

PLANNING & DEVELOPMENT ACTIVITY

City Wide Zoning initiative:

Public hearing regarding the rezoning of Ward 1 and 3 occurred at the September 20, 2022 City Council meeting and the first reading was approved. Planning and Zoning Commission recommended unanimously to proceed with the rezoning at the August 2022 meeting. Anticipated to be completed in October 2022.

Zoning Ordinance Activity:

Amendments in process

- Citywide Design Standard are being reviewed and public comments will be sought at City Council meetings beginning in November
- Amendments to the setbacks required in Industrial areas are being considered. The Planning and Zoning Commission recommended approval, anticipated to go to the City Council in October 2022. – 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 and Zoning Commission recommended approval, anticipated to go to the City Council in October 2022. – public hearings are being set for October.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 52 active commercial permits. Three 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.

Marion Independent School Districts Stadium project should be completing early November weather dependent. Framing for Green Park Apartments and Marion Boulevard Apartments has begun. Rough-ins will continue for the next month and likely into December. Broad and Main 6th and Tulip Tree apartments both have indicated that their respective projects should be starting soon.

BUILDING DIVISION STATISTICS

| INSPECTIONS | CURRENT | LAST MONTH | LAST YEAR |
|--------------------------|------------|------------|------------|
| ALL CONSTRUCTION | 613 | 671 | 724 |
| WRECKING | 4 | 1 | 1 |
| BEER & LIQUOR INSP | 7 | 4 | 2 |
| COMPLAINT INSPECTIONS | 7 | 11 | 12 |
| TOTAL INSPECTIONS | 631 | 687 | 739 |
| PERMITS | | | |
| ACTIVE DEPT PERMITS | 11,170 | 11,101 | 10,337 |
| PERMITS ISSUED | 302 | 360 | 467 |
| NEW SINGLE FAMILY | 7 | 9 | 26 |
| NEW MULTI-FAMILY (UNITS) | 0 | 0 (0) | 1 (2) |
| NEW COMMERCIAL | 2 | 2 | 2 |
| REMODEL/ADD. COMMERCIAL | 3 | 6 | 2 |
| RENTAL HOUSING | | | |
| RENTAL HOUSING UNITS | 4,657 | 4,642 | 4,518 |
| TOTAL RENTAL INSPECTIONS | 276 | 203 | 515 |

BUILDING CODE COMPLIANCE

| BUILDING CODE COMPLAINTS | CURRENT | LAST MONTH | LAST YEAR |
|---------------------------|---------|------------|-----------|
| NEW COMPLAINTS | 5 | 10 | 12 |
| RESOLVED COMPLAINTS | 6 | 7 | 10 |
| ACTIVE COMPLAINTS | 61 | 63 | 61 |
| ACTIVE COMPLAINTS BY TYPE | | | |
| BUILDING MISCELLANEOUS | 11 | 13 | 11 |
| DEBRIS IN YARD | 28 | 28 | 24 |
| HOUSING | 13 | 13 | 4 |
| PROPERTY MAINTENANCE | 9 | 9 | 22 |

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 61 active cases and respond to nuisance properties as they are identified. As the weather get cooler, fall usually brings calls about no heat in rental units and parking on the grass as campers are put away for the winter. There are currently 12 active orders to abate nuisance cases waiting for compliance along with the continued influx of daily complaints. Staff is working several cases that have migrated from the investigation stage to municipal infraction stage making it necessary to involve the assistance of legal counsel. The current case count involving legal action is at 8.

TRAIL PROJECTS

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

A ribbon cutting was held on September 27th for this project. Minor items remain before the project can be audited by the IDOT and requested to be closed out.

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)**: Staff has submitted all documentation for project closeout.

The **third phase (Bridge over Indian Creek)**: Staff has submitted all documentation for project closeout.

The **fourth phase (Ped. Bridge over Marion Blvd)**: The light bollards have been installed, minor items remain before an IDOT audit can be requested.

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. The pedestrian bridge south of 29th Avenue is in, and paving has been completed from 10th Street to 29th Avenue. The bridge closest to Tower Terrace Road has been installed and the demo of the former Linn Mar bridge/culverts began the last week in September.

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 September 9, 2022 and took action on the following items:

- Amendment to the setbacks within Industrial zoned properties for lots under 1.5 acres. (approved)
- Amendment to the surfacing requirements for parking and loading areas in all zoning districts. (approved)

Zoning Board of Adjustment

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

- Variance – Rear Yard setback for a double fronted lot (Ed Reed 1680 8th Avenue) Approved

Historic Preservation Commission

The Marion Historic Preservation Commission met on September 13, 2022 and discussed potential options within the Central Plaza, updates to the former Methodist Church and accepted Pat Klopfenstein's resignation from the commission.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee met on September 27, 2022 in the Uptown Artway. The Committee discussed trail progress and toured the Uptown Artway and Plaza for possible bike rack locations.

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

The Board met on September 6, 2022. There was no request for a hearing from the public. Staff presented members of the board with a preliminary draft of additions to chapter 153 Property Maintenance Code addressing firewood definitions and storage. Minor changes to the language were requested by the board. No other action was taken. Next meeting is scheduled for December 6, 2022.