

PLANNING & DEVELOPMENT ACTIVITY

City Wide Zoning initiative

Public hearing regarding the rezoning of Ward 1 and 3 to occur at the September 20, City Council Meeting. Planning and Zoning Commission recommended unanimously to proceed with the rezoning at the August 2022 meeting.

Zoning Ordinance Activity

Amendments in process:

- Drive Through Regulations / Design Guidelines were presented to City Council at the August 4, 2022 meeting. Public hearing was held and no comments were made. The ordinance requires three reading at City Council the final reading will be held at the September 8 City Council Meeting.
- Citywide Design Standard are being reviewed and public comments will be sought at City Council meetings beginning in October.
- Amendments to the setbacks required in Industrial areas are being considered – public hearings are being set for October.
- The permitted use of gravel is being removed from the zoning code. After a review of comparable city's, Marion was the only one allowing gravel to be used for parking and loading. The Planning Commission has recommended that gravel no longer be permitted for parking and loading. Public hearings are being set for October.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 53 active commercial permits. Seven new commercial permits were issued. Permit activity remains strong, but the shortage of building materials and labor continues to delay advancing projects and permit close-out.

The Kwik Star project is close to completion and will open in September. Foundations for Green Park Apartments and Marion Boulevard Apartments are set, and framing will begin in September. Marion Independent School District (MISD), Francis Marion Intermediate School addition and remodel project is nearing completion, and work on the district's new stadium will continue through the winter.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	671	580	684
WRECKING	1	1	1
BEER & LIQUOR INSP	4	2	
COMPLAINT INSPECTIONS	11	19	17
TOTAL INSPECTIONS	687	602	702
PERMITS			
ACTIVE DEPT PERMITS	11,101	10,944	10,015
PERMITS ISSUED	360	258	416
NEW SINGLE FAMILY	9	7	19
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	0
NEW COMMERCIAL	2	0	1
REMODEL/ADD. COMMERCIAL	6	1	5
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,642	4,586	4,522
TOTAL RENTAL INSPECTIONS	203	453	299

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	10	7	6
RESOLVED COMPLAINTS	7	7	9
ACTIVE COMPLAINTS	63	59	61
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	13	11	10
DEBRIS IN YARD	28	26	18
HOUSING	13	12	13
PROPERTY MAINTENANCE	9	10	20

Active Municipal Infractions:

- 5010 Winslow Road
 - 90-day compliance check was scheduled for August 15, 2022. All materials should have been removed or properly stored and were not. The infraction is set to be reviewed in Court on November 21, 2022.
- 1565 7th Avenue
 - The home is set to be demolished in September.
- 1081 27th Street
 - Contempt charges are being sought in connection with the unacceptable condition of the exterior of the property. Minor advancements towards removing items from the exterior of the property have been made.
- 1060 18th Street
 - The process for a 657A.10B has been started. Staff is currently waiting for the process servers to complete their portion of the process.
- 3105 3rd Avenue
 - The property has been brought into compliance and an agreement prohibiting a violation of items within the order for 2 years was signed.
- 901 7th Avenue
 - Staff has started the process of the 657A.10B 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 secured the services of a local company to abate the nuisance by boarding up all broken windows on the structure.

Active Order to Abate Cases:

- 2780 1st Avenue
 - The property owner has been served and has not answered the allegations in the time prescribed. Staff is currently awaiting a signed order and deadline from the Court.
- 330 S 12th Street
 - No actions have been taken by the property owners to obtain a permit or to address the areas where vermin continue to enter the abandoned home. Trial is set for September 20, 2022.
- 2315 1st Avenue
 - Compliance date was not met for the removal of volunteer trees and overgrown brush. Staff secured a local company to abate this nuisance.
- 307 W. Williams Drive
 - Staff was alerted to unsanitary conditions. A welfare check was performed by the Police Department. The homeowners have responded well and have initiated a well-coordinated response to bring the home into compliance.
- 6290 Christine Drive
 - A resident alerted staff to an exterior hoarding condition present on this lot. Both the mobile homeowner and management were cited on this matter. An aggressive timeline was given to bring this property into compliance.

- 438 7th Street
 - Home has been posted as condemned and is currently unoccupied. Staff working to identify owner and mitigate violations.

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. Staff anticipates an amendment to the Shoemaker contract in September to take inflation into account of a longer than normal contract.

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 was accepted by the Council in July with final payment being sent in August. Staff submitted the final reimbursement request to the IDOT shortly thereafter.

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, this portion open to the public. Bridges are in and work has begun to set them in place.

Lucore Road Pedestrian Bridge and Sidepath

The CMPO has approved the funding to the full 80/20 split. The funding will become available likely in FFY 25 and 26. The Linn County Trails Association has allocated a minimum of \$50,000 towards this project with a capital campaign goal to fund it at \$100,000 if possible. Two other trail projects in Linn County are the beneficiaries of their capital campaign as well.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on August 9, 2022 and took action on the following items:

- Rezoning and Preliminary Plat – Sycamore Development, LLC (both approved)
- Street Vacation – portion of 17th Street (approved)
- Amendment to zoning map in former City Council Wards 1 and 3 and revisions within former City Council Wards 2 and 4 (approved with amendment)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on August 16, 2022 and took action on the following item:

- Variance – Sign in front yard setback – 675 S. 11th Street (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet in August 2022.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee met on August 30th in Council Chambers B. The Committee discussed the change in Safe Routes to Schools funding now solely through the State instead of CMPO and State. The Committee discussed the best project(s) to apply for. The Committee also discussed the extension of the artistic bike rack in the Uptown Artway and other locations for additional bike parking in the uptown. Lastly, a general trail update was provided.

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

No meeting of the Nuisance Board in August 2022. Next meeting is September 6, 2022.