

PLANNING & DEVELOPMENT ACTIVITY

Zoning Ordinance – Amendments in process:

- 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 reviewed and recommend approval.
- Update regarding proposed new policies related to stormwater basin and pond maintenance agreement.

Long-Range Planning Documents:

- 6 Proposals were received and reviewed in June with the selection Committee being able to identify HKGI as the preferred consultant. Staff anticipates bringing a formal recommendation and contract to the Council in August for consideration.
- RFP for Comprehensive Plan was released June 14, 2023 with submittal date mid July 2023.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 42 active commercial permits. 5 new commercial remodel or addition permits were issued in the month of May, while 3 projects were completed. There are 3 more projects that will be submitting soon, it is shaping up to be a very busy fall.

The Green Park Apartment contractor is starting to get occupancy inspections and Marion Boulevard should not be far behind, while the Tulip Tree Apartment contractor is working on the framing and moving along very well. Marion Independent Schools has started the Parkview Elementary building and it is coming out of the ground nicely plus work is beginning for the new MISD Auditorium addition and Linn Mar’s Administration building.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	643	607	887
WRECKING	0	2	0
BEER & LIQUOR INSP	10	13	8
COMPLAINT INSPECTIONS	4	3	7
TOTAL INSPECTIONS	657	625	902
PERMITS			
ACTIVE DEPT PERMITS	6,265	6,105	10,891
PERMITS ISSUED	355	292	338
NEW SINGLE FAMILY	7	7	9
NEW MULTI-FAMILY (UNITS)	1 (12)	1 (2)	0 (0)
NEW COMMERCIAL	1	0	4
REMODEL/ADD. COMMERCIAL	3	4	2

RENTAL HOUSING			
RENTAL HOUSING UNITS	4,753	4,747	4,532
TOTAL RENTAL INSPECTIONS	240	267	114

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	4	4	5
RESOLVED COMPLAINTS	1	4	7
ACTIVE COMPLAINTS	54	56	57
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	4	4	10
DEBRIS IN YARD	29	28	27
HOUSING	1	5	12
PROPERTY MAINTENANCE	20	19	8

CODE COMPLIANCE ACTIVITIES

Code Compliance has 55 active cases and continues to respond to nuisance properties as they are identified. There are currently 15 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.

Staff continues to encounter various levels of derecho damage with some instances verging on severe damage. Enforcement of these have included assistance in helping homeowners seek out and find qualified contractors and financial assistance from local groups while still having repairs and cleanup done in a timely manner.

Ownership of the Owen Block building has been transferred and the owner has taken steps to begin the repair of the storefront facade on the 7th Ave side. An agreement has been drafted to cease the 657A process and will set milestones to repair exterior elements including the derecho damage on the 10th Street side.

The Carriage Corner development structures have yet to be transferred to new owners per the agreement. Maintenance of these properties has been minimal with multiple requests have been made through their attorney to keep the properties maintained and free from debris.

TRAIL PROJECTS

On June 22nd the City Council approved a contract with Shoemaker Haaland for engineering services for the Lucore Road pedestrian Bridge and Sidepath Project. Staff anticipates a kick-off meeting in early July.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on June 13, 2023 and took action on the following items:

- Conditional Use – Honeybee hives – S. Owen (approved)
- Conditional Use – Honeybee hives – R. Owen (approved)
- Conditional Use – Garage over 900sf – Coffin (approved)
- Conditional Use – Communications Hub – ImOn (approved)
- Architectural Design Review – MISD (approved)
- Architectural Design & Site Plan Review – Fire Station Tower (approved)
- Zoning Code Amendment – Table 340-5.7-1 (approved)
- Street Renaming – Wallace St (approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on June 20, 2023 and took action on the following items:

- Conditional Use – Honeybee hives – S. Owen (approved)
- Conditional Use – Honeybee hives – R. Owen (approved)
- Conditional Use – Garage over 900sf – Coffin (approved)
- Conditional Use – Communications Hub – ImOn (approved)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet on June 13, 2023 due to no items requiring action.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee met on June 27, 2023 and discussed the following:

- Bike to Work Week successes and setbacks
- Master Trails Plan Map proposed additions and deletions
- Lucore Road Pedestrian Bridge and Sidepath project Update
- Indian Creek Master Plan Update: Site One Concepts
- Enforcement of Chapter 122 regarding biking through the Uptown
- Bike accommodations on 10th Street

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

The Board held a meeting on June 6, 2023 and discussed the following:

- Appeal – Nuisance abatement time extension – L. Matthes (approved)
- Adjust meeting start time from 6:30 pm to 6 pm. (approved)