

Community Development

Inspections and Permit Activity:

The permit for Broad & Main 6th (mixed-use) has been issued, and we are expecting work to begin soon, as it has been delayed by the weather. At Area Ambulance the contractor has been working on the interior to prepare for drywall. Other projects moving along are Bell Tower Lofts, Villa's Patio addition and East Town Apartments. Shadow Ridge Apartments has an occupancy with a short punch list for a final.

Building Inspections	Current	Last Month	Last Year
All Construction	380	378	586
Wrecking Finals	0	0	0
Beer & Liquor Inspections	4	5	2
Complaint Inspections	18	12	5
Total Inspections	402	395	593
Permit Activity			
Active Department Permits	2,052	2,143	2,382
Permits Issued	308	237	281
New Single Family	8	10	14
New Multi-Family (Units)	1 (2)	1 (41)	5 (10)
New Commercial	0	0	1
Remodel/Addition Commercial	2	0	4
Active Commercial Permits	38	42	n/a
Completed Commercial Permits	6	2	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,919	4,921	4,922
Rental Inspections (Units)	178	273	562

Code Compliance:

- Reports of neglected properties have been on the rise as is common in the warmer months. Common concerns include piles of discarded items, overgrown grass, and cars that haven't been moved in months. Inspectors are covering more ground and making a point to follow up on each situation.
- Multiple City departments have been cooperative in getting problem sites cleaned up, resolve ordinance violations, and handle issues that go beyond routine maintenance.

When necessary, we contact owners directly to explain what needs to be done and give them specific deadlines.

- Locations with a history of repeated violations are under close watch, and new complaints are being addressed quickly. By keeping inspections thorough, communication clear, and responses coordinated, we're making steady progress through the busy summer season.
- Cases advanced to municipal infraction currently stand at 5.

Code Enforcement Complaints	Current	Last Month	Last Year
New Complaints	4	1	7
Resolved Complaints	8	8	3
Active Complaints	27	28	50
Active Orders to Abate	10	11	n/a
Active Complaints by Type*			
Property Maintenance	8	7	30
Junk/Debris in Yard	7	11	10
Rental Housing	1	1	1
Zoning Violations	3	5	n/a
Vacant Neglected Buildings	8	8	9

*new/revised breakdown

Planning & Development Updates:

- Uptown Parking Implementation – The Taskforce did not meet in July due to the lack of quorum.
- Zoning Regulation Updates –
 - Sign Regulations: In July staff, in coordination with RDG, took Sign Regulations to Council where a public hearing was held and the initial consideration of the draft code regulations occurred.
 - Gas Stations along Tower Terrace Road: Updated code regulations were presented to the Planning and Zoning Commission by RDG and staff. The regulations drafted were based on the Commission's June 10 discussion. Following the Commission's recommendation, Council set the public hearing for August 7, 2025.
 - Variances and ADUs: MSA continued to draft code updates based on new State legislation pertaining to variances and Accessory Dwelling Units.

- Airport Overlay: HDR, MSA and staff have been working to draft amendments to the Marion Municipal Airport Land Use and Height Overlay Zoning section of code. As part of this process, the group did meet with MEDCO, and the owners of the runway and Marion AirCom Park development to gain feedback and to ensure everyone is on the same page with the proposed amendments.