
PLANNING & DEVELOPMENT ACTIVITY

Squaw Creek Crossing

The developer continues to 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 has been resubmitted addressing City Council conditions on material. The developer has submitted revised Work on the multi-tenant building continues with an early spring 2020 open date, with Pizza Ranch as the only publicly announced tenant and two additional restaurants proposed in the same strip center.

Uptown Commercial District:

- Former Maid-Rite Building: Has been purchased by Joe Hill and Jamie Hoth with preliminary plans to update the 2nd floor AIRBNB apartments and retail / restaurant plans on the main floor. Options are being explored for the basement to return it to a usable space. No formal plans have been submitted at this time.
- Marion Square Mall: The building owner has been working on plans for improvements through the winter and activity seeking tenants to fill the vacant spaces.

General Commercial Improvements:

- 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.
- YMCA Foundation work continues at the new Tower Terrace Road location. Work will continue through the winter season.
- Fire Station work continues at the new Tower Terrace Road location. Work will continue through the winter season.

COMMERCIAL BUILDING ACTIVITY

As the City's commercial areas continue to grow, so do the building projects being permitted. The City of Marion Building Department has 34 active Commercial projects ongoing and have gotten completion on 5 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, the Marion Can Shed, a build-out for the Marion Pizza Ranch, and a Marion Pancho's which will be going into the retail center Carlson Way. Also, the Marion Eco Industrial Maintenance Facility and Marion Fire Station are moving forward despite the cold weather. The long-awaited YMCA is starting with site work and footings will be starting with cold weather protection requirements in effect. In addition to those projects the two new Linn Mar Schools are geared up and going strong.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	536	478	488
WRECKING	1	0	15
BEER & LIQUOR INSP	6	3	2
COMPLAINT INSPECTIONS	3	8	17
TOTAL INSPECTIONS	546	489	522
PERMITS			
ACTIVE DEPT PERMITS	4,082	4,109	3,337
PERMITS ISSUED	242	314	145
NEW SINGLE FAMILY	9	11	2
NEW MULTI-FAMILY (UNITS)	1 (2)	1 (50)	0
NEW COMMERCIAL	3	2	0
REMODEL/ADD. COMMERCIAL	3	2	3
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,449	4,456	4,386
TOTAL RENTAL INSPECTIONS	147	218	219

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	6	9	10
RESOLVED COMPLAINTS	0	5	11
ACTIVE COMPLAINTS	46	39	29
ACTIVE COMPLAINTS BY TYPE	CURRENT	LAST MONTH	LAST YEAR
BUILDING MISCELLANEOUS	9	7	5
DEBRIS IN YARD	7	5	3
HOUSING	15	13	10
PROPERTY MAINTENANCE	15	14	11

Existing Complaints of Interest

1614 Mary Drive (Zach Schminkey) . 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. Idella had until 5/2/2019 to remove the garbage and until 5/27/19 to address the remaining items within the

order to abate. With Idella's daughter now assisting with the matter, staff has directed the City Attorney to support additional time to complete the cleanup and repairs of this property.

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. Joe Hill has decided to repair the structure and has sought bids for a roof replacement and removal of a shed and the attached porch. Select Construction has obtained a permit to reroof the home.

938 8th Street (William Barrow) Complaints from the neighbors about a large dumpster and tall grass on this property were taken by staff. Bill agreed to have the dumpster removed as soon as he could. It does not appear that Bill is maintaining the property at this point. The structure remains secure. No further complaints have been received regarding the condition of this property.

2345 5th Avenue (Chuck Harriott) This multi-unit structure suffered a severe fire in a single downstairs unit. Chuck has started the cleanup of the property and is assessing the extent of the repairs needed to bring the unit back into a livable condition.

1400 13th Avenue (Ken Spence) Staff was alerted to this situation by the tenant. She stated that there was sewage backup in her basement and was demanding that staff clean it up asap. She was asked to contact her landlord (Ken Spence) and request he perform the necessary work to get her sewer backup under control. Ken Spence was contacted by staff and stated that he has an excavation company scheduled to replace the sewer line to the street. During repairs it was discovered that a reconstruction of the manhole in 2007 resulted in a misalignment of the sewer line thus causing the backup.

1425 Meadowview Drive (Bill Burkle) Staff was contacted by a tenant who wished to remain anonymous. She was very concerned about the condition of the common area of her apartment complex. She stated it was full of filth and safety issues but did not elaborate. She also was concerned about the garbage around the dumpster area. Staff investigated and found no concerning items in the common area but did identify the area around the garbage container as needing cleaned up.

New Complaints

400 Lindale Dr. #39 (Jolene Schuelka Bush) PD received a call from a school official who is concerned about a student who stated they were living in a home without power. A site inspection revealed this to be true. Staff worked with an area assistance program to have the power turned back on.

Squaw Creek Mobile Home Park (Carol Lekin) Staff has been working to secure payment for the Landlord licensing fees. Carol had repeatedly dodged the payments. Staff initiated an Order to Abate thus leading to a full payment.

DRAINAGE EASEMENT / HOLD HARMLESS AGREEMENTS

- Two (2) applications were processed / issued in December 2019 (63 YTD)

PROJECT UPDATES

Marion Airport

The Airport Runway project is on hold until spring. With City Council approval of the Zoning Overlay Ordinance in October the Ordinance now needs to be adopted by Linn County. Staff presented to both the Board of Supervisors and Planning Commission in October where there appeared to be support for the Ordinance. The Linn County Planning Commission held a public hearing in November but tabled a recommendation requesting additional opportunities for public comment. Working with the County two open houses were scheduled (December 9 and December 16). Staff presented the ordinance at the December 16 Linn County Planning Commission Meeting and the ordinance was recommended for approval with a 4-2 vote. A public hearing was held at the Board of Supervisors meeting on January 6th, but no action was taken. Staff anticipates another public hearing to be held at the first meeting in February, if the Board supports the ordinance at this meeting the zoning would be final by the end of February. No Municipal Airport Committee meetings were held in December or January.

Zoning Map

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 require additional review and discussion. Staff has had meetings with several property owners affected by proposed changes. A dedicated website has been created regarding the update at www.cityofmarion.org/zoningmapupdate, news, maps and upcoming open house dates are available through the website. Staff is making code changes regarding notification of property owners and then seek to begin the process through the Planning and Zoning Commission in March 2020.

Trail Projects

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

Final audit has been completed with the final reimbursement requested.

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

This project includes the construction of 10 ft sidepaths on both sides of 10th Avenue between Hy-Vee and Wal-Mart. A separate grant will address the need for transit stop improvements along this route.

Staff solicited qualifications from local engineering firms and received submittals from 9 firms. The Selection Committee selected HDR as the preferred firm for the engineering services. Following review and approval by the Iowa DOT, staff will place the contract on the Council agenda for review and approval, then on to Federal Highway for final approval.

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

The trail has been broken into 5 phases, allowing separate lettings for each segment.

The first phase is the removal of the former railroad bridge over Marion Boulevard. This project was let in August 2019 with a late start date of August 2020. PCI was the low bidder on this project. They do anticipate some minimal winter work in early 2020 though.

The second phase is the hard surfacing of the Krumboltz trail from Thomas Park to the spur at Grand Avenue. This project is anticipated to be let in February 2020. A late start date of August 2020 is anticipated.

The third phase is the restoration/reconstruction of the former railroad bridge over Indian Creek. The engineering design includes using some of the former support columns and the girders to form a pedestrian bridge. This project also anticipates a February 2020 letting, with a late start date of July 2020.

The fourth phase is the construction of a new pedestrian bridge over Marion Boulevard. In 2019 the City entered into a contract with Cara Briggs Farmer for the gateway feature on the bridge. Although the Selection Committee has finalized their input for the design and is waiting to hear back from Federal Highway on whether the gateway feature needs to be let with the bridge construction project, or if the bridge can be constructed and have the gateway feature installed after by the City/Cara. Staff has been waiting for a response since September.

The fifth phase of the construction is a hard surface trail from the spur at Grand Avenue to the southwestern city limits by Mt. Calvary Cemetery. Alignment discussions have been ongoing as it relates to the Indian Creek Trunk Sewer Project and the trail project, but acquisition will be separate due to the different funding sources. Staff is optimistic to reach an alignment / acquisition this coming spring.

Indian Creek Trail (Boyson Trail to Tower Terrace Road)

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.

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. Legal is working to secure the former railroad right-of-way into the City's name.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission met on Tuesday, December 10, 2019 and took action on the following items:

- The Commission recommended approval of a request to vacate the alleys within the block for the future Marion Public Library.
- The Commission recommended approval of Peterson's Addition to Linn County located north of Shamrock Woods and east of North 10th Street
- The Commission recommended denial of an alley vacation for property located between 26th and 27th Street and 11th and 12th Avenues
- The Commission recommended approval of a Conditional Use for the Marion Water Department for the installation of an Iron Removal Facility located at 2351 31st Street

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment met on Tuesday, December 17, 2020 and acted on the following items:

- Conditional Use Request by the Marion Water Department for the installation of an Iron Removal Facility located at 2351 31st Street (Approved)

Historic Preservation Commission

The Marion Historic Preservation Commission did not meet in December 2019 as there were no items that required actions.

Construction Code Review Board

The Marion Construction Code Review Board did not meet in December 2019 as there were no items that required actions.

Nuisance Enforcement and Property Maintenance Advisory Board

The Marion Nuisance Enforcement and Property Maintenance Advisory Board met on Tuesday, December 3, 2019 but did not have any items to discuss.