



Building & Planning Department Annual Activity Report 2017



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2013 - 2017**

	2017	2016	2015	2014	2013
Number of Meetings	21	23	22	17	17
Total Time (Hours)	14	13	17	10	17
Average Meeting Length (Hours)	.67	.57	.77	0.61	1
Staff Reports Prepared	68	63	74	38	42
Preliminary Plat Applications	1	0	1	0	0
Final Plat Applications	5	5	1	3	0
Minor Subdivisions (Lot Splits & Consolidation Plats)	9	2	15	5	5
Conditional Zoning Certificates	5	4	5	2	5
Zoning Text Amendments	1	1	0	0	2
Zoning Map Amendments	2	4	5	1	2
Site Plan Reviews	12	15	12	9	7
Condominium Declarations	1	3	4	3	1
Other Staff	9	5	4	6	5

**TABLE II
2017 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

SUBDIVISION NAME/DEVELOPER	LOCATION	PUBLIC WATER	PUBLIC SANITARY	PRELIM. PLAT APPROVED	FINAL PLAT APPROVED	BLDG LOTS PER FINAL PLAT
Blooming Acres Phase 1 & 2 Pulte Homes	State Road	Yes	Yes	7/10/17 & 11/13/17	9/17/17 & 1/18/18	44

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2013 - 2017**

Year	2017	2016	2015	2014	2013
No. of Meetings	11	9	9	9	10
Total Variances Requested	20	17	10	20	16
No. of Variances Declined	3	2	1	3	0
No. of Variances Approved	17	15	8	17	14
Pct. of All Variances Approved	85%	88%	80%	85%	88%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2017**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	14	6	0	0	20
No. of Variances Approved	12	5	0	0	17
No. of Variances Declined	2	1	0	0	3
Approval Percentage	86%	83%	0%	0%	85%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2017 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2013 – 2017**

	2017	2016	2015	2014	2013
Ave. One Family Structure Cost	\$ 232,217	\$247,378	\$219,910	\$216,768	\$205,756
Avg. One Family Floor Area (sq. ft.)	2,497	2,499	2,528	2,337	2,328
Total Single Family Dwelling Units (including condominiums)	78	68	93	56	46
Total New Dwelling Units (A)	134	157	147	72	75
Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted	44 s.f. lots	54 s.f. lots	25 s.f. lots	71 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
2013 - 2017**

FEES COLLECTED:	2017	2016	2015	2014	2013
Building Permits	\$ 78,155	\$ 64,389	\$ 76,504	\$ 49,977	\$44,533
Zoning Certificates	\$ 13,002	\$ 14,232	\$ 12,285	\$ 7,484	\$7,703
Development Permits (A)	\$ 12,198	\$ 19,912	\$ 23,657	\$6,803	\$3,482
HVAC Permits	\$ 31,117	\$ 25,341	\$ 32,034	\$16,803	\$18,905
Electrical Permits	\$ 32,984	\$ 26,560	\$ 33,886	\$19,491	\$20,032
BZA & Planning Commission Applications	\$ 4,240	\$ 2,625	\$ 2,100	\$10,824	\$4,070
Subdivision Review (B)	\$ 1,810	\$ 1,960	\$ 2,070	\$1,080	\$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
2015-2017**

				\$ VALUE OF CONSTRUCTION		
	2017	2016	2015	2017	2016	2015
RESIDENTIAL						
Single Family	78	68	93	\$ 18,112,972	\$ 16,821,751	\$ 20,451,683
Two Family	8	2	0	\$ 560,000	\$ 140,000	
Three Family	12	6	0	\$ 840,000	\$ 420,000	\$ -
Multi-Family	36	81	54	\$ 1,800,000	\$ 3,598,200	\$ 2,839,000
Remodel/Alteration	110	72	73	\$ 977,485	\$ 616,906	\$ 583,461
Additions/Garages	72	91	73	\$ 689,027	\$ 943,796	\$ 706,630
Demolition	1	7	2	\$ -	\$ -	\$ -
Total Residential	317	327	295	\$ 22,979,484	\$ 22,540,653	\$ 24,580,774
Total Less Demo Permits	316	320	293			
COMMERCIAL	2017	2016	2015	2017	2016	2015
New Construction	3	1	2	\$ 18,617,000	\$ 2,000,000	\$ 4,300,000
Additions/Alterations	10	7	2	\$ 768,000	\$ 835,100	\$ 1,594,200
Demolition	1	0	4	\$ -	\$ -	\$ -
Total Commercial	14	8	8	\$ 19,385,000	\$ 2,835,100	\$ 5,894,200
Total Less Demolition Permits	13	8	4			
INDUSTRIAL	2017	2016	2015	2017	2016	2015
New Construction	1	1	2	\$ 2,700,000	\$ 5,350,000	\$ 6,600,000
Additions/Alterations	2	4	2	\$ 5,000	\$ 279,300	\$ 6,500,000
Demolition	0	0	1	\$ -	\$ -	\$ -
Total Industrial	3	5	5	\$ 2,705,000	\$ 5,629,300	\$ 13,100,000
Total Less Demolition Permits	3	5	4			
PUBLIC/QUASI PUBLIC	2017	2016	2015	2017	2016	2015
New Construction	0	0	0	\$ -	\$ -	\$ -
Additions/Alterations	0	0	0	\$ -	\$ -	\$ -
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Public/Quasi Public	0	0	0	\$ -	\$ -	\$ -
Total Less Demolition Permits	0	0	0	\$ -	\$ -	\$ -
TOTAL -ALL BLDG PERMITS	334	308	217			
Total - Less Demo Permits	332	301	212			
				TOTAL VALUE OF CONSTRUCTION		
	2017	2016	2015	2017	2016	2015
Building & Zoning Permits	510	502	447	\$ 45,069,484	\$ 31,005,053	\$ 43,574,974
HVAC Permits	245	200	217			
Electric Permits	196	170	187			
TOTAL PERMITS	951	872	851			
Electric Inspections	593	501	611			
Building Inspections	1122	976	871			
Demolition Permits:	2	7	7			

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY FOR 2017

Property Maintenance Code Violations

Type of Violation	2017	5Year Avg.	2016	2015	2014	2013	2012
Maintenance	139	76	91	59	99	68	61
Public Nuisance	4	3	5	4	3	2	0
Weeds	99	181	114	141	218	266	166
Zoning	21	10	11	10	5	15	8
Total Notifications	263	268	217	214	325	351	235
Total Resolved	214	243	187	185	294	335	215
% Resolved	(81%)	(91%)	(86%)	(86%)	(90%)	(95%)	(91%)
Complaints: 157 Unsubstantiated Complaints: 56 Code Enforcement Inspections: 392 <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 2017 relative to previous years

Building Code Violations

Type of Violation	2017	5Year Avg.	2016	2015	2014	2013	2012
Building	69	45	91	2	22	75	35
Total Resolved	45	29	59	2	16	45	22
% Resolved	(65%)	(72%)	(65%)	(100%)	(73%)	(60%)	(63%)

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

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	139	5	1	0	34	105	(76%)
Public Nuisance	4	0	0	0	1	3	(75%)
Weeds	99	0	0	13	6	93	(94%)
Zoning	21	1	0	1	8	13	(62%)
Totals:	263	7	1	14	49	214	(81%)

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, unlicensed vehicle parking, encroachment into building setback lines, or lack of zoning approval for other activities including signs.

GRANT ACTIVITY

General Information

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").

As of 2016, the City was no longer a direct recipient of CDBG funds. Instead, we must request and apply for CDBG funding through Medina County, which is a direct recipient county. This means we must compete with other political jurisdictions in the County for these funds.

In addition, the Ohio Development Services Agency made another change to the CDBG allocation program in 2016. Grants are now being awarded biannually. This means that the County's 2016 grant program does not have to be completed until 2018, and grants will not be made available from the state in 2017. The next CDBG Allocation funding opportunity will occur in 2018.

Finally, since eligibility as a direct recipient of grant funds is based on census data, it is 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.

Grant Activities Undertaken in 2017:

- **Clean Ohio Trail Funds (COTF).** This grant was award to the City by the Ohio Department of Natural Resources in order to fund construction of the Ohio Edison (Interurban) Trail originally envisioned in the 2010 Multimodal Transportation Plan. The project was completed and all funds received from ODNR in 2017. A handful of "punchlist" items will be completed once the weather breaks in Spring, 2018.
- **FY2016 Medina County CDBG Allocation Program.** The City was awarded approximately \$87,000 from Medina County's allocation grant to undertake a home repair program. The City has established a goal of providing assistance to eight (8) income-qualified households in the City. To date, seven (7) projects have been completed and enough funding remains to repair at least two more homes by August 31, 2018.
- **FY2016 Medina County CDBG Downtown Wadsworth Revitalization Program.** Medina County was awarded a \$300,000 grant for building repairs in downtown Wadsworth. 90% of this award, or \$270,000, will be used to assist building and business owners in the downtown target area make improvements to eligible buildings to correct building code deficiencies and make them more marketable. The assistance will take the form of a 50/50 matching reimbursement up to a total of \$15,000 in grant funds being spent per building. The City is working with Main Street Wadsworth to market and administer this grant at the local level. The project completion date is August 31, 2018.

The City's initial goal was to provide assistance to 22 buildings in the target area. To date, 13 applications have been received; one (1) project has been completed; four (4) projects will be going under contract and the remaining eight will go to bid in the next 60 days.

To increase interest and participation in the program, Main Street Wadsworth and the City are working with the state to change the terms of the program. The City has requested to modify the program to allow for a 75%/25% split (75% of costs funded by the grant) with up to \$20,000 in grant funds being spent per building. We expect the state to approve these changes in March 2018.

Additionally, once approved, these changes would be applied retroactively to the applications which have already been received. We believe these program changes will help offset higher construction costs caused by using federal prevailing wages for all contractors and sub-contractors. Use of federal prevailing wages is mandatory since the grant funds are being provided from a federal source (HUD).

- **FY2014 CHIP (Community Housing Improvement Program)**. The City partnered with Medina County and filed an application for CHIP funding in April 2017. This application was successful and \$850,000 was awarded by the Ohio Development Services Agency. The grant period runs from September 1, 2017 through October 31, 2019 and funds will be used for home rehabilitation and home repair projects. The program is open to income-qualified homeowners in Wadsworth City and the unincorporated areas of Medina County.

The City anticipates providing housing rehabilitation funds to assist with 6 dwelling units and home repair fund to assist 12 units within the City's corporation limits. All repair activities will be undertaken in 2018 and 2019.