
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 was completed and balcony work began. Parking lot paving began in late July to be completed in August. Commercial tenant space is being leased with several tenants to be announced in August.
- 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.
 - Kwik Star plans at 7th and 31st Street broke ground the project is working through July with an anticipated opening in late September.
- Green Acres Storage has begun to clear the site for the new facility. It has been indicated that construction will now begin in Spring 2023
- 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. Two new commercial permits were started this month with others in the works. The building department has 46 active commercial projects ongoing and got 4 completions this month. Product and labor issues continue to be a problem for some projects, extending the construction project timelines.

KwikStar is moving along fast with the drywall mostly completed. Green Park Apartments and Marion Boulevard Apartments have both started foundation work and framing should follow soon. Broad and Main's second building, should be starting late summer. While we are doing our plan reviews for new homes and commercial projects, we are still inspecting buildings like Broad and Main's mixed use and all their buildouts that will be coming soon. MISD's FMI addition and remodel project plus the new stadium are going strong. Several projects are getting ready to start, 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	580	887	589
WRECKING	1	0	0
BEER & LIQUOR INSP	2	8	8
COMPLAINT INSPECTIONS	19	7	13
TOTAL INSPECTIONS	602	902	610
PERMITS			
ACTIVE DEPT PERMITS	10,944	10,891	10,015
PERMITS ISSUED	258	338	396
NEW SINGLE FAMILY	7	9	22
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	1 (2)
NEW COMMERCIAL	0	4	3
REMODEL/ADD. COMMERCIAL	1	2	3
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,586	4,532	4,500
TOTAL RENTAL INSPECTIONS	453	114	195

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	7	5	5
RESOLVED COMPLAINTS	7	7	3
ACTIVE COMPLAINTS	59	57	64
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	11	10	8
DEBRIS IN YARD	26	27	17
HOUSING	12	12	17
PROPERTY MAINTENANCE	10	8	22

Active Municipal Infractions:

- 5010 Winslow Road (Sam Nemer).
 - 90 day compliance check is scheduled for August 15th. All materials shall be removed or properly stored.
- 1565 7th Ave. (Dwight Hogan)
 - Denny's muffler is in talks to purchase Dwight's home. The home will be demolished and turned into a parking lot.
- 2895 15th Ave. (Garen Braun)
 - Garen is currently in poor health. The property is mostly compliant. Staff will be dismissing the case against Garen.
- 540 8th Ave. (Bonnie Allan)
 - Bonnie has been moved to her new home while her family and friends work to clean out the large quantity on items that were in her home. 11.5 tons of unwanted material and debris were taken to the dump during the process.
- 1081 27th Street (Maske)
 - Contempt charges are being sought in connection with the unacceptable condition of the exterior of the property. There has been no betterment of the property since starting the contempt process.
- 1060 18th Street (James L'Homme)
 - The process for a 657A.10 has been started. Staff is currently waiting for the process servers to complete their portion of the process. Staff is still anticipating the mortgage lender to step in and claim interest.
- 3105 3rd Ave. (Steven Frost)
 - Mr. Frost has filed a motion to set aside the default judgment. Case is set for August 8th. No change in the condition of the property has been observed.
- 204 10th Street (Sheila Robertson)
 - Still no resolution on the municipal infraction. The property has remained mostly in compliance with some minor items left around the porch area.
- 901 7th Ave. (Phyllis Rausch)
 - Staff has started the process of the 657A.10A to take control of this abandoned property. An Order to Abate was also sent demanding action be taken to board up some broken windows. This order was ignored, and staff abated the nuisance by have Bolton Property Maintenance board up all broken windows on the structure. Phyllis will be billed for this action.

Active Order to Abate Cases:

- 2780 1st Ave. (Cindy Valletta)
 - Home remains in non-compliance. Cases are being transferred to Lynch Dallas.
- 330 S 12th Street (Montylee & Virginia Watt)
 - Trees have been taken down by the Parks Department but nothing to remedy the items on my list has been addressed. No permits issued.
 - Watts have denied the citation and a trial is set for 9/20/22 @10:30

- 2315 1st Ave. (Michael & Debra McGrath)
 - Compliance date was not met for the removal of volunteer trees and overgrown brush. Staff is working to secure a company to abate this nuisance. Staff is also working with the neighbors to utilize their driveway as it is the best access to the rear yard.

Upcoming Order to Abate Cases/Cases to Watch:

- 597 21st Street (Mike Balfe)
 - Continues to claim that a camper on his lot is involved in litigation and he cannot move it until that is resolved. I believe this is a smoke screen to purposely delay my actions.
- 438 7th Street (David Glover & Elizabeth Smiley)
 - Water was shut off for non-payment. Home was posted with a Notice of Condemnation and then Condemned a week later. David was living there but after a welfare check on the multiple dogs still at the home as well, occupancy of the home has appeared to cease. There is multiple property maintenance violation on the exterior, but the home will be foreclosed on soon.
- 1480 Parkview Dr. (Melissa Schafer)
 - Owner was parking on the front yard across the curb with multiple cars and has a camper parked in the side yard. She was responsive to my verbal request to move the vehicles but has not attempted to move the camper.

DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS

- There were 5 applications reviewed and issued in July 2022 (30 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)

Project nearing completion, minor items remain.

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)**: Project is closed out.

The **second phase (Thomas/Legion Park Paving)**: Project is nearing closeout

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 July 12, 2022 and took action on the following items:

- Conditional Use – Garage over 900sf – 1800 10th St (approved)
- Preliminary Plat – Silver Ridge Estates – Integrity Custom Homes, Inc. (approved)
- Comp Plan Amendment, Rezoning, Preliminary Plat – Osage Estates – Atwood Rentals, LLC (all approved)
- Central Corridor Review – Broad & Main Monumental Staircase – Eagle View Development (approved)
- Amendment to Section 176.52 regarding Drive-Thru Regulations (approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on July 19, 2022 and took action on the following item:

- Conditional Use – Garage over 900sf – 1800 10th St (approved)
- Variance – Garage door setback – 2396 3rd Ave (approved)
- Variance – Fence over 6ft – 339 Pheasant Ave (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission met on July 12, 2022 and discussed Depot renderings and provided recommendations to the committee.

Bicycle and Pedestrian Advisory Committee

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

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

No meeting of the Nuisance Board in July 2022.