total Single Family Dwelling Units (including condominiums)	68	93	56	46	40
Total New Dwelling Units (A)	157	147	72	75	48
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	54 s.f. lots	25 s.f. lots	71 s.f. lots	0	47 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
2012 - 2016**

FEES COLLECTED:	2016	2015	2014	2013	2012
Building Permits	\$ 64,389	\$ 76,504	\$ 49,977	\$44,533	\$40,541
Zoning Certificates	\$ 14,232	\$ 12,285	\$ 7,484	\$7,703	\$ 6,786
Development Permits (A)	\$ 19,912	\$ 23,657	\$6,803	\$3,482	\$ 2,471
HVAC Permits	\$ 25,341	\$ 32,034	\$16,803	\$18,905	\$12,838
Electrical Permits	\$ 26,560	\$ 33,886	\$19,491	\$20,032	\$14,794
BZA & Planning Commission Applications	\$ 2,625	\$ 2,100	\$10,824	\$4,070	\$ 2,450
Subdivision Review (B)	\$ 1,960	\$ 2,070	\$1,080	\$200	\$ 990

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
2014-2016**

				\$ VALUE OF CONSTRUCTION		
	2016	2015	2014	2016	2015	2014
RESIDENTIAL						
Single Family	68	93	56	\$ 16,821,751	\$ 20,451,683	\$ 11,928,991
Two Family	2	0	0	\$ 140,000		
Three Family	6	0	0	\$ 420,000	\$ -	\$ -
Multi-Family	81	54	16	\$ 3,598,200	\$ 2,839,000	\$ 1,340,000
Remodel/Alteration	72	73	72	\$ 616,906	\$ 583,461	\$ 792,886
Additions/Garages	91	73	56	\$ 943,796	\$ 706,630	\$ 831,413
Demolition	7	2	4	\$ -	\$ -	\$ -
Total Residential	327	295	204	\$ 22,540,653	\$ 24,580,774	\$ 14,893,290
Total Less Demo Permits	320	293	200			
COMMERCIAL	2016	2015	2014	2016	2015	2014
New Construction	1	2	2	\$ 2,000,000	\$ 4,300,000	\$ 1,450,000
Additions/Alterations	7	2	6	\$ 835,100	\$ 1,594,200	\$ 4,035,750
Demolition	0	4	1	\$ -	\$ -	\$ -
Total Commercial	8	8	9	\$ 2,835,100	\$ 5,894,200	\$ 5,485,750
Total Less Demolition Permits	8	4	8			
INDUSTRIAL	2016	2015	2014	2016	2015	2014
New Construction	1	2	0	\$ 5,350,000	\$ 6,600,000	\$ -
Additions/Alterations	4	2	2	\$ 279,300	\$ 6,500,000	\$ 36,000
Demolition	0	1	0	\$ -	\$ -	\$ -
Total Industrial	5	5	2	\$ 5,629,300	\$ 13,100,000	\$ 36,000
Total Less Demolition Permits	5	4	2			
PUBLIC/QUASI PUBLIC	2016	2015	2014	2016	2015	2014
New Construction	0	0	1	\$ -	\$ -	\$ 10,000
Additions/Alterations	0	0	1	\$ -	\$ -	\$ 250,000
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Public/Quasi Public	0	0	2	\$ -	\$ -	\$ 260,000
Total Less Demolition Permits	0	0	2	\$ -	\$ -	\$ 260,000
TOTAL -ALL BLDG PERMITS	340	308	217			
Total - Less Demo Permits	333	301	212			
				TOTAL VALUE OF CONSTRUCTION		
	2016	2015	2014	2016	2015	2014
Building&Zoning Permits	502	447	331	\$ 31,005,053	\$ 43,574,974	\$ 20,675,040
HVAC Permits	200	217	146			
Electric Permits	170	187	145			
TOTAL PERMITS	872	851	622			
Electric Inspections	501	611	403			
Building Inspections	976	871	613			
Demolition Permits:	7	7	5			

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

Property Maintenance Code Violations 2016

Type of Violation	2016	5 Yr. Avg.	2015	2014	2013	2012	2011
Maintenance	91	65	59	99	68	61	37
Public Nuisance	5	2	4	3	2	0	3
Weeds	114	192	141	218	266	166	167
Zoning	11	9	10	5	15	8	6
Total Notifications	217	268	214	325	351	235	213
Total Resolved	187	245	185	294	335	215	197
% Resolved	(86%)	(91%)	(86%)	(90%)	(95%)	(91%)	(92%)
Complaints: 155 Unsubstantiated Complaints: 31 Code Enforcement Inspections: 399 <i>*Bldg. Code Violations were removed from this table in 2016 and are in a separate table below.</i>							

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2016 relative to previous years

Building Code Violations 2016

Type of Violation	2016	5 Yr. Avg.	2015	2014	2013	2012	2011
Building	91	38	2	22	75	35	54
Total Resolved	59	23	2	16	45	22	29
% Resolved	(65%)	(70%)	(100%)	(73%)	(60%)	(63%)	(54%)

Building Code violations are generally issued for dated building projects lacking final inspection approvals and for failure to obtain building permits.

TABLE IX CODE ENFORCEMENT COMPLIANCE 2016

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	91	5	2	2	24	67	74%
Public Nuisance	5	-	-	1	2	3	60%
Weeds	114	-	-	33	2	111	97%
Zoning	11	-	-	-	2	9	82%
Totals:	217	5	2	36	30	187	86%

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.
- Four Public Nuisance notices were sent property owners for hazardous structure conditions.
- 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

Community Development Block Grant (CDBG) Program – Changes to Eligibility Requirements Beginning 2016:

Most of the City’s grant funding administered by the Building & Planning Department comes from the Community Development Block Grant program. The primary purpose of the CDBG program is to assist low and moderate-income residents, either by providing public infrastructure improvements (for which no assessments are required) in 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 fund 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 estimated conducted by the Census Bureau.

Over time, the percentage of Wadsworth’s LMI population to total population has steadily decreased to the point that there are no longer any census tracks in the City that have more than 50% LMI residents. As a result, beginning in 2016, 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 will have to compete for project funding with the other political jurisdictions that are part of the County’s program. To ease this transition, the state has required that the City of Wadsworth receive funding for at least one project during each of 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 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.

Grant Activity Undertaken in 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 envision by the Multimodal Transportation Plan. Construction was originally scheduled to be completed in 2016. Delays in obtaining easements from First Energy Corporation for the actual trail pushed the construction into the spring of 2017. Construction plans have been prepared, approved and bid out and once all necessary easement required from First Energy have been obtain, trail construction can begin. Construction is expected to start in spring 2017 when weather permits.

- **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	Program Goal (No. of Projects)	Actual No. of Projects Completed	Outcome
Home Repair (Owner-Occupied)	14	17	Goal Exceed
Private Rehabilitation (Owner-Occupied)	6	6	Goal Met
Downpayment Assistance - Rehabilitation	1	1	Goal Met

- **FY2015 CDBG Allocation Grant.** The City was awarded \$75,000 to undertake a home repair program with a goal of assisting seven (7) income-qualified, owner-occupied homes in the City limits. The city met the program's goal by assisting seven (7) income-qualified household. All projects were completed by December 31, 2016 and the program will be closed out in early 2017.
- **FY2016 Medina County CDBG Allocation Grant.** The City was awarded approximately \$100,000 from Medina County's grant to undertake another home repair program. The City has established a goal of providing assistance to eight (8) income-qualified household in the City. The program start date was September 1, 2016 so most of the work will occur in 2017. All projects will be completed by August 31, 2017.
- **FY2016 Medina County CDBG Set-Aside Grant: Downtown Revitalization for Wadsworth.** On behalf of and with the cooperation of the City, Medina County also filed an application for \$300,000 in competitive CDBG "set-aside" funds for downtown revitalization in the City of Wadsworth. This application was funded and will take the form of a matching reimbursement program. Eligible projects and properties can receive up to \$15,000 in matching grant funds for façade improvements and other projects that improve the structural & mechanical systems of the building. The City's goal with this program is to provide assistance to 22 structures within the downtown target area. This grant has a two-year timeline and all projects will be completed by August 31, 2018. To date, five applications have been received and are being reviewed for eligibility.