



Building & Planning Department Annual Activity Report 2018



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2014 - 2018**

	2018	2017	2016	2015	2014
Number of Meetings	18	21	23	22	17
Total Time (Hours)	9	14	13	17	10
Average Meeting Length (Hours)	.50	.67	.57	.77	0.61
Staff Reports Prepared	33	68	63	74	38
Preliminary Plat Applications	0	1	0	1	0
Final Plat Applications	4	5	5	1	3
Minor Subdivisions (Lot Splits & Consolidation Plats)	3	9	2	15	5
Conditional Zoning Certificates	3	5	4	5	2
Zoning Text Amendments	1	1	1	0	0
Zoning Map Amendments	1	2	4	5	1
Site Plan Reviews	6	12	15	12	9
Condominium Declarations	1	1	3	4	3
Other Staff	3	9	5	4	6

**TABLE II
2018 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	Yes	11/26/18	51

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2014 - 2018**

Year	2018	2017	2016	2015	2014
No. of Meetings	12	11	9	9	9
Total Variances Requested	14	20	17	10	20
No. of Variances Declined	0	3	2	1	3
No. of Variances Approved	14	17	15	8	17
Pct. of All Variances Approved	93%	85%	88%	80%	85%

**TABLE IV
VARIANCES BY LAND USE TYPE - 2018**

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC – QUASI/PUBLIC	TOTAL
No. of Variances Requested	10	2	2	0	14
No. of Variances Approved	10	2	2	0	14
No. of Variances Declined	0	0	0	0	0
Approval Percentage	100%	100%	100%	0	100%

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2018 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2014 – 2018**

	2018	2017	2016	2015	2014
Ave. One Family Structure Cost	\$ 202,477	\$ 232,217	\$247,378	\$219,910	\$216,768
Avg. One Family Floor Area (sq. ft.)	2,321	2,497	2,499	2,528	2,337
Total Single Family Dwelling Units (including condominiums)	38	78	68	93	56
Total New Dwelling Units (A)	76	134	157	147	72
Approved Final Plats (Major Residential Subdivision) – No. of Single-Family Lots Platted	51	44	54	25	71

(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
2014 - 2018**

FEES COLLECTED:	2018	2017	2016	2015	2014
Building Permits	\$ 39,042	\$ 78,155	\$ 64,389	\$ 76,504	\$ 49,977
Zoning Certificates	\$ 9,282	\$ 13,002	\$ 14,232	\$ 12,285	\$ 7,484
Development Permits (A)	\$ 3,970	\$ 12,198	\$ 19,912	\$ 23,657	\$6,803
HVAC Permits	\$ 18,358	\$ 31,117	\$ 25,341	\$ 32,034	\$16,803
Electrical Permits	\$ 16,334	\$ 32,984	\$ 26,560	\$ 33,886	\$19,491
BZA & Planning Commission Applications	\$ 1,650	\$ 4,240	\$ 2,625	\$ 2,100	\$10,824
Subdivision Review (B)	\$ 1,510	\$ 1,810	\$ 1,960	\$ 2,070	\$1,080

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
2016-2018**

				\$ VALUE OF CONSTRUCTION		
	2018	2017	2016	2018	2017	2016
RESIDENTIAL						
Single Family	38	78	68	\$ 7,694,134	\$ 18,112,972	\$ 16,821,751
Two Family	0	8	2	\$ -	\$ 560,000	\$ 140,000
Three Family	0	12	6	\$ -	\$ 840,000	\$ 420,000
Multi-Family	38	36	81	\$ 2,774,000	\$ 1,800,000	\$ 3,598,200
Remodel/Alteration	99	110	72	\$ 1,016,920	\$ 977,485	\$ 616,906
Additions/Garages	95	72	91	\$ 1,132,448	\$ 689,027	\$ 943,796
Demolition	6	1	7	\$ -	\$ -	\$ -
Total Residential	276	317	327	\$ 12,617,502	\$ 22,979,484	\$ 22,540,653
Total Less Demo Permits	270	316	320			
COMMERCIAL	2018	2017	2016	2018	2017	2016
New Construction	5	3	1	\$ 4,694,000	\$ 18,617,000	\$ 2,000,000
Additions/Alterations	8	10	7	\$ 1,088,450	\$ 768,000	\$ 835,100
Demolition	1	1	0	\$ -	\$ -	\$ -
Total Commercial	14	14	8	\$ 5,782,450	\$ 19,385,000	\$ 2,835,100
Total Less Demolition Permits	13	13	8			
INDUSTRIAL	2018	2017	2016	2018	2017	2016
New Construction	0	1	1	\$ -	\$ 2,700,000	\$ 5,350,000
Additions/Alterations	1	2	4	\$ 12,000	\$ 5,000	\$ 279,300
Demolition	0	0	0	\$ -	\$ -	\$ -
Total Industrial	1	3	5	\$ 12,000	\$ 2,705,000	\$ 5,629,300
Total Less Demolition Permits	1	3	5			
PUBLIC/QUASI PUBLIC	2018	2017	2016	2018	2017	2016
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	291	334	308			
Total - Less Demo Permits	284	332	301			
				TOTAL VALUE OF CONSTRUCTION		
	2018	2017	2016	2018	2017	2016
Building & Zoning Permits	426	510	502	\$ 18,411,952	\$ 45,069,484	\$ 31,005,053
HVAC Permits	170	245	200			
Electric Permits	129	196	170			
TOTAL PERMITS	725	951	872			
Electric Inspections	414	593	501			
Building Inspections	779	1122	976			
Demolition Permits:	7	0	7			

CODE ENFORCEMENT

**TABLE VIII
CODE ENFORCEMENT ACTIVITY**

Property Maintenance Code Violations 2018

Type of Violation	2018	5Year Avg.	2017	2016	2015	2014	2013
Maintenance	85	91	139	91	59	99	68
Public Nuisance	0	4	4	5	4	3	2
Weeds	122	168	99	114	141	218	266
Zoning	7	12	21	11	10	5	15
Total Notifications	214	274	263	217	214	325	351
Total Resolved	176	205	214	187	185	294	335
% Resolved	(82%)	(88%)	(81%)	(86%)	(86%)	(90%)	(95%)

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2018 relative to previous years. 2013, 2014, & 2015 totals include Building Code Violations (below).

Building Code Violations 2018

Type of Violation	2018	5Year Avg.	2017	2016	2015	2014	2013
Building	63	52	69	91	2	22	75
Total Resolved	43	33	41	59	2	16	45
% Resolved	(68%)	(63%)	(60%)	(65%)	(100%)	(73%)	(60%)

Building Code violation letters are generally sent out at year's end for dated building projects lacking final inspection approvals. Other violations may be for failure to obtain building permits.

**TABLE IX
CODE ENFORCEMENT COMPLIANCE
2018**

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	85	2	2	1	25	60	(71%)
Public Nuisance	0	0	0	0	0	0	0
Weeds	122	0	0	27	11	111	(91%)
Zoning	7	0	0	0	2	5	(71%)
Totals:	214	2	2	28	38	176	(82%)

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.
- No 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.
- *Cases referred to the Law Department frequently extend into additional calendar years. Numerous cases from 2017 were addressed in 2018.

GRANT & OTHER INCENTIVE PROGRAMS

General

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, in 2016 the Ohio Development Services Agency made the CDBG allocation program a biennial program. There was no grant awarded to Medina County in 2017, but the City did request funding through the 2018 program.

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 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 anticipated providing assistance to eight (8) income-qualified households in the City. The City was able to provide \$78,450 for home repair activities to eleven (11) households, citywide. The project was closed on August 31, 2018.

▪ **FY2016 Medina County CDBG Downtown Wadsworth Revitalization Program**

On behalf of the City, Medina County applied for and was awarded a \$300,000 grant for building repairs in downtown Wadsworth. 90% of this award, or \$270,000, was set aside to reimburse building and business owners in the downtown target area for eligible improvements made to their buildings. After a slow start in 2017, the terms of the assistance were changed to make the program more enticing. The original 50/50 split was modified so that the grant would fund 75% of the qualified improvements and the \$15,000 maximum expenditure per building cap was removed. Through this program, over \$269,600 in grant funding was used to offset improvements to seventeen (17) buildings in the downtown target area. When combined with the building/business owners share, over \$348,850 in building improvements were made downtown. The project was closed in September 2018.

▪ **FY2017 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. Activities undertaken within the city are noted below:

**2017 CHIP Program
Wadsworth City Projects**

Activity	Activity Budget (units)	Applications Received	Applications Approved	Projects Completed	Funds Expended
Home Repair	8	19	5	4	\$33,615
Rehabilitation	6	7	3	3	\$130,118

All work will be completed on or before August 31, 2019 and the grant closed out by September 30, 2019.

- **FY2018 Medina County CDBG Allocation Program**

The City was awarded approximately \$92,000 from Medina County’s allocation grant to replace and upsize the public waterline on Watrusa Street in downtown. All work will be completed by August 31, 2020.

Other Incentive Programs

- **Façade Improvement Program**

In 2016, the City created a Façade Improvement Program (FIP) as a pilot program with a budget of \$50,000 to offer reimbursements to qualified improvements made to buildings within an established target area. The FIP target area was centered on downtown but was larger than the target area established for the CDBG Downtown Revitalization Grant to help spread funding to structure leading into downtown. The program provided a 50% reimbursement for qualified building improvements, up to a maximum of \$2,500 per building.

In 2018 alone, the FIP provided \$13,831 in assistance to nine (9) businesses/buildings in the target area and over the three year existence of the program, a total of \$34,961 was spent on improvements to nineteen (19) buildings. In addition to the FIP fund, building/business owners spent approximately another \$49,714 for their share of the improvements. This program was closed out in December 2018.