

Community Development

Inspections and Permit Activity:

Fall is usually a busy time with projects starting and working through the winter, this year is no different with a couple of restaurant projects coming in soon to start next month. Even with prices higher than normal, commercial contractors are still talking about new projects, which is always a good sign. The building department has 35 active commercial projects ongoing with 6 project completions this month. Product and labor issues continue to be a problem for some projects and are extending the construction project timelines.

Building Inspections	Current	Last Month	Last Year
All Construction	474	380	661
Wrecking Finals	0	0	1
Beer & Liquor Inspections	7	4	7
Complaint Inspections	5	18	17
Total Inspections	486	402	686
Permit Activity			
Active Department Permits	1,967	2,052	1,870
Permits Issued	251	308	301
New Single Family	13	8	11
New Multi-Family (Units)	2 (4)	1 (2)	0 (0)
New Commercial	0	2	0
Remodel/Addition Commercial	0	3	3
Active Commercial Permits	36	37	n/a
Completed Commercial Permits	6	6	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,919	4,919	4,928
Rental Inspections (Units)	331	178	239

Code Compliance:

- Summer has brought a noticeable uptick in properties requiring attention, and staff are actively working across neighborhoods to identify and address issues.
- For cases that need more than routine attention, multiple City departments are stepping in to coordinate solutions. Property owners are being given clear instructions and timelines, which has led to quicker compliance in many instances.

- Sites with ongoing problems are being tracked closely, and new concerns are being resolved faster. With consistent inspections and stronger follow-through, the City is making visible progress in improving conditions during this busy season.
- Cases advanced to municipal infraction currently stand at 5.

Code Enforcement Complaints	Current	Last Month	Last Year
New Complaints	3	4	10
Resolved Complaints	2	8	11
Active Complaints	28	27	50
Active Orders to Abate	8	10	n/a
Active Complaints by Type*			
Property Maintenance	7	8	21
Junk/Debris in Yard	8	7	10
Rental Housing	2	1	1
Zoning Violations	3	3	n/a
Vacant Neglected Buildings	8	8	9

*new/revised breakdown

Planning & Development Updates:

- Uptown Parking Implementation – The Taskforce met in August and discussed Implement Now strategies and prioritization. Amber Bisinger was present to provide information regarding Wayfinding Signage as it relates to the Uptown area.
- Zoning Regulation Updates –
 - Sign Regulations: Council approved the final consideration on August 21, 2025.
 - Gas Stations along Tower Terrace Road: Council held a public hearing on August 7, 2025 with no public comments made. The initial and second considerations were both approved of in their respective August Council meetings.
 - Variances and ADUs: MSA continues 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. At the August 21, 2025 Council meeting a public hearing was set for September 4, 2025.