

City of Montgomery
Planning, Zoning and Landmarks Committee
April 4, 2022

Staff Present

Brian Riblet, City Manager
Tracy Henao, Asst. City Manager
Melissa Hays, Zoning Code and Compliance Officer
Kevin Chesar, Community Development Director
Connie Gaylor, Clerk of Council

Council Committee Members Present

Lee Ann Bissmeyer, Chair
Ken Suer
Ron Messer

The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 5:30 p.m., with Mrs. Bissmeyer presiding.

New Business

2021 Annual Housing Report

Ms. Hays stated In 2021, the acceleration of home values continued to see substantial increases. According to the National Association of Realtors, the median sales price increased 16.9% in 2021, to a new record high of \$346,900.

Ms. Hays reported that while sales volume is down slightly, the median sales price has increased considerably within the City of Montgomery. This report also shows that while housing sales are well-distributed throughout the community, median sale prices are impacted by housing type and location within the city. The number of homes being sold in 2021, the new construction on Orchard Trail, zero foreclosures and the continued interest in teardown/rebuilds illustrates that the housing market in the city continues an upward momentum.

Ms. Hays stated there was a decrease in the number of units sold in 2021 from 181 in 2020 to 152 in 2021. The median sale price was up dramatically by 21% from \$425,000 in 2020 to \$512,500 in 2021, which was greater than the national rise in sales price. The median number of days on the market decreased significantly to only 6 days, which is a record breaking low.

Ms. Hays explained that different types of housing can greatly affect the median list price, sale price and the number of days on the market. Condominium units sell for significantly less than a traditional single family detached structure. As shown in Table 2, the median sale price for a condominium was \$175,500 in 2021, while the median sale price of a single family detached house was \$523,000. The median sale price of single-family homes in the city increased \$75,000 from 2020 to 2021. The median days on the market for condominiums in 2021 continued to be very low; however, the median sales price decreased from the year prior by \$2,500.

Ms. Henao explained that the information reported comes from the real estate multiple listings and would not capture private transfers.

Ms. Hays stated the number of teardowns remained the same in 2021, with 11 houses being demolished. Table 10 lists the addresses of the teardowns, the builder, the year the existing structure was built and the square footage of the existing home. The median square footage of the homes torn down in 2021 was 1,720 square feet and the median year built was 1957.

Since 2002, there have been a total of 313 teardowns in the city. Teardowns make up approximately 7% of the total housing stock in Montgomery.

Ms. Hayes explained that the Orchard Trail subdivision is located just off Orchard Club Drive, at the site of the former Montgomery Swim and Tennis Club. The subdivision was approved for 29 single family patio style homes. While the original developer was Camden Homes, it has since been sold to Daley Design Build. Following the transition of ownership, Daley Design Build sold multiple lots to several different builders. This is a significant change in the development, as it was originally intended for all the houses to be built by the same builder. According to the MLS, in 2021, two homes were sold with a sales price ranging from \$765,000 to \$799,000.

Ms. Hayes reported that the Robert Lucke Group was approved by Planning Commission in 2018 for 12 ranch-style villa homes along Montgomery Road named The Villas of Montgomery. Three of the six buildings are complete, with two units sold in 2021 for \$788,441 and \$821,613. This brings the total number of units sold to six.

Ms. Hays stated that there were no residences within the city were foreclosed on in 2021. The number of foreclosures over the past few years has remained relatively flat and significantly less than the peak immediately following the recession. This is the fourth year in a row since the City began tracking the data in 2001 that there were zero foreclosures.

Ms. Hays stated in conclusion, this report has shown that there was a significant increase in the sales price of homes within Montgomery. The median sales price in Montgomery for a single-family residence was \$523,000; over double the average sales price in Hamilton County at \$220,000 (realtor.com) and \$171,600 greater than the national average sales price of \$346,900. A highlight of this report is that there were no foreclosures, for the fourth year in a row, within the city in 2021. The continued increase of home and condominium sale prices, the continued construction of a new subdivision (Orchard Trail), decline in foreclosures, shows the strong upward momentum of the housing market within the city.

Mr. Messer asked how many apartments were within the city.

Ms. Henao replied that there were only around 150, most of which were located at Mayfair of Montgomery.

Customer Satisfaction Survey

Ms. Hays explained that the customer satisfaction survey was sent out to 197 applicants for building and/or electrical permits for calendar year 2021 to allow for the Community Development Department to receive valuable input from our customers. To date, 12 surveys have been returned for the building department survey, which represents a 6% response rate. This survey has been sent out to all applicants for building/electrical permits since 2008. The following table lists the question as it was posed on the survey and the percent of respondents

that agree or strongly agree with the question over the past 10 years. The survey used a 5-point scale with 5 being strongly agree and 1 being strongly disagree.

Ms. Hays explained the overall responses for 2021 were positive; apart from a comment regarding being unable to pay for a building permit fee in advance of the review. Staff continued with the electronic permitting process established during the pandemic in 2020 with great success and positive feedback from contractors and homeowners.

2021 Property Maintenance Violations

Ms. Hays reported that a total of 87 Property Maintenance violations were issued in 2021. A majority of these were regarding dead trees, tall grass and debris located on the property. Many of the dead trees required to be removed were ash trees and various pine trees, due to the Emerald Ash Borer and Rhizosphaera needle cast. The number of violations issued in 2021 was significantly up from 2020. It should be noted that during the peak of the pandemic in 2020, Staff took a more reactive approach to zoning and property maintenance violations. Throughout 2021, Staff was back to normal operations, with proactive enforcement.

Minutes

Mr. Messer moved to adopt the minutes of the November 1, 2021 meeting of the Planning, Zoning and Landmarks Committee. Mr. Suer seconded. The Committee unanimously agreed.

Adjournment

Mr. Messer moved for adjournment. Mr. Suer seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 6:09 p.m.


Chair