



Building & Planning Department Annual Activity Report 2019



PLANNING COMMISSION ACTIVITY

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

**TABLE I
MEETING SUMMARY
2015 - 2019**

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|-------------|-------------|-------------|-------------|-------------|
| Number of Meetings | 15 | 18 | 21 | 23 | 22 |
| Total Time (Hours) | 9 | 9 | 14 | 13 | 17 |
| Average Meeting Length (Hours) | .60 | .50 | .67 | .57 | .77 |
| Staff Reports Prepared | 41 | 33 | 68 | 63 | 74 |
| Preliminary Plat Applications | 1 | 0 | 1 | 0 | 1 |
| Final Plat Applications | 2 | 4 | 5 | 5 | 1 |
| Minor Subdivisions (Lot Splits & Consolidation Plats) | 7 | 3 | 9 | 2 | 15 |
| Conditional Zoning Certificates | 3 | 3 | 5 | 4 | 5 |
| Zoning Text Amendments | 3 | 1 | 1 | 1 | 0 |
| Zoning Map Amendments | 1 | 1 | 2 | 4 | 5 |
| Site Plan Reviews | 9 | 6 | 12 | 15 | 12 |
| Condominium Declarations | 2 | 1 | 1 | 3 | 4 |
| Other Items | 3 | 3 | 9 | 5 | 4 |

**TABLE II
2019 RESIDENTIAL SUBDIVISIONS
(FINAL PLATS APPROVED)**

| SUBDIVISION NAME/DEVELOPER | LOCATION | PUBLIC WATER | PUBLIC SANITARY | PRELIM. PLAT APPROVED | FINAL PLAT APPROVED | BLDG LOTS PER FINAL PLAT |
|---------------------------------------|--------------------------------|-------------------------|----------------------------|--------------------------------------|--------------------------------|---|
| Ashley Taylor Court | Ashley Taylor Court | Yes | Yes | 1/14/19 | 1/14/19 | 13 |
| Nell Subdivision | Sparrow Way | Yes | Yes | N/A | 1/28/19 | 5 |

BOARD OF ZONING APPEALS

**TABLE III
MEETING SUMMARY
2015 - 2019**

| Year | 2019 | 2018 | 2017 | 2016 | 2015 |
|---------------------------------------|-------------|------|------|------|------|
| No. of Meetings | 12 | 12 | 11 | 9 | 9 |
| Total Variances Requested | 18 | 15 | 20 | 17 | 10 |
| No. of Variances Declined | 1 | 0 | 3 | 2 | 1 |
| No. of Variances Approved | 14 | 14 | 17 | 15 | 8 |
| Pct. Of All Variances Approved | 78% | 93% | 85% | 88% | 80% |

**TABLE IV
VARIANCES BY LAND USE TYPE - 2019**

| | RESIDENTIAL | COMMERCIAL | INDUSTRIAL | PUBLIC – QUASI/PUBLIC | TOTAL |
|-----------------------------------|-------------|-------------|-------------|--------------------------|------------|
| No. of Variances Requested | 15 | 1 | 2 | 0 | 18 |
| No. of Variances Approved | 11 | 1 | 2 | 0 | 14 |
| No. of Variances Declined | 1 | 0 | 0 | 0 | 1 |
| Approval Percentage | 73% | 100% | 100% | 0 | 78% |

CONSTRUCTION AND PERMIT ACTIVITY

The following tables summarize construction activity for 2019 and compare it to previous years.

**TABLE V
RESIDENTIAL GROWTH COMPARISON 2015 – 2019**

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|--|--------------|--------------|--------------|--------------|--------------|
| Ave. One Family Structure Cost | \$ 232,098 | \$ 202,477 | \$ 232,217 | \$247,378 | \$219,910 |
| Avg. One Family Floor Area (sq. ft.) | 2,408 | 2,321 | 2,497 | 2,499 | 2,528 |
| Total Single Family Dwelling Units (including condominiums) | 51 | 38 | 78 | 68 | 93 |
| Total New Dwelling Units (A) | 51 | 38 | 134 | 157 | 147 |
| Approved Final Plats (Major Residential Subdivision) – No. of Lots Platted | 18 s.f. lots | 51 s.f. lots | 44 s.f. lots | 54 s.f. lots | 25 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
2015 - 2019**

| FEES COLLECTED: | 2019 | 2018 | 2017 | 2016 | 2015 |
|--|-----------|-----------|-----------|-----------|-----------|
| Building Permits | \$ 48,992 | \$ 39,042 | \$ 78,155 | \$ 64,389 | \$ 76,504 |
| Zoning Certificates | \$ 7,650 | \$ 9,282 | \$ 13,002 | \$ 14,232 | \$ 12,285 |
| Development Permits (A) | \$ 528 | \$ 3,970 | \$ 12,198 | \$ 19,912 | \$ 23,657 |
| HVAC Permits | \$ 18,957 | \$ 18,358 | \$ 31,117 | \$ 25,341 | \$ 32,034 |
| Electrical Permits | \$ 19,828 | \$ 16,334 | \$ 32,984 | \$ 26,560 | \$ 33,886 |
| BZA & Planning Commission Applications | \$ 1,500 | \$ 1,650 | \$ 4,240 | \$ 2,625 | \$ 2,100 |
| Subdivision Review (B) | \$ 1,070 | \$ 1,510 | \$ 1,810 | \$ 1,960 | \$ 2,070 |

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
2017-2019**

| | | | | | \$ VALUE OF CONSTRUCTION | | |
|--------------------------------------|------------|------------|-------------|--|-----------------------------|----------------------|----------------------|
| | 2019 | 2018 | 2017 | | 2019 | 2018 | 2017 |
| RESIDENTIAL | | | | | | | |
| Single Family | 51 | 38 | 78 | | \$ 11,837,002 | \$ 7,694,134 | \$ 18,112,972 |
| Two Family | 0 | 0 | 8 | | \$ - | \$ - | \$ 560,000 |
| Three Family | 0 | 0 | 12 | | \$ - | \$ - | \$ 840,000 |
| Multi-Family | 0 | 38 | 36 | | \$ - | \$ 2,774,000 | \$ 1,800,000 |
| Remodel/Alteration | 118 | 99 | 110 | | \$ 1,331,425 | \$ 1,016,920 | \$ 977,485 |
| Additions/Garages | 78 | 95 | 72 | | \$ 1,145,505 | \$ 1,132,448 | \$ 689,027 |
| Demolition | 4 | 6 | 1 | | \$ - | \$ - | \$ - |
| Total Residential | 251 | 317 | 327 | | \$ 14,313,932 | \$ 12,617,502 | \$ 22,979,484 |
| Total Less Demo Permits | 247 | 316 | 320 | | | | |
| COMMERCIAL | | | | | | | |
| | 2019 | 2018 | 2017 | | 2019 | 2018 | 2017 |
| New Construction | 2 | 5 | 3 | | \$ 1,839,855 | \$ 4,694,000 | \$ 18,617,000 |
| Additions/Alterations | 10 | 8 | 10 | | \$ 1,199,000 | \$ 1,088,450 | \$ 768,000 |
| Demolition | 1 | 1 | 1 | | \$ - | \$ - | \$ - |
| Total Commercial | 13 | 14 | 14 | | \$ 3,038,855 | \$ 5,782,450 | \$ 19,385,000 |
| Total Less Demolition Permits | 12 | 13 | 13 | | | | |
| INDUSTRIAL | | | | | | | |
| | 2019 | 2018 | 2017 | | 2019 | 2018 | 2017 |
| New Construction | 2 | 0 | 1 | | \$ 14,500,000 | \$ - | \$ 2,700,000 |
| Additions/Alterations | 1 | 1 | 2 | | \$ 150,000 | \$ 12,000 | \$ 5,000 |
| Demolition | 0 | 0 | 0 | | \$ - | \$ - | \$ - |
| Total Industrial | 3 | 1 | 3 | | \$ 14,650,000 | \$ 12,000 | \$ 2,705,000 |
| Total Less Demolition Permits | 3 | 1 | 3 | | | | |
| PUBLIC/QUASI PUBLIC | | | | | | | |
| | 2019 | 2018 | 2017 | | 2019 | 2018 | 2017 |
| 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 | 267 | 291 | 334 | | | | |
| Total - Less Demo Permits | 262 | 284 | 332 | | | | |
| | | | | | TOTAL VALUE OF CONSTRUCTION | | |
| | 2019 | 2018 | 2017 | | 2019 | 2018 | 2017 |
| Building&Zoning Permits | 434 | 426 | 510 | | \$ 32,002,787 | \$ 18,411,952 | \$ 45,069,484 |
| HVAC Permits | 182 | 170 | 245 | | | | |
| Electric Permits | 138 | 129 | 196 | | | | |
| TOTAL PERMITS | 754 | 725 | 951 | | | | |
| Electric Inspections | 356 | 414 | 593 | | | | |
| Building Inspections | 667 | 779 | 1122 | | | | |
| Demolition Permits: | 5 | 7 | 0 | | | | |

CODE ENFORCEMENT

TABLE VIII CODE ENFORCEMENT ACTIVITY

Property Maintenance Code Violations 2019

| Type of Violation | 2019 | 5Year Avg. | 2018 | 2017 | 2016 | 2015 | 2014 |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Maintenance | 105 | 94.6 | 85 | 139 | 91 | 59 | 99 |
| Public Nuisance | 0 | 3 | 0 | 4 | 5 | 4 | 3 |
| Weeds | 86 | 139 | 122 | 99 | 114 | 141 | 218 |
| Zoning | 18 | 9 | 7 | 21 | 11 | 10 | 5 |
| Total Notifications | 209 | 247 | 214 | 263 | 217 | 214 | 325 |
| Total Resolved | 174 | 199 | 176 | 214 | 187 | 185 | 294 |
| % Resolved | (83%) | (85%) | (82%) | (81%) | (86%) | (86%) | (90%) |

Table VIII is a categorized comparison of the type and number of property maintenance code violation issues addressed in the year 2019 relative to previous years.(2014, & 2015 totals also include Building Code Violations) (See below).

Building Code Violations 2019

| Type of Violation | 2019 | 5Year Avg. | 2018 | 2017 | 2016 | 2015 | 2014 |
|-----------------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| Building | 33 | 49 | 63 | 69 | 91 | 2 | 22 |
| Total Resolved | 26 | 32 | 43 | 41 | 59 | 2 | 16 |
| % Resolved | (79%) | (65%) | (68%) | (60%) | (65%) | (100%) | (73%) |

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 2019

| 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 | 105 | 1 | 1 | 0 | 36 | 69 | 52 |
| Public Nuisance | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Weeds | 87 | 0 | 0 | 23 | 0 | 87 | 100 |
| Zoning | 18 | 0 | 0 | 0 | 6 | 18 | 67 |
| Totals: | 210 | 1 | 1 | 23 | 42 | 174 | (83%) |

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. Cases from 2018 were addressed in 2019.

GRANT ACTIVITY

GRANT & 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 the City must compete with other political jurisdictions in the County for these funds.

Further 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 2019

▪ FY2018 Medina County CDBG Allocation Program

The City was allocated approximately \$92,000 from Medina County's allocation grant to replace and upgrade the public water line in Watrusa Street. The total project cost is estimated at 135,100, the balance of which will be paid from the City's Water Fund (Fund #607). Construction started in later 2019 and will be completed in the spring 2020. This grant will be closed out by the County on or about August 31, 2020.

▪ FY2017 CHIP (Community Housing Impact & Preservation) Program

The City partnered with Medina County for the 2017 CHIP funding round. The application was successful and \$850,000 was awarded by the Ohio Development Services Agency for owner occupied rehabilitation and repairs within the City and the unincorporated areas of Medina County. The grant period started on September 1, 2017 and ended on October 31, 2019. Activities undertaken in the City are noted below:

2017 CHIP Program Wadsworth City Projects

| Activity | Households Assisted | Grant Funds Expended | Housing RLF Expended | Total Funds Expended |
|------------------------|---------------------|----------------------|----------------------|----------------------|
| Home Repair | 11 | \$105,335 | \$0 | \$105,335 |
| Private Rehabilitation | 8 | \$330,615 | \$33,119 | \$363,734 |

- **FY2019 CHIP (Community Housing Impact & Preservation) 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:

Other Incentive Programs

No other incentive programs launched in 2019. However, MSW will be receiving a 20K grant, which will be matched by \$20K from the City for façade improvements in downtown. Since it is anticipated that those receiving funds will need to provide a dollar for dollar match, the total potential investment will be around \$80K

This program is expected to kick off in 2020.