

### GENERAL DEPARTMENT UPDATES

Gary Hansen attended the International Code Council’s Annual Business Meeting and Code Hearings this October. He gained .6 CEU’s (Continuing Education Units) of his required 6.0 to renew his certifications. He also voted on over 180 of the approximately 500 proposed code changes, in the 3 of 7 code hearing days he attended.

### BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	637	534	727
WRECKING	1	0	0
BEER & LIQUOR INSP	6	5	11
COMPLAINT INSPECTIONS	13	23	24
<b>TOTAL INSPECTIONS</b>	<b>657</b>	<b>562</b>	<b>762</b>
PERMITS			
ACTIVE DEPT PERMITS	3,966	3,864	3,488
PERMITS ISSUED	314	220	316
NEW SINGLE FAMILY	22	12	24
NEW MULTI-FAMILY (UNITS)	0	2	8
NEW COMMERCIAL	1	0	1
REMODEL/ADD. COMMERCIAL	3	4	5
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,455	4,455	4,393
TOTAL RENTAL INSPECTIONS	278	224	178

### COMMERCIAL BUILDING ACTIVITY UPDATE

This has been another busy month for the building department. The City of Marion Building Department has 48 active Commercial projects ongoing and have gotten completion on 8 of them as of the end of this month. This is just major commercial projects, and does not include any residential houses, condos, additions, accessory buildings, or many other residential and commercial small projects that get inspected.

Some of the new projects getting started or starting soon, are Victory Sports Center, Villas Patio’s total remodel after their fire. Build-out permits have been applied for this month are Frist Federal and Starbucks going into the retail center on 7th Ave. Also, the Marion Eco Industrial Maintenance Facility and Marion Fire station are ramping up. The long-awaited YMCA permit has been issued and expecting a groundbreaking soon. In addition to those the two new Linn Mar Schools are geared up and going strong.

### BUILDING CODE COMPLIANCE UPDATE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	14	11	15
RESOLVED COMPLAINTS	8	6	31
ACTIVE COMPLAINTS	31	28	30
ACTIVE COMPLAINTS BY TYPE	CURRENT	LAST MONTH	LAST YEAR
BUILDING MISCELLANEOUS	6	5	3
DEBRIS IN YARD	4	3	6
HOUSING	9	9	10
PROPERTY MAINTENANCE	12	11	11

### EXISTING COMPLAINTS OF INTEREST

Housing complaint continue to rise and can take significant amount of staff time to investigate. Property managers and owners, for the most part, have been willing to work with staff to correct issues that may arise. All housing complaints are investigated until the items are brought into compliance or have been deemed unfounded.

**660 – 670 51st Street (Richard Havlik)** An ongoing case started in response to the vehicle disassembly process at these two properties has now included the pursuing of multiple nuisances. 2 Notices to abate requesting all junk and junk vehicles be removed have been drafted and delivered. The completion date has been set at 12/17/2018. Richard has filed an appeal and is requesting more time to complete the clean-up. **A judgement has awarded a \$4,500 civil penalty in the favor of the City and has also set a December 1st completion date of all items listed in the municipal infraction.**

**1614 Mary Drive (Zach Schminkey)** On 3/7/2019, PD requested that staff assist them with housing issues while they perform a search warrant. Exterior of the home had a lot of debris as well as the interior. There was a fire in the home prior to the search warrant and was never repaired. Owner was attempting to repair it without permits or inspections. There was lots of exposed wires and many other code violations noted in the home. Staff took pictures and condemned the home. Occupants returned sometime thereafter and proceeded to toss multiple items out the front door. Staff is currently working with Squaw Creek Village to get the items removed from the property. **This home is scheduled to be removed from the court. It remains clean, secure and unoccupied.**

**1565 7th Avenue (Idella Hogan)** Staff has identified several issues with the condition of this home. Pictures were taken and a friendly letter was mailed asking for cooperation with the correction of these items. The requests of the letter went unanswered and an Order to Abate was drafted and sent. The time frame given to remove the garbage from the driveway was not met. Staff made several attempts to contact and finally spoke with Idella's son Dwight. He was aware of the issues and agreed to act. As of April 30th, no action has been taken to remove the garbage or to perform any property maintenance items noted in the order. Idella has until 5/2/2019 to remove the garbage and until 5/27/19 to address the remaining items within the order to abate. **The October completion date was not met. Idella's daughter Yvonne has stepped in and will be helping Idella with some decision making. A status report to the court**

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will be prepared and sent the first week of November indicating that the condition of the property has not improved.

**565 Central Avenue (Jo Anne Morris)** An anonymous letter was received regarding the condition of this property. A site inspection was made on the property and significant dilapidation was noted. Contact with the owner has been attempted through door visits, phone calls. An Order to Abate will be drawn up and sent. The property has been sold to Joe Hill. Major deficiencies in the property such as holes in the structure have been addressed to minimize the infiltration of large vermin until spring where a full assessment of the property can be made.

**938 8th Street (William Barrow)** Complaints from the neighbors about a large dumpster and tall grass on this property were taken by staff. The neighbors are quick to react on this property as it has been a problem in the past. Bill was contacted and informed staff that he had moved and was cleaning out his old place. Bill agreed to have the dumpster removed as soon as he could. The dumpster has been removed and Parks Department have been addressing the lack of mowing on the property. Staff has tried to facilitate a sale of the home to Joe Hill but a deal could not be made as a result of a vast difference in the value of the property. Bill is aware that staff will be watching the property to ensure it does not become a greater nuisance.

**1272 Denali Drive (Julie Coady)** MFD responded to a medical call and found a severe case of hoarding and unhealthy sanitary conditions. The occupant was transported to the hospital which along with MFD, contacted staff about the conditions of the home. Julie was contacted after she was released from the hospital and agreed to have someone clean the home up. Service Master was contracted to clean the home out but did not perform any cleaning duties. Julie is hesitant to allow staff into her home, but communication lines are still open. Julie never allowed staff in her home but did contract with Service Master to clean her home. 3 large dumpsters were filled and removed from the home. Communication was maintained but no access was ever gained into the home. With no evidence that the home was un-occupiable after Service Master removed items and statements from Service Master, staff chose to close the case.

## **NEW COMPLAINTS OF INTEREST**

**2345 5th Avenue (Chuck Harriott)** This multi-unit structure suffered a severe fire in a single downstairs unit. The fire separations and construction practices built into the structure helped ensure that the remaining units were not involved in the fire and no other tenants were displaced. The unit has been posted with a No Occupancy, and openings have been boarded up to secure the unit. Staff is currently working with the owner to securely maintain the structure and then to work towards the rebuilding process of this unit.

**590 Bently Drive (Barry Smith)** PD was called to this unit because of an open-door situation. They discovered the unit was unsecured and that it had a severe sanitation problem. Management was contacted by staff and was informed that this unit is currently listed as unoccupied and was being inhabited by squatters with no power and clogged plumbing. Management has taken actions to secure the unit and to clean it in preparation to be rented.

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## **PLANNING & DEVELOPMENT ACTIVITY UPDATE**

### **Squaw Creek Crossing**

The developer continues work on projects in the Squaw Creek Crossings Development at Highway 13 and Highway 151. A final site development plan for the Holiday Inn Express & Suites Hotel was approved and the developer continues to make changes to meet City Council approval conditions. Work on the multi-tenant building continues with an early spring 2019 open date.

### **Uptown Commercial District:**

- Tomaso Pizza (1204 7th Avenue): Plans have been approved that include two upper story residential units, construction to begin Fall 2019.
- West End Marion Café (809 6th Avenue): The café has opened, and developer has submitted revised plans for kiosk retail units. The proposed kiosk plans were reviewed by the Planning and Zoning Commission and recommended for denial. The applicant is reviewing the comments prior to submittal to the City Council.
- Former Maid-Rite Building: Has been purchased by Joe Hill and Jamie Hoth with preliminary plans to update the 2nd floor apartments and retail / restaurant plans on the main floor. Options are being explored for the basement to return it to a usable space.

### **General Commercial Improvements:**

- Hy-Vee (3600 Highway 151): Exterior improvements have begun, that will include EIFS repair, brick staining and replacement of columns. Work will continue through the fall with interior remodel following.
- D-Bat (1783 Red Fox Way): Work has begun on the baseball / softball pitching and hitting complex. Work will continue through the winter and the structure should be enclosed within the next week or two. A spring 2020 open date anticipated.
- 7th Avenue Multi-Tenant Malls: Work continues on the strip malls on 7th Avenue and will be enclosed in the next few weeks. Late Spring 2020 are anticipated complete dates.

## **BOARDS AND COMMISSIONS**

### **Planning & Zoning Commission**

The Marion Planning & Zoning Commission met on Tuesday, October 8, 2019 and took action on the following items:

- The commission recommended approval of the north/south alley between 27th and 28th and 11th and 12th Avenue. The City Council has already taken action on the item. The alley will be offered for sale with action likely in December at the City Council.

### **Zoning Board of Adjustment**

The Marion Zoning Board of Adjustment met on Tuesday, October 15, 2019 and took action on the following items:

- The Board approved a variance for a second sign on the Domino's Pizza building new location at 2931 7th Avenue.

### **Historic Preservation Commission**

The Marion Historic Preservation Commission did not meet on Tuesday, October 8, 2019 due to lack of actionable items.

## **ZONING MAP UPDATE**

City Staff has completed proposed changes to the Citywide zoning map update. Staff conducted four open houses and had increased attendance at each with several council members in attendance. Several properties were identified that will need to be reviewed and meetings will be set through the next several weeks with those property owners to discuss future zoning designations. A dedicated website has been created regarding the update at [www.cityofmarion.org/zoningmapupdate](http://www.cityofmarion.org/zoningmapupdate), news, maps and upcoming open house dates are available through the website.

## **TRAILS**

### **Grant Wood Trail Extension (35th Street to Highway 13)**

Final asphalt sealing has been completed and final audit with IDOT will begin soon.

### **CeMar Trail (7th Street to Marion city Limits, including bridges)**

Staff was also able to sit down with the Shoemaker Haaland to discuss phasing the trail into smaller segments that can be bid/let into more achievable sections with the potential to have some proceed with a fall/winter letting. The bridge demolition over Marion Boulevard is set for an August 20th letting through the IDOT. Discussions continue with the property owners south of Highway 100 regarding sewer and trail alignment.

### **Indian Creek Trail (Boyson Trail to Tower Terrace Road)**

Snyder and Associates has already begun survey work and environmental studies for the trail alignment and in August Terracon began soil borings to allow for better design of the needed pedestrian bridge abutments. Positive discussions have been had with Linn-Mar regarding a potential easement location through their property, that could involve the replacement of their pedestrian bridge over Indian Creek. Following a meeting with the Morrissey's in the beginning of January, additional alignments are being investigated to ensure a good user experience of the trail, while being optimistic about voluntary land/easement acquisition for the trail through their property.

### **10th Avenue Side paths (35th Street to Eagleview Drive)**

Fully funded, awaiting funding availability in 2020.

### **MISD Safe Routes to Schools Trail**

Following the commitment of funds to secure the Wellmark Foundation MATCH Grant (total \$146,529.75 project funds). Engineering staff is completing design and costs estimates in house with feedback from the Bicycle and Pedestrian Advisory Committee where warranted.

## **DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS**

- Six (6) applications were processed / issued in October 2019 (56 YTD)