

Community Development

Inspections and Permit Activity:

The Broad & Main 6th permit has been issued, and we are expecting work to begin soon. At Area Ambulance the contractor has completed the CMU walls and are working on the roof and interior of the building. Other projects moving along are Bell Tower Lofts, Villa's Patio, East Town Apartments, and Shadow Ridge Apartments.

Building Inspections	Current	Last Month	Last Year
All Construction	378	361	524
Wrecking Finals	0	0	1
Beer & Liquor Inspections	5	3	4
Complaint Inspections	12	23	6
Total Inspections	395	387	535
Permit Activity			
Active Department Permits	2,143	2,071	2,940
Permits Issued	237	252	262
New Single Family	10	5	10
New Multi-Family (Units)	1 (41)*	1 (55)	0 (0)
New Commercial	1	0	1
Remodel/Addition Commercial	3	8	4
Active Commercial Permits	45	43	n/a
Completed Commercial Permits	2	4	n/a

*Broad & Main 6th (Mixed Use)

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,921	4,909	4,925
Rental Inspections (Units)	273	310	240

Code Compliance:

- Summer has arrived and always brings an increase in property complaints, and this year is no different. We're seeing more issues like junk storage, unkempt yards, and vehicles left out of use and in plain view. In response, field staff have increased inspections and are following up more consistently.

- We're working with other departments to deal with these situations effectively clearing debris, resolving code issues, and addressing anything that falls outside standard upkeep. When needed, we're reaching out directly to property owners to set clear expectations and timelines.
- We're also keeping an eye on areas that have had recurring problems and staying ready to respond quickly to new complaints. Strong coordination, thorough inspections, and clear communication are helping us stay on top of it all as the season continues.
- Cases advanced to municipal infraction currently stand at 5.

Code Enforcement Complaints	Current	Last Month	Last Year
New Complaints	1	11	15
Resolved Complaints	8	10	8
Active Complaints	28	29	46
Active Orders to Abate	11	10	n/a
Active Complaints by Type**			
Property Maintenance	7	20	28
Junk/Debris in Yard	11	1	8
Rental Housing	1	0	1
Zoning Violations	5	n/a	n/a
Vacant Neglected Buildings	8	8	9

**new/revised breakdown

Planning & Development Updates:

- Uptown Parking Implementation – The Taskforce met on June 10, 2025 for a kick-off meeting. The group decided to start reviewing the strategies under the Implement Now section of the Parking Study at the July meeting.
- Zoning Regulation Updates – RDG continues to work with staff on updates to the Sign Regulations and regulations specific to gas stations along Tower Terrace Road. The Planning and Zoning Commission took action on Sign Regulations at their June 10, 2025 meeting, as well as discussed gas station regulations. Sign Regulations will be proceeding to Council in July with gas station regulations proceeding in August. MSA and staff are also collaborating on code updates based on new State legislation pertaining to variances and Accessory Dwelling Units. HDR and staff started to review and make draft amendments to the Marion Municipal Airport Land Use and Height Overlay Zoning section of code.