

**Building & Planning Department
Annual Activity Report
2014**



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2010 - 2014**

	2014	2013	2012	2011	2010
Number of Meetings	17	17	17	17	21
Total Time (Hours)	10	17	13	10	18
Average Meeting Length (Hours)	0.61	1	0.76	0.59	0.86
Staff Reports Prepared	38	42	35	50	76
Preliminary Plat Applications	0	0	2	0	0
Final Plat Applications	3	0	1	0	0
Minor Subdivisions (Lot Splits & Consolidation Plats)	5	5	2	6	6
Conditional Zoning Certificates	2	5	4	5	22
Zoning Text Amendments	0	2	0	14	8
Zoning Map Amendments	1	2	3	0	1
Site Plan Reviews	9	7	5	11	21
Condominium Declarations	3	1	2	1	0
Other Staff	6	5	5	5	12

* 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
2014 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 III – Greenhaven Development	State Rd.	Yes	Yes	2009	7/18/14	36
Tiberon Trace – Phase IV – Greenhaven Development	State Rd.	Yes	Yes	2009	7/18/14	17
Seville Rd. Subdivision – Seville Road Homes	Seville Rd.	Yes	Yes	2010	7/28/14	18

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2010 - 2014**

Year	2014	2013	2012	2011	2010
No. of Meetings	9	10	9	9	8
Total Variances Requested	20	16	13	13	15
No. of Variances Declined	3	0	0	0	2
No. of Variances Approved	17	14	13	12	13
Pct. of All Variances Approved	85%	88%	100%	92%	87%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2014**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	13	2	5	0	20
No. of Variances Approved	10	2	5	0	17
No. of Variances Declined	3	0	0	0	3
Approval Percentage	77%	100%	100%	0%	85%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2014 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2010 – 2014**

	2014	2013	2012	2011	2010
Ave. One Family Structure Cost	\$216,768	\$205,756	\$202,177	\$165,626	\$153,018
Avg. One Family Floor Area (sq. ft.)	2,337	2,328	2,216	2,094	1,850
Total Single Family Dwelling Units (including condominiums)	56	46	40	45	48
Total New Dwelling Units (A)	72	75	48	45	48
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	71 s.f. lots	0	47 s.f. lots	0	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
2010 - 2014**

FEES COLLECTED:	2014	2013	2012	2011	2010
Building Permits	\$ 49,977	\$44,533	\$40,541	\$42,462	\$41,237
Zoning Certificates	\$ 7,484	\$7,703	\$ 6,786	\$7,666	\$7,482
Development Permits (A)	\$6,803	\$3,482	\$ 2,471	\$10,247	\$18,809
HVAC Permits	\$16,803	\$18,905	\$12,838	\$14,634	\$16,704
Electrical Permits	\$19,491	\$20,032	\$14,794	\$18,013	\$19,312
BZA & Planning Commission Applications	\$10,824	\$4,070	\$ 2,450	\$1,700	\$2,250
Subdivision Review (B)	\$1,080	\$200	\$ 990	\$200	\$660

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**

	\$ VALUE OF CONSTRUCTION					
	2014	2013	2012	2014	2013	2012
RESIDENTIAL						
Single Family	56	46	40	\$ 11,928,991	\$ 9,409,690	\$ 7,584,374
Two Family	0	0	0			\$ -
Three Family	0	3	0	\$ -	\$ 240,000	\$ -
Multi-Family	16	26	8	\$ 1,340,000	\$ 1,375,000	\$ 750,000
Remodel/Alteration	72	104	141	\$ 792,886	\$ 1,306,369	\$ 1,179,971
Additions/Garages	56	58	69	\$ 831,413	\$ 747,949	\$ 540,357
Demolition	4	4	11	\$ -	\$ -	\$ -
Total Residential	204	241	269	\$ 14,893,290	\$ 13,079,008	\$ 10,054,702
Total Less Demo Permits	200	237	258			
COMMERCIAL						
New Construction	2	2	3	\$ 1,450,000	\$ 1,650,000	\$ 9,700,000
Additions/Alterations	6	7	2	\$ 4,035,750	\$ 1,473,612	\$ 28,200
Demolition	1	1	0	\$ -	\$ -	\$ -
Total Commercial	9	10	5	\$ 5,485,750	\$ 3,123,612	\$ 9,728,200
Total Less Demolition Permits	8	9	5			
INDUSTRIAL						
New Construction	0	0	0	\$ -	\$ -	\$ -
Additions/Alterations	2	2	1	\$ 36,000	\$ 325,000	\$ 89,000
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Industrial	2	2	1	\$ 36,000	\$ 325,000	\$ 89,000
Total Less Demolition Permits	2	2	1			
PUBLIC/QUASI PUBLIC						
New Construction	1	1	0	\$ 10,000	\$ 2,500,000	\$ -
Additions/Alterations	1	1	0	\$ 250,000	\$ 205,800	\$ -
Demolition	0	1	0	\$ -	\$ -	\$ -
Total Public/Quasi Public	2	3	0	\$ 260,000	\$ 2,705,800	\$ -
Total Less Demolition Permits	2	2	0	\$ 260,000	\$ 2,705,800	\$ -
TOTAL -ALL BLDG PERMITS	217	256	275			
Total - Less Demo Permits	212	250	264			
				TOTAL VALUE OF CONSTRUCTION		
	2014	2013	2012	2014	2013	2012
Building&Zoning Permits	331	346	388	\$ 20,675,040	\$ 19,233,420	\$ 19,871,902
HVAC Permits	146	167	128			
Electric Permits	145	246	125			
TOTAL PERMITS	622	759	641			
Electric Inspections	403	513	302			
Building Inspections	613	740	623			
Demolition Permits:	5	6	11			

Table VII indicates a 22% increase in new home construction from 2013, with a simultaneous 38% decrease in multi-family units and a 31% decrease in residential remodel/alterations. The amount of commercial, industrial, and public/quasi-public activity was relatively unchanged. The total value of all construction rose 7% to \$20,675,040.

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

Code Violations 2014

Type of Violation	2014	5 Year Avg.	2013	2012	2011	2009	2008
Building	22	57	75	35	54	62	61
Property Maintenance	99	49	68	61	37	29	50
Public Nuisance	3	2	2	0	3	0	6
Weeds	218	191	266	166	167	189	167
Zoning	5	11	15	8	6	6	18
Total Notifications	347	310	426	270	267	286	302
Total Resolved	316	267	380	237	226	234	257
% Resolved	(91%)	(87%)	(88%)	(88%)	(85%)	(82%)	(85%)
Code Enforcement Inspections: 776							

Table VIII is a categorized comparison of the type and number of code violation issues addressed in the year 2014 relative to previous years. Based on recent years' averages, 12% more code violation notices were issued in 2014 than in the previous five years average, and 79 less than in 2013. Fewer notices for building inspection compliance offenses and weed notices account for the difference.

TABLE IX CODE ENFORCEMENT COMPLIANCE 2014

Type of Violation	Total Violations	Referred to Law Dept.	Resolved by Law Dept.	Abated by City	In Non-Compliance	Total Resolved	Percent Resolved
Building	22	0	0	0	6	16	
Property Maintenance	99	3	2	2	21	78	
Public Nuisance	3	1	1	0	0	3	
Weeds	218	0	0	63	4	214	
Zoning	5	1	1	0	0	5	
Totals:	347	5	4	65	31	316	

Table IX breaks down violation notices by code chapters and shows the rates of compliance with notices sent. Overall, 91% of code violations were satisfactorily resolved.

- Building Code violations are generally issued for dated building projects lacking final inspection approvals and for failure to obtain building permits. Compliance percentages are traditionally low for these notices as many projects may not be completed; properties change ownership; or owners are reluctant to respond.
- The majority of Residential Property Maintenance Code violations relate to junk in yards, lack of exterior maintenance of houses, vehicles, and tenant complaints. Notices for 2104 doubled the five year average.
- Public Nuisance notices were sent to 3 property owners for dangerous structural 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. 62% more properties were mowed by the City in 2014.
- Zoning issues generally involve the change of use of a premises, encroachment into building setback lines, or lack of zoning approval for other activities.

GRANT ACTIVITY

The following grant activities took place in 2014:

- FY2014 CHIP (Community Housing Improvement Program). In conjunction with the Cities of Brunswick & Medina, the City was a party to a joint CHIP application, with the City of Medina being in the role of grantee. This joint application was approved by the Ohio Development Services Agency and \$400,000 in grant funds for various forms of assistance for low- and moderate-income residents will be made available in 2015 & 2016. Applications for assistance are being accepted until March 6, 2015.
- FY2013 CDBG Allocation (Community Development Block Grant Program). The City was awarded an allocation grant (formerly known as a “Formula” grant) of \$75,000, which will be used to provide home repair assistance to up to 6 income-qualified individuals and households located within the city boundaries. The actual number of households receiving assistance through this program was seven (7).
- Transportation for Livable Communities Incentive (TLCI) Grant. The City was awarded a \$52,000 planning grant through NOACA for the preparation of a “Complete & Green Streets Plan”. The City’s direct cost of this plan was only \$13,000. The purpose of the plan was to identify streets and street networks that are suitable for expanded use by pedestrians and bicyclist in addition to automobile traffic and to have such “complete” streets connect neighborhoods to parks, businesses, schools and other civic sites. Such a plan would have been an integral part of the City’s efforts to coordinate many plans and projects, including a downtown redevelopment plan, the Ohio Edison Multipurpose Trail, Neighborhood & Park Redevelopment projects; and long range-infrastructure planning. Unfortunately, the majority of City Council did not see the benefit such a grant would have brought to the City and chose not to accept this award.
- Clean Ohio Trail Funds (COTF). The City was notified in November 2014 that it was being awarded \$372,185 in COTF 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. This grant was originally applied for in 2011 but did not make the cut until 2014. Planning, preliminary engineering and surveying is expected to take place in late spring 2015 and construction is expected to occur between July 2015 and September 2016.
- FY2014 CDBG (Community Development Block Grant Program). The City was awarded \$75,000 in CDBG Allocation fund, which due to the success of the 2013 Allocation program, will be used to provide home repair assistance to six (6) income-qualified households in the City. The repairs will take place in mid to late 2015 and the grant will be closed out in February 2016.

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