

PLANNING & DEVELOPMENT ACTIVITY

Zoning Ordinance Activity:

Amendments in process

- City-wide design standards held a public hearing, which will remain open through the approval process with anticipated approval in January 2023.
- Research has begun to implement a street tree ordinance for all new developments. Staff will be conducting preliminary research through January 2023.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 43 active commercial permits. 1 new commercial permit was issued while 3 were completed. There are a lot of inquiries on potential new projects, but most are concerned over the shortage of building materials and labor and cost of both. With this said it is still encouraging that we could have another very busy year.

Framing for Green Park Apartments and Marion Boulevard Apartments continues with both getting the roofs put on and getting the buildings enclosed. Tulip Tree apartment contractor has indicated that their project will start coming out of the ground in spring with the installation of the aggregate pier footings being completed.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	432	540	550
WRECKING	0	1	1
BEER & LIQUOR INSP	7	7	7
COMPLAINT INSPECTIONS	6	6	11
TOTAL INSPECTIONS	445	554	569
PERMITS			
ACTIVE DEPT PERMITS	9,216	10,995	10,904
PERMITS ISSUED	148	276	301
NEW SINGLE FAMILY	3	5	7
NEW MULTI-FAMILY (UNITS)	0 (0)	1 (50)	0 (0)
NEW COMMERCIAL	0	0	0
REMODEL/ADD. COMMERCIAL	2	4	5
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,617	4,594	4,546
TOTAL RENTAL INSPECTIONS	85	267	266

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	2	5	8
RESOLVED COMPLAINTS	2	5	0
ACTIVE COMPLAINTS	52	57	72
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	2	4	11
DEBRIS IN YARD	29	34	29
HOUSING	12	11	11
PROPERTY MAINTENANCE	9	8	21

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 55 active cases and to respond to nuisance properties as they are identified. There are currently 16 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. A response is awaited on demand letters sent out on the uptown projects and a stagnant development with a mid to late December deadline on them.

TRAIL PROJECTS

No update.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on December 13, 2022 and took action on the following items:

- Central Corridor Review – 2449 7th Ave – Burger King (approved)
- Final Plat (Linn County) – Eagle Trace 2nd Addition (approved)

Zoning Board of Adjustment

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

Historic Preservation Commission

The Marion Historic Preservation Commission met on December 13, 2022.

- 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

Bicycle and Pedestrian Advisory Committee

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

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in December 2022. Next meeting is scheduled for March 7, 2023.