

PLANNING AND ZONING AGENDA
TUESDAY, OCTOBER 27, 2020
CITY HALL - 7:00 P.M.

- 1) ROLL CALL
Mark Anderson, Tim Graham, Michelle Kilbourn, Brad Miles, Steve Nolte, Stephanie Olson-Voth, Tony Randall

- 2) APPROVAL OF THE AGENDA

- 3) PRESENTATION OF APPOINTMENT CERTIFICATE TO MICHELLE KILBOURN

- 4) APPROVAL OF MINUTES
 - September 29, 2020 Meeting

- 5) PUBLIC COMMENTS
Action cannot be taken on items discussed unless specifically listed elsewhere on the agenda

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- 6) HEARINGS/PETITIONS/APPLICATIONS
 - 7:05 Hearing – Review Proposed Zoning Amendment Ordinances
 - Proposed Ordinance #698 – Amendment to Off-Street Parking Regulations
 - Proposed Ordinance #699 – Amendment to Zoning Definitions

*****Adjourn as Planning and Zoning Board & reconvene as Board of Adjustment**

- 7:15 Hearing – Variance request submitted by Casey Remmers for Lot 4B, 4C, 5B, 5C, 6B, and 6C or Block 7 in South Addition

*****Adjourn as Board of Adjustment & reconvene as Planning and Zoning Board**

- 7) UPDATES
 - Building Inspector Update – Report submitted by Paul Clarke
 - City Administrator Updates – Teresa Sidel

- 8) ADJOURNMENT

Next Planning & Zoning Meeting: Tuesday, November 10, 2020

October 27, 2020 P&Z Notes

Presentation of Appointment Certificate:

- Michelle Kilbourn was appointed to the Board by Mayor Menning, with approval of the city council, on October 6th. She is filling the vacant position created with the resignation of Eric Bartmann. This term will expire December 31, 2020.

Hearings:

- **7:05 Public Hearing - Review Proposed Zoning Amendment Ordinances:**
 - **Ordinance 698:** Enclosed in your packet is a draft ordinance for your review (698) that would amend the city's regulation on driveway widths for off-street parking. Per Board discussion, Section 12.04 (B) 2 would change wording (highlighted in yellow) that would state the driveway width of 36 feet in the city's boulevard area can start on the street side of the sidewalk verses current wording which states property line. Please note that wording was kept in the ordinance to state that if no sidewalk, then the property line is where the 36 foot driveway width in the boulevard begins. If approved by the P&Z Board, this ordinance will go to the city council for 1st reading.
 - **Draft Ordinance 699:** Also, per Board discussion, enclosed is draft ordinance 699 for your review. This ordinance would add "in-ground pools" to the definition of structure for clarification. This mean that the city would regulate in-ground pools like accessory structures for setbacks and placements. We will not regulate any other pools except per the IPMC, which sets the standards for fencing and controlled access. This too will go to the city council for 1st reading if approved by the P&Z Board.
- **7:15 Variance Hearing:**
 - Cassy Remmers and his partner have purchased Lot 4B, 4C, 5B, 5C, 6B and 6C of Block 7 in South Addition from the Hartford Area Development Foundation. They are planning to erect a facility that would cut and sell various meats. There will be no animal killing at the site – the meat will be hauled into their facility for cutting and selling to the public – essentially a butcher store. They are asking a variance on 2 items:
 - Extended driveway width – City regulations allow for a 36 foot driveway in the city's boulevard area, with the exception of 40 foot for businesses expecting semi traffic. This business is expecting larger trucks, but they are asking for a 120 foot roll-over curb in front of their building. There are several businesses in town that do currently have wider driveways such as Hartford Building Center, Goldenwest, Sioux Valley, and Beaverbuilt to name a few. This site has been surveyed and staked so you can drive by to take a look at where the building will set if that is helpful.
 - Service Lines – Currently these lots have water and sewer services stubbed out for residential lots (since this is what they were originally zoned as). This mean there is a 4" sewer service line and a 1" water service line. City regulations state that commercial property should have a 6" sewer service line and a 2" water line. Regulations also state that any variances from this design standard need to be submitted to our engineer and approve by the city. Both Mitch from Stockwells and Craig our public works superintendent has talked with the applicant and do not see any issues with allowing them to keep the current service lines verses making them upgrade to the larger size. They have indicated that a 4" sewer line and 1" water line will but sufficient to serve their business needs. This would also save making a cut in the city street. If these lines need to be upgraded in the future, any upgrades to the service line would be the owner's responsibility per city regulations.

Updates:

Building Inspector Updates:

- Paul Clarke will not be able to be at this meeting but has provided the Board with a copy of this September report.

City Administrator Updates:

- **Code Enforcement:** Enclosed for your review is Bryan's September code enforcement report.
- **Carriage Walks:** The city had a request to place a carriage walk (a sidewalk from the boulevard sidewalk to the city curb) upon a new home construction site. City regulations do not address carriage walks specifically but the city council agreed to allow them in the city's boulevard area with certain regulations. City engineers are drafting an amendment to our

regulations to address these in the future – this draft will come before your Board for review before going to the city council.

- Projects:

- 9th Street Project: The 9th Street Project is substantially complete, but city engineers are working with the contractor to address an issue with placement of the top lift. There will be an inspection of the project and a punch list created for items still to address.
- Ruud & Opal Project: This project is also substantially complete, and an inspection has been completed and a punch list generated.
- Future WWTF: As you know, the city has acquired land to place a future wastewater facility at Exit 390 along I90. We have also sent out a Request for Qualification (RFQ) to engineering firms within the region. These RFQs were reviewed by a committee and the top 4 firms will go before the city council to interview

Now that we have a full Board again – hopefully, everyone will be present to get an updated Board picture for our website.

Call if you have any Question: 528-6187

Planning and Zoning Meeting – Regular Meeting September 29, 2020

Chairman Tony Randall called the meeting to order at 7:00 p.m. at Hartford City Hall with the following planning and zoning members present: Mark Anderson, Tim Graham, Stephanie Olson-Voth, Brad Miles, and Steve Nolte. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present. There was no public present.

Approve Agenda: A motion was made by Anderson, second by Olson-Voth to approve the agenda as set – all voted yes, motion carried.

Approve Minutes of September 8, 2020 Regular Meeting: The September 8, 2020 meeting minutes were reviewed. A motion was made by Nolte, second by Miles to approve the September 8, 2020 regular meeting minutes – all voted yes, motion carried.

New Business: Review Draft of Zoning Amendments:

- **Draft Ordinance #698:** Draft Ordinance 698 would amend the city’s zoning regulation on driveway widths for off-street parking. Current regulations allow for a 36 foot driveway from the property line to the street curb. After some discussion at the September 8th meeting, the P&Z Board is considering changing this regulations to only mandate a maximum driveway width of 36 feet on the street side of the sidewalk to the curb (verses property line). The Board reviewed a draft of this revision. The revision to Section 12.04 (B) 2 would change wording to state “driveway(s) shall not exceed 36 feet in width along the street side of the sidewalk, or if no sidewalk, the driveway(s) shall not exceed 36 feet at the property line”. This change would allow driveways to be wider than 36 feet between the sidewalk and property line for those properties with sidewalks. Discussion revolved around the current regulation and why it was put in place, the ease of maintenance of the area between the sidewalk and property line if changed, and concerns with how resident would react to the change that have already complied with the city’s current regulations. It was the consensus of the Board to move forward with the public hearing process on this proposed amendment.
- **Draft Ordinance #699:** Draft Ordinance 699 is an amendment to the city’s zoning definitions. This ordinance would add “in-ground pools” to the definition of structure for clarification. This means that the city would regulate in-ground pools like accessory structures for setbacks and placements. The city will not regulate any other pools except per the IPMC, which sets the standards for fencing and controlled access. It was the consensus of the Board to move forward with the public hearing process on this proposed amendment.

Updates:

- **Building Inspector Update:** Building Inspector Paul Clarke was present to provide a report to the Board. Currently there are 26 open single-family homes and 1 twin home in various stages of construction. An update on commercial properties was also given to the Board. It was noted that the city’s total building permits are up for 2020, along with new home permits.
- **City Administrator Update:** The Board received a copy of the August code enforcement report. An update was given to the Board on various city projects: The 9th Street Project is near completion but engineers are assessing the integrity of the final lift; the Ruud and Opal Intersection Project is also nearing completion with just a few minor punch list items to complete; and the WWTF Project is moving forward with submissions of RFQs from various engineering firms.

Adjournment: A motion was made by Olson-Voth, second by Graham to adjourn at 7:25p.m. – all voted yes, motion carried.

Minutes recorded by City Administrator, Teresa Sidel.

I, the undersigned, Teresa Sidel, City Administrator, in and for the City of Hartford, South Dakota, do hereby certify that the above and foregoing is a true and correct copy of the minutes which is on file at Hartford City Hall.

Teresa Sidel, City Administrator

NOTICE OF PUBLIC HEARING

Pursuant to SDCL 11-4-12, notice is hereby given that the Hartford Planning Commission will hold a Public Hearing on October 27, 2020, regarding adoption of amendments to the Hartford Zoning Regulations. A copy of the proposed Zoning Amendments is available for public review at the Hartford City Hall during regular business hours.

This Planning Commission public hearing will be held at the following time, date and location:

7:05 P.M.
October 27, 2020
Hartford City Hall (125 N. Main Avenue)

The purpose of this hearing is to explain the proposed amendments to the Hartford Zoning Regulations to interested persons, to answer questions regarding this item, and to hear public comment on this item. The Planning Commission invites all interested persons to attend and offer their comments. Those interested persons not able to attend are invited and encouraged to send written comments, prior to the hearing, to the Hartford City Administrator, 125 N Main Avenue, Hartford, SD 57033.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Business Office at (605) 528-6187. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Teresa Sidel
City Administrator

ORDINANCE NO. 698

AMEND ZONING REGULATION #687 OFF-STREET PARKING REGULATIONS

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING ORDINANCE 687, THE 2016 REVISED ZONING ORDINANCE OF THE CITY OF HARTFORD, SD, BY AMENDING CHAPTER 12, SECTION 12.04 (B) – OFF-STREET PARKING.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

That Ordinance 627, Chapter 12, Section 12.04 (B) – Off-Street Parking shall be amended as follows:

12.04 Off-Street Parking

B. General Conditions – Applied to all Vehicles

1. No parking spaces are permitted in the required front yard in an R or MH District except for portions of the front yard necessary for hard surfaced driveways or as otherwise provided in this Ordinance. Parking is permitted in a side yard or rear yard in an R District upon hard surface pads.
2. Driveway(s) shall not exceed thirty-six (36) feet in width along the street side of the sidewalk or if no sidewalk, driveway(s) shall not exceed thirty-six (36) feet at the property line. An exception for a 40' feet driveways shall be allowed for businesses expecting semi-truck traffic. The design of the driveway flare, within the driveway approach, is optional but cannot exceed 6 feet over the width at the property line. All new driveways must include a poured sidewalk. Repairs or replacement of existing driveways are exempt from including a poured sidewalk within the driveway, unless the property already has an existing sidewalk on either side that abuts the driveway.
3. Access approaches shall be prohibited on arterial and collector streets from the rear yard of a reverse frontage lot in a residential area.
4. All parking areas in the side and rear yard shall have a hard surfaced pad.
5. All access aisles driveways must be concrete or asphalt, no concrete pavers are allowed. An access aisle to a side yard accessory building or parking pad is required. An access aisle to a rear yard accessory building or parking pad is optional.
6. The parking requirements in this section shall not be applicable to property in the CB Central Business District, except for residential uses which are

authorized by a conditional use permit.

7. Unless a conditional use permit is received from the Planning and Zoning Board, all Commercial and Industrial Zoned Property must have either concrete or asphalt surfaces, no concrete pavers, on all required parking spaces and all driveway approaches and driveway aisles from the public street to the front of each building with vehicle or pedestrian access. All other parking or maneuvering surfaces may be concrete, crushed concrete, asphalt or crushed asphalt. No parking upon grass or dirt surfaces.
8. The parking of commercial vehicles is permitted in a NRC or R Zoning District, subject to a limit of two commercial vehicles per dwelling unit and the following limitations:
 - a. No solid waste collection vehicle, tractor and/or trailer of a tractor-trailer truck, dump truck, cement-mixer truck, wrecker with a gross weight of 18,000 pounds or more or similar such vehicles or equipment shall be parked in any residential district.
 - b. Any commercial vehicle parked in a NRC or R Zoning District shall be owned and/or operated only by the occupant of the dwelling unit at which it is parked.
9. A conditional use permit will be required for the parking of more than two commercial vehicles per dwelling unit.
10. The Zoning Administrator may approve a temporary parking permit, not to exceed 30 days, for special circumstances. An application must be submitted to the Business Office for review and approved by the Zoning Administrator. The applicant must comply with all rules and regulations set forth by the Zoning Administrator.

Adopted this 20th day of October 2020.

Jeremy Menning, Mayor

ATTEST:

Karen Wilber, Finance Officer

ORDINANCE NO. 699

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING CHAPTER 20, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

That the following entries in Chapter 20.02 of the 2016 Revised Hartford Zoning Regulations are hereby amended to read as follows:

STRUCTURE - Anything constructed or erected on the ground or attached to the ground with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures, include buildings, walls, fences, signs, docks, dams, manufactured homes, sheds, **and in-ground pools.**

Adopted this 20th day of October 2020.

Jeremy Menning, Mayor

ATTEST:

Karen Wilber, Finance Officer

(Seal)

First Reading: October 6, 2020
Second Reading & Adoption: October 20, 2020
Publication: October 30, 2020
Effective Date: November 19, 2020

17.04 Variances

The Board of Adjustment shall have the jurisdiction to hear and decide upon petitions for variances to vary the strict application of the height, area, setback, yard, parking or density requirements as will not be contrary to the public interest. For purposes of these regulations, public interest shall include the interests of the public at large within the City, not just neighboring property owners. At all times, the burden shall be on the applicant to prove the need for a variance. The following issues are to be considered, each and all of them, as determining factors in whether or not the issuance of a variance is justified:

- A. An unnecessary hardship must be established by the applicant who applies for the variance. For purposes of this Chapter, an unnecessary hardship is a situation where, in the absence of a variance, an owner can make no feasible or reasonable use of the property. Convenience, loss of profit, financial limitations, or self-imposed hardship shall not be considered as grounds for approving a variance by the Board of Adjustment.
- B. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- C. The variance requested is the minimum variance that will alleviate the hardship.
- D. Granting of the variance will comply with the general purpose and intent of this ordinance, and will not be offensive to adjacent areas or to the public welfare.
- E. No nonconforming use or structure in the same district and no permitted or nonconforming use or structure in other districts shall be considered grounds for the issuance of a variance.
- F. Exceptional and extraordinary circumstances apply to the property that do not apply to other properties in the same zone or vicinity and that result from lot size or shape, topography or other circumstances which are not of the applicant's making.
- G. In order to preserve the intent of these Zoning Regulations and to protect the public interest, the Board of Adjustment may attach conditions to a Variance. A Variance shall remain valid only as long as the property owner complies with any terms and conditions of the Variance, as attached by the Board of Adjustment.
- H. An Application for a Variance, available from the Zoning Administrator of the City of Hartford, shall be completed by the landowner requesting the Variance. Completed applications shall be returned to the Zoning Administrator for review. To be considered completed, the application shall contain the following information:
 1. Legal description of the land on which such variance is requested, together with local street address;
 2. Name and address of each owner of the property;
 3. Name, address, phone number and signature of the applicant;
 4. Zoning district classification under which the property is regulated at the time of such application;
 5. Description of the variance sought from the Zoning Regulations;
 6. Be accompanied with a site plan, unless waived by the Zoning Administrator.
- I. The Zoning Administrator shall review the application, and shall make a recommendation to the Board of Adjustment to either approve or not approve said application. The Zoning Administrator's recommendation shall include a summary of the application, and the reasons and justification for either approval or disapproval of the application.
- J. The Zoning Administrator shall set the date, time and place for a public hearing to be held by the Board of Adjustment. The Zoning Administrator shall notify the landowner by mail, and shall post notices of the public hearing at the City Office and on the property affected by the proposed Variance no less than ten (10) days prior to the scheduled public hearing. No less than ten (10) days before the public hearing, the Zoning Administrator shall publish notice of the public hearing in a legal newspaper of the city.
- K. The public hearing shall be held. The applicant may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the Board of Adjustment. Written findings certifying compliance with the specific rules governing the action considered at the public hearing shall be completed by the Board. The concurring vote of two-thirds (2/3) of the members of the Board of Adjustment shall be necessary to approve any variance or arrive at any determination.

PUBLIC NOTICE

The Hartford Planning and Zoning Board, acting as the Board of Adjustment, will conduct a public hearing at 7:15 p.m. on Tuesday, October 27, 2020 at Hartford City Hall to review a variance application submitted for Lot 4B, 4C, 5B, 5C, 6B and 6C of Block 7 in South Addition. The request is for a driveway width variance to allow a 120 foot roll-over curb between Lots 4C and 5C and to allow an existing 4" service line to stay in place. All interested parties may appear and be heard.

Dated this 16th day of October, 2020.

Teresa Sidel
City Administrator

APPLICATION FOR ZONING VARIANCE
HARTFORD, SOUTH DAKOTA

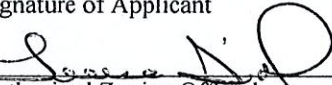
APPLICATION NUMBER: 2020-10-7 FEE \$20.00: Pd #7973 check# or ~~Cash~~
APPLICANT: CASEY REMMERS APPLICANT ADDRESS: 24779 442ND AVE, SALEM, SD 57058
PHONE NUMBER: 605-421-8095 EMAIL ADDRESS: CASEYREMMERS17@GMAIL.COM
LEGAL DESCRIPTION: ~~4B, 4C, 5B, 5C, 6B, 6C~~ 4B, 4C, 5B, 5C, 6B, 6C, OF BLOCK 7
IN SOUTH ADDITION
VARIANCE ADDRESS: 209 WEST SOUTH STREET
ZONING DISTRICT: _____

DESCRIPTION OF VARIANCE REQUEST: WE WOULD LIKE TO REQUEST TO USE THE 4" PVC DRAIN PIPE FOR COMMERCIAL USE THAT IS AT THESE LOTS INSTEAD OF 6" DRAIN PIPE. ALSO WE WANT GUTTER OF 120' IN LOTS HC-5C FOR PARKING IN FRONT OF OUR PLANNED BUILDING.

I (we) hereby certify that the information given is correct and true and furthermore, I (we) agree to comply with any and all conditions concerning approval of this application and other zoning requirements of the City of Hartford. I (we) understand that if granted, the variance is subject to easements, restrictions and covenants of record.


Signature of Applicant

10-5-20
Date


Authorized Zoning Official

10-7-20
Date

.....
FOR OFFICE USE ONLY:

The Board of Adjustment (consisting of all members of the Planning and Zoning Board) shall hear and decide all appeals. A variance shall not be allowed to vary the use regulations.

Date of Public Hearing held by the Board of Adjustment: 10-27-20 Time: 7:15
Granted _____ Denied _____ (2/3 members necessary to approve any appeal)

(signature of Chairman, Board of Adjustment)

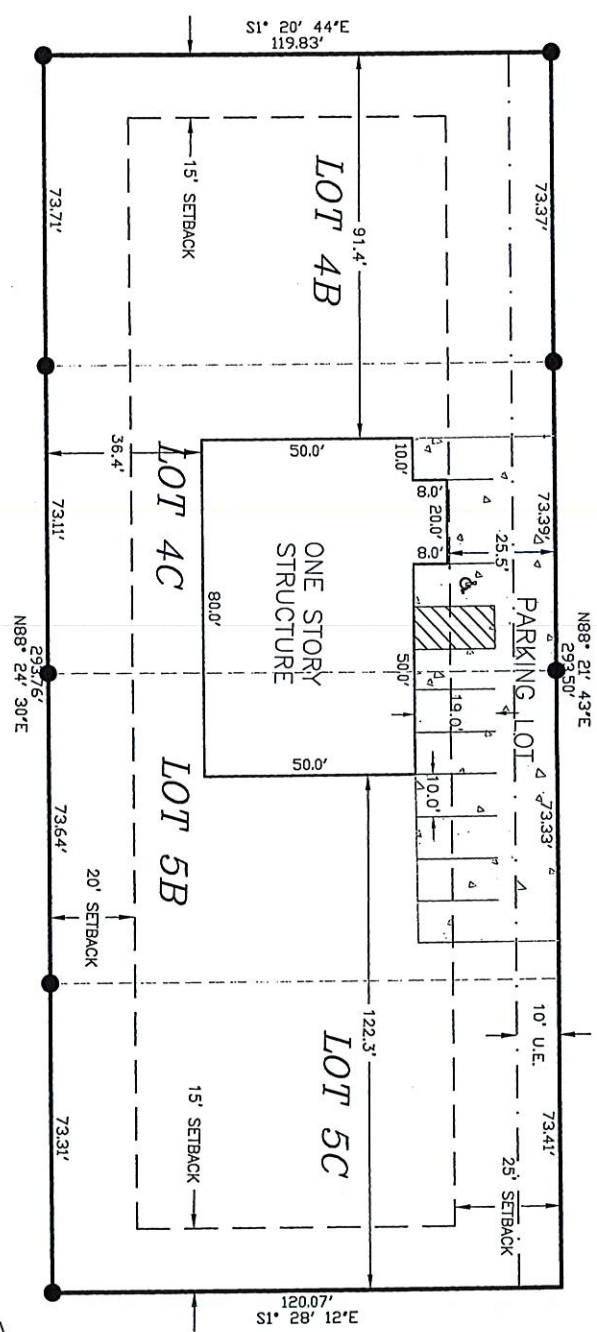
If not granted, state reasons: _____

Notice published in Official Newspaper for P&Z Hearing (Not less than 10 days Prior to Hearing): 10-16-20
Notice posted on Property for P&Z Hearing (10 days prior to Hearing): 10-16-20
Public Hearing by Board of Adjustment: 10-27-20

SOUTH

SOUTH ADDITION

(66' R/W)



BUYER/ADDRESS:
 CASEY REMMERS
 217 W. SOUTH STREET
 HARTFORD, SD

LEGAL DESCRIPTION:
 LOTS 4B, 4C, 5B, AND 5C, SOUTH ADDITION,
 TO THE CITY OF HARTFORD,
 MINNEAPHA COUNTY, SOUTH DAKOTA.

SCALE: 1"=30'

LEGEND:
 ● FD. MONUMENT

ADDITION



Brosz Engineering, Inc.
 2309 W. 50th St.
 Sioux Falls, SD 57105
 (605) 336-1676

REMMERS
 SITE PLAN
 HARTFORD, SD

DESIGNED BY:	CHS
DRAWN BY:	CHS
CHECKED BY:	SGZ

DATE:	10/23/20
REV1:	-
REV2:	-
REV3:	-
REV4:	-
REV5:	-

SHEET
 C10



Building Inspection Log - September 2020

<u>Date</u>	<u>Address</u>	<u>Permit #</u>	<u>Type</u>	<u>Status</u>	<u>Comments</u>
	1004 Duck Circle	2020-9	bld	Status	rough framing continuing for new house
9/1/2020	712 Trojan ave	2020-12	bld	final	closed out new house
9/1/2020	500 S. Feyder	2020-15	bld	Status	interior remodel finish work continuing
9/1/2020	107 Kalvin Drive	2020-16	bld	Status	East side twin home interior work continuing
9/1/2020	503 Colton Road	2020-18	bld	Status	new house interior work continuing
9/1/2020	703 Sherwood Ave	2020-27	bld	Status	new house interior work continuing
9/2/2020	101 W. 4th street	2020-57	bld	final	closed out new house project
9/2/2020	106 S. Vandemark	2020-65	bld	Status	front deck -in progress
9/2/2020	507 Ironwood	2020-72	bld	Status	rear deck -in progress
9/2/2020	202 Jeannie Circle	2020-101	bld	Status	no one home for access
9/2/2020	701 S. Western ave	2020-106	bld	Status	footings poured
9/2/2020	201 E. Railroad	2020-54	bld	Status	checked on shed progress
9/2/2020	804 Trojan ave	2020-73	bld	framing	approved new house framing
9/9/2020	300 Kia Drive	2020-109	bld	footing	approved deck footing
9/10/2020	626 Sherwood Cr	2020-117	bld	footing	approved new house footing
9/10/2020	911 Par tee drive	2020-111	bld	footing	approved garage addition footing
9/10/2020	507 Connie Cr	2020-19	bld	final	closed out new house
9/11/2020	605 N. Mundt ave	2020-100	bld	pre final	reviewed final deck issues
9/12/2020	812 Trojan ave	2020-81	bld	framing	approved new house framing
	116 W. Opal Lane		placement	Status	checked on permits?
9/12/2020	201 E. Railroad Street	2020-84	bld	Status	checked on shed progress
9/12/2020	704 Trojan ave	2020-115	bld	Status	new house-no excavation yet
9/12/2020	505 Colton Rd	2020-89	bld	Status	New house rough framing in progress
9/12/2020	503 Colton Road	2020-18	bld	Status	finish work continuing for new house
9/12/2020	1103 N. Vandemark	2020-20	bld	Status	New house rough framing in progress
9/12/2020	751 Shamrock	2020-10	bld	Status	new house finish work continuing
9/12/2020	703 Sherwood Ave	2020-27	bld	Status	finish work continuing for new house
9/12/2020	302 N. Mundt	2020-44	bld	Status	checked on rear yard deck-stoop
9/12/2020	404 Patrick	2020-47	bld	Status	rear deck needs step handrail and guardrail
9/12/2020	1003 N. Vandemark	2020-55	bld	Status	rough framing continuing for new house
9/12/2020	604 Sherwood Cr	2020-102	bld	Status	new house framing in progress
9/14/2020	622 Sherwood Cr	2020-66	bld	framing	approved new house framing
9/15/2020	1003 N. Vandemark	2020-20	bld	framing	approved new house framing
9/19/2020	503 Colton Road	2020-18	bld	pre final	reviewed outstanding list for new house
9/19/2020	703 Sherwood Ave	2020-27	bld	final	closed out new house project
9/19/2020	300 E. Mickelson		bld	Status	checked on residing work with no permit on file
9/19/2020	100 Kia Drive		flat work	final	closed out concrete job
9/19/2020	406 Patrick Ave		flat work	Status	work not begun
9/19/2020	306 Emma Drive		flat work	final	closed out concrete job
9/19/2020	205 N. Oaks ave		flat work	final	closed out concrete job
9/19/2020	800 E. 2nd street		flat work	Status	ground prepped
9/19/2020	206 Mary Lane		flat work	final	closed out concrete job

9/19/2020	203 W. 7th street	2020-30	bld	Status	garage framing in progress
9/21/2020	1003 Par Tee Drive	2020-116	bld	final	closed out reroofing job
9/22/2020	507 Ironwood	2020-72	bld	pre final	siding portion done
9/22/2020	1102 N. Vandemark ave	2020-92	bld	final	closed out deck and egress window job
9/22/2020	601 N . Mundt ave	2020-118	bld	final	closed out deck job
9/23/2020	808 Turtle Creek	2020-120	bld	footing	approved new house footing
9/23/2020	806 Turtle Creek	2020-119	bld	footing	approved new house footing
9/24/2020	1003 N Vandemark	2020-55	bld	framing	approved new house framing
9/25/2020	202 E. 5th street	2020-122	bld	Status	discussed project-with owner garage breezeway
9/26/2020	709 N. Main ave	2019-54	bld	final	closed out front deck
9/26/2020	702 E. 2nd street	2019-90	bld	framing	approved new house rough framing
9/26/2020	107 Kalvin Drive	2020-16	bld	final	closed 2nd unit for twin home setup
9/26/2020	501 Sagehorn Drive	2020-112	bld	framing	3rd stall garage rough framing
9/26/2020	300 Mickelson	2020-124	bld	Status	checked residing job
9/28/2020	1001 N Vandemark ave	2020-128	bld	footing	approved footing for new house
9/29/2020	816 Trojan ave	2020-80	bld	framing	approved new house framig
9/29/2020	704 Trojan ave	2020-115	bld	footing	approved new house footing
9/30/2020	611 Cressman Trail	2019-21	bld	final	closed out lower level finish

2020 SEPTEMBER CODE REPORT

<u>ADDRESS</u>	<u>DATE</u>	<u>CODE TYPE</u>	<u>REASON</u>	<u>SOURCE</u>
106 W 2ND ST.	9/5/2020	MUNICIPAL	TALL WEEDS	R
303 N OAKS AVE.	9/12/2020	MUNICIPAL	BARKING DOG	R
205 W 4TH ST.	9/12/2020	MUNICIPAL	BARKING DOG	R
205 W 4TH ST.	9/12/2020	MUNICIPAL	UNLICENSED PETS	R
201 N OAKS AVE.	9/18/2020	MUNICIPAL	TALL WEEDS	S
702 N MAIN AVE.	9/24/2020	ZONING	FENCE ON NEIGHBOR PROPERTY	R
404 N OAKS AVE.	9/29/2020	MUNICIPAL	JUNK	R
201 E HWY. 38	9/29/2020	ZONING	IMPROPER EXTERIOR LIGHTS	R

R = Resident

S = Staff