

### PLANNING & DEVELOPMENT ACTIVITY

#### Zoning Ordinance – Amendments in process:

- Minimum lot width at setback of underlying zoning district approved at May Planning and Zoning Commission anticipated June 2023 City Council
- Parking Correction for medical related uses approved at May Planning and Zoning Commission anticipated June 2023 City Council
- Setback Correction for manufacturing zoning district. Codification error did not included Ordinance 22-22 previously approved by the City Council. June Planning and Zoning Commission review for July City Council approval.

#### 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 early June 2023 with submittal date mid July 2023.

### COMMERCIAL BUILDING ACTIVITY

The Building Department has 40 active commercial permits. 2 new commercial remodel or addition permits were issued in the month of May, while 4 projects were completed. With the number of meetings and inquiries about potential new projects we should see a very busy summer and fall.

Green Park Apartment contactor is expecting to start final inspections the end of the month and Marion Boulevard should not be far behind, while Tulip Tree apartment contractor has started back up on the foundation work for this building. Marion Independent Schools has started the Parkview Elementary and plans for the new Auditorium addition and Linn Mar’s Administration building will be approved soon.

### BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	607	507	649
WRECKING	2	1	0
BEER & LIQUOR INSP	13	3	3
COMPLAINT INSPECTIONS	3	10	7
<b>TOTAL INSPECTIONS</b>	<b>625</b>	<b>521</b>	<b>659</b>
PERMITS			
ACTIVE DEPT PERMITS	6,105	6,014	10,641
PERMITS ISSUED	292	242	312
NEW SINGLE FAMILY	7	11	19
NEW MULTI-FAMILY (UNITS)	1 (2)	0 (0)	2 (71)
NEW COMMERCIAL	0	1	0
REMODEL/ADD. COMMERCIAL	4	2	1

RENTAL HOUSING			
RENTAL HOUSING UNITS	4,747	4,744	4,534
TOTAL RENTAL INSPECTIONS	267	312	165

### BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	4	3	7
RESOLVED COMPLAINTS	0	2	2
ACTIVE COMPLAINTS	56	52	61
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	4	4	8
DEBRIS IN YARD	28	27	27
HOUSING	5	5	13
PROPERTY MAINTENANCE	19	16	13

### CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 58 active cases and to respond to nuisance properties as they are identified. There are currently 17 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. Of the 10 structures or empty lots, 4 have changed ownership with all new owners signing an affidavit acknowledging the deficiencies or required maintenance on the newly acquired property thus transferring the responsibility of compliance to the new owners. Staff has also been approached by Habitat for Humanity who has interest in the Carriage Corner property to place 2 new homes in lieu of the current plan.

### TRAIL PROJECTS

The Engineering Department has taken the lead on hiring an engineering consultant for the design of the Lucore Road Pedestrian Bridge and Sidepath Project. 8 RFP's were reviewed, with Staff recommending Shoemaker Haaland for the contract.

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## **BOARDS AND COMMISSIONS**

### **Planning & Zoning Commission**

The Marion Planning & Zoning Commission met on May 9, 2023 and took action on the following items:

- Preliminary Plat - Sycamore Heights 2nd Addition (approved)
- Preliminary Site Development Plan - Sycamore Heights 2nd Addition (approved)
- Final Site Development Plan - Green Park Apartment Living Phase 2 (approved)
- Rezoning - Frazier Land Investments, LLC (approved)
- Preliminary Plat - Jacobs Landing (approved with condition)
- Central Corridor Review - Masonic Temple Association (approved)
- Conditional Use - Besler (approved)
- Conditional Use - True Value (approved)
- Design & Site Plan Review - True Value (approved)
- Zoning Code Amendments - Chapter 284-6.F(5) and Chapter 340-8.2B(11)(p) (approved)

### **Zoning Board of Adjustment**

The Marion Zoning Board of Adjustment met on May 16, 2023 and took action on the following items:

- Variance - 3rd wall sign - 991 62nd St (denied)
- Variance - front yard setback - 2900 7th St (approved)
- Conditional Use - Besler (approved)
- Conditional Use - True Value (approved)

### **Historic Preservation Commission**

The Marion Historic Preservation Commission met on May 9, 2023 and discussed the following:

- Approved Central Corridor Review for property located at 660 & 684 10th Street Marion, Iowa. (Masonic Temple Association)

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

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

### **Construction Code Review Board**

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

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

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