

PLANNING & DEVELOPMENT ACTIVITY

Long-Range Planning Documents:

- The Parking Study has begun with a Staff Kick-Off Meeting with Hkgl consultants. Initial parking counts will occur throughout September 2023
- Received four RFP proposals for Marion Comprehensive Plan Update. Consultant Selection committee recommended RDG Consultants. Contract work through August for an October 5, contract approval at the City Council.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 45 active commercial permits with 1 project getting completed this month. 4 new commercial remodel permits were issued in the month of August, expectations of 2 more projects being submitted soon. It has been a year of small remodels or large projects and with what is currently going it's shaping up to be a very busy fall.

The Green Park Apartments contractor should be getting final occupancy very soon with 2 of the 3 floors having occupancy. Marion Boulevard Apartments should not be far behind, while at Tulip Tree Apartments the contractor is working on the framing and moving along very well with the building being enclosed soon. The Marion Independent Schools contractor continues to work on Parkview Elementary which is coming out of the ground nicely. Work is continuing on MISD's new Auditorium addition and Linn Mar's Administration building.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	546	502	671
WRECKING	0	1	1
BEER & LIQUOR INSP	3	2	4
COMPLAINT INSPECTIONS	7	5	11
TOTAL INSPECTIONS	556	510	687
PERMITS			
ACTIVE DEPT PERMITS	6,411	6,353	11,101
PERMITS ISSUED	285	258	360
NEW SINGLE FAMILY	3	9	9
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	0 (0)
NEW COMMERCIAL	1	2	2
REMODEL/ADD. COMMERCIAL	6	1	6

RENTAL HOUSING			
RENTAL HOUSING UNITS	4,677	4,688	4,642
TOTAL RENTAL INSPECTIONS	280	170	203

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	6	7	10
RESOLVED COMPLAINTS	13	1	7
ACTIVE COMPLAINTS	53	60	63
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	8	6	13
DEBRIS IN YARD	22	31	28
HOUSING	1	1	13
PROPERTY MAINTENANCE	22	22	9

CODE COMPLIANCE ACTIVITIES

Code Compliance has 53 active cases and continues to respond to nuisance properties as they are identified. There are currently 13 orders to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 13.

1081 27th Street continues to be an eyesore. Although ownership has reverted back to the original owners, the structures have not been vacated yet. There has been a large influx of debris and garbage on the exterior as a result of the previous residents slowly working towards vacating the property. Several police calls and complaint calls have been responded to.

TRAIL PROJECTS

Closeout documentation and construction audits continue on the 10th Avenue sidepaths and Indian Creek Trail. All documentation and final reimbursement requests have been made for the bridge over Marion Blvd.

In August Shoemaker provided staff with initial cost estimates for alternate routes and discussed with staff the pros and cons of each alignment. Next step to reach out to impacted property owners to begin discussions regarding easements.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on August 8, 2023 and took action on the following items:

- Architectural Design and Site Plan Review - Dollar Tree - Tower Terrace Rd (Approved w. amendment)
- Central Corridor Review - Lammers Properties, LLC - 777 11th St & 1135 8th Ave (Approved)
- Final Plat & Architectural Design and Site Plan Review - Mercy ED - 999 35th St (Approved both)
- Preliminary Plat - Sycamore Heights Additions (Revised) (Approved)
- Final Site Development Plan - Sycamore Heights 2nd Addition Phase 1 (Approved)
- Architectural Design and Site Plan Review - Multi-tenant retail building - 100 6th Ave (Approved)
- Preliminary & Final Site Development Plans - Habitat for Humanity - 815 4th Ave (Approved)
- Architectural Design and Site Plan Review - Ohnward Bank - 665 Marion Blvd (Approved)
- City Initiated Zoning - E Robins Road (SR-E) (Approved)

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on August 15, 2023 and took action on the following item:

- Variance - (Approved)

Historic Preservation Commission

The Marion Historic Preservation Commission met on August 8, 2023 and discussed the following:

- Review of Belltower Loft Project

Bicycle and Pedestrian Advisory Committee

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

Construction Code Review Board

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

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in August 2023. Next meeting is scheduled for September 5, 2023.