

PLANNING & DEVELOPMENT ACTIVITY

Zoning Ordinance Activity:

Amendments in process

- City-wide Design Standards are being reviewed and public comments will be sought at City Council meetings beginning in December. Approved at the November 2022 Planning and Zoning Commission
- Amendments to the setbacks required in Industrial areas approved.
- The permitted use of gravel is being removed from the zoning code approved.
- Research has begun to implement a street tree ordinance for all new developments.

Other Department News

Tom Treharne, Community Development Director announced his resignation from the City.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 45 active commercial permits. 3 new commercial permits were issued while 6 were completed. Permit activity remains strong for this time of year, but the shortage of building materials and labor continues to delay advancing projects and permit close-out.

Marion Independent School Districts Stadium project and FMI addition should be obtaining occupancy mid-November weather dependent. Framing for Green Park Apartments and Marion Boulevard Apartments continues with both getting the roofs put on. Broad and Main 6 will wait until spring to move forward and Tulip Tree apartment contractor has indicated that their project will start installing aggregate pier footings the first of December.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	540	569	669
WRECKING	1	1	2
BEER & LIQUOR INSP	7	5	3
COMPLAINT INSPECTIONS	6	12	25
TOTAL INSPECTIONS	554	587	699
PERMITS			
ACTIVE DEPT PERMITS	10,995	11,013	10,825
PERMITS ISSUED	276	306	367
NEW SINGLE FAMILY	5	6	13
NEW MULTI-FAMILY (UNITS)	1 (50)	0 (0)	0
NEW COMMERCIAL	0	1	2
REMODEL/ADD. COMMERCIAL	4	5	2
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,594	4,596	4,538
TOTAL RENTAL INSPECTIONS	267	167	201

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	5	10	11
RESOLVED COMPLAINTS	5	11	7
ACTIVE COMPLAINTS	57	56	65
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	4	6	12
DEBRIS IN YARD	34	33	24
HOUSING	11	9	9
PROPERTY MAINTENANCE	8	8	20

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 53 active case and to respond to nuisance properties as they are identified. There are currently 14 order to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 8. Demand letters have been sent out on some uptown properties having a December deadline for action. Demands for action have also been sent regarding the Carriage Corner development with an early January deadline for action.

TRAIL PROJECTS

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 November 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)**: Punch list items remain.

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)

Substantial completion of the trail has been done. Trail will be open to the public through the winter. Final approval and ribbon cutting in the spring.

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

- Final Plat (Linn County) – Eagle Trace 2nd Addition (approved)
- Zoning Code Amendment – Design Standards and Site Development Plan Review (approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment did not meet in November 2022 as there were no items that required action.

Historic Preservation Commission

The Marion Historic Preservation Commission met on November 9, 2022.

- Reconstruction of the Marion Burger King (2449 7th Avenue) was presented.
- Updates regarding the Uptown Marion Award of \$100,000 for the Main Street Challenge Grant for the Davis / Draper Building.
- Updates on the \$1.5 million dollar Iowa Economic Development Authority tax credits for the former First United Methodist Church
- Motion to receive and file correspondence from Charley Knudsen regarding Central Plaza / Uptown Park Plan.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee met on November 29, 2022 at City Hall. The Committee had a presentation from Drew Mollenhauer (Parks Department) regarding the proposed cross country ski trails that will be groomed in Lowe and Lininger Parks this winter when snow amounts allow. Potential for fat tire bike trails alongside as well.

The Committee discussed a petition to remove parking on 10th Street (north of 10th Avenue) to allow for bike lanes to be striped in accordance with the Master Trails Plan. The Committee further discussed potential neighborhood opposition, bike traffic, making connections for bikes, the more costly alternative would be a sidepath that is also identified in the Master Trails Plan, and the more recently adopted Uptown Master Plan that shows an alternate route for bike traffic. The Committee wanted to discuss further at their next meeting.

Billings noted that the Master Trails Plan has not been updated since 2016 and she felt it was time to review the Plan to see if there are any additions or corrections that need to be made. The Committee reviewed the map and discussed a number of areas. Billings noted she would bring back a map and a list showing the proposed changes at the next meeting for further discussion.

The Committee agreed to cancel the December meeting.

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in November 2022. Next meeting is scheduled for December 6, 2022.