

PLANNING & DEVELOPMENT ACTIVITY

Zoning Ordinance – Amendments in process:

- Completion of Zoning Ordinance as part of codification is going through final review to be forwarded to the February Planning and Zoning Commission.
- Work has begun to implement a street tree ordinance for all new developments. A draft has been prepared and reviewed with Parks Department staff. Review of those comments is ongoing.

COMMERCIAL BUILDING ACTIVITY

The Building Department has 44 active commercial permits. 5 new commercial permits were issued while 4 were completed. There are a lot of inquiries on potential new projects, but most are concerned over the shortage of building materials, labor cost or both, along with the higher interest rates. With this said and the announcement of the Mercy and St. Luke’s ER’s it is encouraging that we could have another very busy year.

The 5 new permits issued are all remodel projects. Framing for Green Park Apartments and Marion Boulevard Apartments continues with both getting the rough-ins started and getting the buildings ready for insulation. Tulip Tree apartment contractor has indicated that their project will start coming out of the ground in spring as the installation of the aggregate pier footings has been completed.

BUILDING DIVISION STATISTICS

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	447	432	398
WRECKING	2	0	0
BEER & LIQUOR INSP	13	7	10
COMPLAINT INSPECTIONS	6	6	11
TOTAL INSPECTIONS	468	445	419
PERMITS			
ACTIVE DEPT PERMITS	6,693	9,216	10,858
PERMITS ISSUED	174	148	208
NEW SINGLE FAMILY	0	3	1
NEW MULTI-FAMILY (UNITS)	0 (0)	0 (0)	0 (0)
NEW COMMERCIAL	0	0	0
REMODEL/ADD. COMMERCIAL	4	2	5
RENTAL HOUSING			
RENTAL HOUSING UNITS	4,631	4,617	4,545
TOTAL RENTAL INSPECTIONS	181	85	180

BUILDING CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
NEW COMPLAINTS	8	2	2
RESOLVED COMPLAINTS	1	2	2
ACTIVE COMPLAINTS	58	52	52
ACTIVE COMPLAINTS BY TYPE			
BUILDING MISCELLANEOUS	4	2	2
DEBRIS IN YARD	31	29	29
HOUSING	12	12	12
PROPERTY MAINTENANCE	11	9	9

CODE COMPLIANCE ACTIVITIES

Code Compliance continues to work 62 active cases and to respond to nuisance properties as they are identified. There are currently 17 order to abate nuisances waiting for compliance along with the continued influx of daily complaints. The current case count involving legal action is at 7. As a result of enforcement on a prominent uptown property, staff has identified several properties needing repairs and maintenance. Notices detailing the demands with aggressive timeframes have been sent out and time has lapsed on some. Staff is working with Lynch Dallas to proceed with municipal infraction when necessary.

TRAIL PROJECTS

No update.

BOARDS AND COMMISSIONS

Planning & Zoning Commission

The Marion Planning & Zoning Commission did not meet in January 2023 as there were no items that required action.

Zoning Board of Adjustment

The Marion Zoning Board of Adjustment did not meet in January 2023 as there were no items that required action.

Historic Preservation Commission

The Marion Historic Preservation Commission met on January 10, 2023 and discussed the following:

- Parks Department presented two (2) options layout options for the caboose relocation east of 35th Street. The HPC members preferred the option of the caboose running parallel to the trail as it offered more interaction with the caboose and created opportunities for additional cars to be added if acquired in the future.

Bicycle and Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee did not meet in January 2023.

Construction Code Review Board

The Marion Construction Code Review Board did not meet in January 2023 as there were no items that required action.

Nuisance Enforcement and Property Maintenance Advisory Board

The Board did not meet in January 2023. Next meeting is scheduled for March 7, 2023.