

**PLANNING & DEVELOPMENT ACTIVITY**

**Long-Range Planning Documents:**

- The Parking counts were conducted on a Thursday, Friday and Saturday in September with an additional count being taken on a Saturday night during a Theater performance. Although parking was close to capacity in a few spaces, there did not generally appear to be a shortage of parking in the Uptown. Parking results were presented to the Uptown Board of Advisors, a few additional business owners and City staff. Next steps include incorporating future development projects/prospects into a parking model to anticipate future parking needs.
- In October the City Council approved a contract with RDG Planning and Design for a Comprehensive Plan Update. Staff expects to bring the Comp. Plan Visioning Committee for mayor appointment. More formal meetings are expected in February 2024.

**COMMERCIAL BUILDING ACTIVITY**

The Building Department has 37 active commercial permits with 4 projects getting completed this month. 4 new commercial remodel permits were issued in the month of October. It has been a year of small remodels or large projects and with what is currently going on it's been a surprisingly busy year in the commercial and multi-family side of inspections.

Marion Boulevard Apartments should be getting occupancy in the next month and Tulip Tree Apartments should be wrapping up in early 2024. Their contractor is working on the rough-ins and moving along very well with insulation and drywall on the upper floors. The Marion Independent Schools contractor continues to work on Parkview Elementary which is getting enclosed, and work is continuing on the new MISD Auditorium addition and Linn Mar's Administration building.

**BUILDING DIVISION STATISTICS**

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	573	647	569
WRECKING	0	2	1
BEER & LIQUOR INSP	9	3	5
COMPLAINT INSPECTIONS	8	9	12
<b>TOTAL INSPECTIONS</b>	590	661	587
PERMITS			
ACTIVE DEPT PERMITS	6,530	6,495	11,013
PERMITS ISSUED	238	323	306
NEW SINGLE FAMILY	4	15	6
NEW MULTI-FAMILY (UNITS)	1 (2)	0 (0)	0 (0)

NEW COMMERCIAL	0	0	1
REMODEL/ADD. COMMERCIAL	1	2	5
<b>RENTAL HOUSING</b>			
RENTAL HOUSING UNITS	4,722	4,683	4,596
TOTAL RENTAL INSPECTIONS	334	285	167

**BUILDING CODE COMPLIANCE**

<b>BUILDING CODE COMPLAINTS</b>	<b>CURRENT</b>	<b>LAST MONTH</b>	<b>LAST YEAR</b>
NEW COMPLAINTS	6	3	10
RESOLVED COMPLAINTS	7	0	11
ACTIVE COMPLAINTS	54	55	56
<b>ACTIVE COMPLAINTS BY TYPE</b>			
BUILDING MISCELLANEOUS	9	10	6
DEBRIS IN YARD	24	23	33
HOUSING	0	0	9
PROPERTY MAINTENANCE	21	22	8

**CODE COMPLIANCE ACTIVITIES**

Code Compliance has 54 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 16.

Structures with derecho damage continue to periodically pop up, usually after a neighbor has become fed up. Given the amount of time that has passed since the derecho, almost every case involves the lack of funds to get the repairs done. This has posed a significant hurdle in enforcement as staff time is being spent to help secure funds/assistance for the properties involved in lieu of adding to the burden by initiating the Notice and Order to Abate process. The Marion Rehab program is being utilized through ECICOG to assist individuals who are in need of assistance.

## **TRAIL PROJECTS**

Closeout documentation and construction audits continue on the 10th Avenue sidepaths and Indian Creek Trail.

## **BOARDS AND COMMISSIONS**

### **Planning & Zoning Commission**

The Marion Planning & Zoning Commission met on October 10, 2023 and took action on the following items:

- Preliminary Site Development Plan - Rookwood Estates East (Approved)
- Preliminary Plat - Rookwood Estates East (Approved)
- Conditional Use Oversized Garage - Nessel (Approved)
- Architectural Design & Site Plan Review (Revised) Former McDonalds - 100 6th Avenue (Approved)
- Architectural Design & Site Plan Review - Linn-Mar Performance Venue - 3111 N. 10th St (Approved)

### **Zoning Board of Adjustment**

The Marion Zoning Board of Adjustment met on October 17, 2023 and took action on the following items:

- Conditional Use - Nessel (Approved)
- Variance - 1296 12th Ave (Approved)
- Variance - 1190 9th Ave (Approved)
- Variance - 1130 24th St (Approved)

### **Historic Preservation Commission**

The Marion Historic Preservation Commission did not meet in October 2023 due to no action items on the agenda.

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

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

### **Construction Code Review Board**

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

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

The board did not meet in the month of October 2023.