

### PLANNING & DEVELOPMENT ACTIVITY

**Zoning Ordinance – Amendments in process:**

- Minimum lot width at setback of underlying zoning district
- Parking Correction for medical related uses
- Setback Correction for manufacturing zoning district

**Long-Range Planning Documents:**

- RFP for parking study has been released with submittal date at end May 2023
- RFP for Comprehensive Plan anticipated to be released mid May 2023 with submittal date mid June 2023.

### COMMERCIAL BUILDING ACTIVITY

The Building Department has 42 active commercial permits. 5 new commercial remodel or addition permits were applied for in the month of April, while none were completed. There are a lot of inquiries about potential new projects but so far just remodels have come in for permits. The number of people inquiring about building in Marion is encouraging that we will have another very busy year.

Interior finishes for Green Park Apartments and Marion Boulevard have started, while the Tulip Tree Apartment contractor has started back up on the foundation work for this building. Marion Independent Schools has started the Parkview Elementary and submitted plans for the new Auditorium addition.

### BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	507	527	513
WRECKING	1	0	1
BEER & LIQUOR INSP	3		0
COMPLAINT INSPECTIONS	10	4	13
<b>TOTAL INSPECTIONS</b>	521	531	527
PERMITS			
ACTIVE DEPT PERMITS	6,014	6,235	10,889
PERMITS ISSUED	242	238	331
NEW SINGLE FAMILY	11	12	8
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	2 (99)
NEW COMMERCIAL	1	2	4
REMODEL/ADD. COMMERCIAL	2	1	0
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,744	4,687	4,537
TOTAL RENTAL INSPECTIONS	312	208	197

## BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	3	9	11
RESOLVED COMPLAINTS	2	3	10
ACTIVE COMPLAINTS	52	51	56
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	4	4	7
DEBRIS IN YARD	27	25	23
HOUSING	5	5	13
PROPERTY MAINTENANCE	16	17	13

## CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 52 active cases and to respond to nuisance properties as they are identified. There are currently 19 orders to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 12. The Carriage Corner development structures and several others associated with these have entered into an agreement to transfer ownership. Staff has been approached by a few interested parties. A process has been implemented to guarantee the new owners will be addressing all deficiencies previously noted.

## TRAIL PROJECTS

At the City Showcase, staff sought feedback about the current trails in Marion and desires for changes/additions to the network. BPAC is working towards a Master Trails Plan Map update in 2023 to keep current with our trails momentum.

## BOARDS AND COMMISSIONS

### Planning & Zoning Commission

The Marion Planning & Zoning Commission met on April 11, 2023 and took action on the following items:

- Preliminary Plat - Sycamore Heights 2nd Addition (tabled)
- Preliminary Site Development Plan - Sycamore Heights 2nd Addition (tabled)
- Final Site Development Plan - Green Park Apartment Living Phase 2 (tabled)
- Final Plat - Boji's Addition (approved)

### **Zoning Board of Adjustment**

The Marion Zoning Board of Adjustment met on April 18, 2023 and took action on the following item:

- Variance - 1325 8th Avenue - Fence over 6 ft (denied)

### **Historic Preservation Commission**

The Marion Historic Preservation Commission met on April 11, 2023 and discussed the following:

- Conducted a public hearing for the demolition of the restrooms and storage room located west of the depot as well as removal of the caboose from the park. Commission recommended approval of both items.

### **Bicycle and Pedestrian Advisory Committee**

The Bicycle and Pedestrian Advisory Committee did not meet in April 2023.

### **Construction Code Review Board**

The Marion Construction Code Review Board did not meet in April 2023 as there were no items that required action.

### **Nuisance Enforcement and Property Maintenance Advisory Board**

The Board did not meet in April 2023. Next meeting is scheduled for June 6, 2023.