
PLANNING & DEVELOPMENT ACTIVITY

Uptown Commercial District:

- The Uptown Marion Mall redevelopment project, Broad & Main, was formally approved by City Council at the January 21, 2021 City Council Meeting. Brickwork began late March and will continue through spring and early summer. Underground stormwater detention work is expected to begin in late June / early July. Commercial tenant space is being leased
- The Pentecostal Church of Cedar Rapids was sold to Conlon Construction. No plans have been submitted at this time but anticipate planning sessions to occur throughout the spring and summer. Any improvements / partial demolition will go through the Historic Preservation Commission, Planning and Zoning Commission and City Council for review.

General Commercial Improvements:

- Staff has been presented with several concept plans for potential commercial development projects along 7th Avenue. The projects below have been formally submitted for review and are proposed to be constructed this spring/summer.
 - Cedar Rapids Bank and Trust, located at 700 25th Street, is anticipated to be open in early July 2022
 - Kwik Star plans at 7th and 31st Street broke ground with underground work throughout May with walls expected in early June. In addition to fuel pumps and convenience store an attached automatic car wash is proposed.
- Green Acres Storage has begun to clear the site for the new facility anticipated to begin in Fall 2022.
- Scooters Coffee approved by the City Council in May at Hwy 151 and 62nd Street began construction with a late summer 2022 opening expected.

COMMERCIAL BUILDING ACTIVITY

With Summer upon us, projects are continuing to come in. Even with prices higher than maybe normal, commercial contractors are still talking about new projects, which is always a good sign. 4 new commercial permits were started this month with others in the works. The Building Department has 46 active commercial projects ongoing and got 7 completions this month. Product and labor issues continue to be a problem for some projects, extending the construction project timelines.

Some new projects like Scooters Coffee and Marion Independent School District's concession stand are starting to come out of the ground. KwikStar is moving along fast with the rough-ins almost completed. Broad and Main's second building should be starting late summer and Marion Boulevard apartments and Green Park apartments should be starting foundation work and framing work soon. While we are doing our plan reviews for new homes and commercial build-outs, we are still inspecting projects like Broad and Main's mixed use, MISD's FMI addition and remodel project, a few storage buildings, commercial condos and many more projects that got started in this last year. Several projects are starting, and it is shaping up to be another very busy summer in the Building Department.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	887	649	592
WRECKING	0	0	0
BEER & LIQUOR INSP	8	3	4
COMPLAINT INSPECTIONS	7	7	4
TOTAL INSPECTIONS	902	659	600
PERMITS			
ACTIVE DEPT PERMITS	10,891	10,641	9,778
PERMITS ISSUED	338	312	564
NEW SINGLE FAMILY	9	19	15
NEW MULTI-FAMILY (UNITS)	0 (0)	2 (71)	1 (2)
NEW COMMERCIAL	4	0	2
REMODEL/ADD. COMMERCIAL	2	1	2
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,532	4,534	4,499
TOTAL RENTAL INSPECTIONS	114	165	238

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	5	7	4
RESOLVED COMPLAINTS	7	2	0
ACTIVE COMPLAINTS	57	61	62
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	10	8	7
DEBRIS IN YARD	27	27	17
HOUSING	12	13	17
PROPERTY MAINTENANCE	8	13	21

Active Municipal Infractions:

- 5010 Winslow Road (Sam Nemer).
 - During the 30 day check it was found that Sam was in compliance on the parking of trailers and vehicles and all were properly plated. Marion PD assisted in the compliance check.
- 1565 7th Ave. (Dwight Hogan)
 - Dwight has not been staying at the home. It appears he is abandoning it and ceasing all maintenance on the exterior. There are rumors that the property is being sold.
- 2895 15th Ave. (Garen Braun)
 - Garen has made significant strides towards cleaning up the interior and exterior of his home. A few items remain to be completed but staff has confidence these items will be addressed by Garen.
- 540 8th Ave. (Bonnie Allan)
 - Through the assistance of staff, a deal has been made between Bonnie and Hoth Properties for the purchase of the home. Hoth properties has stated they will be repairing the home in the coming months and will be renting it out after the first of the year.
- 1081 27th Street (Maske)
 - Contempt charges are being sought in connection with the unacceptable condition of the exterior of the property.
- 1060 18th Street (James L'Homme)
 - The 657.A.10A process have been started. Staff anticipates the mortgage lender to intervein once this action reaches them. This case will be transferred to Dallas-Lynch for the remainder of the City's enforcement. Staff is working with the new representation to bring them up to speed.
- 3105 3rd Ave. (Steven Frost)
 - Staff has reached out to Mr. Frost in the hopes that he will perform the items necessary to deem his property in compliance.
- 204 10th Street (Sheila Robertson)
 - Some items have been picked. For the most part the property is in compliance, and they have ceased parking on the yard and right-of-way.
- 901 7th Ave. (Phyllis Rausch)
 - Staff has started the process of the 657A.10A to take control of this abandoned property.

Active Order to Abate Cases:

- 2780 1st Ave. (Cindy Valletta)
 - There has been no attempt to remove the junk vehicle or to repair the missing siding on the home.
- 330 S 12th Street (Montylee & Virginia Watt)
 - Staff is waiting on an order from the court before proceeding with the abatement of the nuisance.
- 1568 5th Ave. (Thelma Jacobs)
 - This nuisance has been abated.
- 2315 1st Ave. (Michael & Debra McGrath)

- Staff is coordinating with Parks Department on the abatement of tall grass, weeds, brush and removal of junk.

Upcoming Order to Abate Cases/Cases to Watch:

- 597 21st Street (Mike Balfe)
 - Staff has worked with Mr. Balfe to improve the condition of his property. Mostly vehicles parked on the grass, but some minor debris was present.
- 1155 11th Street (Angela Pfiffner & Curtis Ahlers)
 - A letter was sent requesting that all the junk and debris is removed from the driveway. Owners complied by moving all the items to the lawn... An order to abate is being prepared.

DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS

- There were 7 applications reviewed and issued in June 2022 (25 YTD)

PROJECT UPDATES**City Wide Zoning Initiative**

Staff is currently working to identify all potential non-conforming uses that would occur as a result of the zoning map updates to the Ward 1 and Ward 3 area and making changes to the map to minimize the number created. Plan is to combine both Wards through one approval process

- Individual property owner meetings anticipated in June 2022
- Planning and Zoning Commission August 2022
- City Council to be September / October 2022

Staff has created and finishing work on several zoning changes:

- Drive Through Regulations / Design Guidelines for review and recommendation at the July 2022 Planning and Zoning Commission for approval by the City Council in August / September 2022
- Street Tree discussion will begin again between various departments. Anticipated City Council presentation late Summer 2022

Trail Projects**10th Avenue Side paths (35th Street to Eagleview Drive)**

Contractor continues to work on paving and finish grading the north and south sidepaths.

CeMar Trail (7th Street to Marion city limits, including bridges)

The trail has been broken into 5 phases, allowing separate lettings for each segment.

The **first phase (Bridge Demo)**: Staff is working through project closeout with the IDOT.

The **second phase (Thomas/Legion Park Paving)**: Staff is working through project closeout with the IDOT. The project was accepted by City Council in January. Final reimbursement for funding and other required documentation was submitted to the IDOT at the end of January.

The **third phase (Bridge over Indian Creek)**: Staff is working through project closeout with the IDOT. The project is slated for consideration of acceptance by City Council in July .

The **fourth phase (Ped. Bridge over Marion Blvd)**: A ribbon cutting was held on 7/1/22. Light bollards are delayed until August according to the latest update. The contractor continues to work on cleanup items.

The **fifth phase (South of Hwy 100)**: Trunk sewer easement has been signed by property owners, trail easement negotiations to begin soon.

Indian Creek Trail (Boyson Trail to Tower Terrace Road)

The contractor has graded and paved the south portion of the project, from Donnelley Park to Boyson Road. Grading has begun in the north half of the project, however, delays are expected until the bridge materials become available.

Lucore Road Pedestrian Bridge and Sidepath

In 2021 the CMPO Policy Board funded the project at 15%, allowing it to be placed in the State Transportation Improvement Program (STIP) and eligible for additional/full funding in a later funding cycle. In December, Council approved application and staff submitted application for remaining funding to get to the 80% Federal match. The CMPO has been approved the increase in funding to the full 80/20 split. The funding will become available likely in FFY 25 and 26.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on June 14, 2022 and took action on the following items:

- Final Plats (Linn County) - Taube Farms 1st and 2nd Additions (both approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on June 21, 2022 and took action on the following item:

- Variance – 2545 11th Ave - Carter (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission met on June 14, 2022.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee did not meet in June 2022.

Construction Code Review Board

The Marion Construction Code Review Board did not meet in June 2022 as there were no items that required action.

Nuisance Enforcement and Property Maintenance Advisory Board

No meeting of the Nuisance Board in June 2022.