

**PLANNING AND ZONING AGENDA**  
**TUESDDAY, NOVEMBER 12, 2019**  
**CITY HALL - 7:00 P.M.**

- 1) ROLL CALL  
Mark Anderson, Eric Bartmann, Matt Cain, Tim Graham, Brad Miles, Stephanie Olson-Voth, Tony Randall
  
- 2) APPROVAL OF THE AGENDA
  
- 3) APPROVAL OF MINUTES for:
  - October 8, 2019 meeting
  - October 29, 2019 meeting
  
- 4) PUBLIC COMMENTS  
\*Action can not be taken on items discussed unless specifically listed elsewhere on the agenda\*
  
- 5) HEARINGS/PETITIONS/APPLICATIONS
  - 7:05 Hearing – Review Petition for Annexation of Hartford Township Property
  - 7:10 Hearing – Review Ordinance #680 – Amend Central Business Zones and Community Business Zones to allow an Artisan Distillery as a Conditional Use
  
- 6) OLD BUSINESS
  - Review City’s Current Fence Regulations and Discuss Possible Amendments
  - Discuss Feedback on Joint Jurisdiction Public Meeting and Possible Date for a Second Public Meeting
  
- 7) NEW BUSINESS
  
- 8) UPDATES
  - Building Inspector Updates – Paul Clarke
  - City Administrator Updates – Teresa Sidel
  
- 9) ADJOURNMENT

**Next Planning & Zoning Meeting: Tuesday, November 26, 2019**

## November 12, 2019 – City Administrator Notes

### Hearings/Petitions/Applications:

- **7:05 Hearing:** The city has received a petition from the Hartford Township requesting annexation for the property they own on N Western Avenue just SW of the Swenson Sports Complex. As you know, the city is planning to place a sewer main along Western Avenue from Highway 38 north to Central States in 2020. In order to do this project, the city needs to secure easements from the adjoining property owners. When we approached the Township about the easements, they had asked if they can get serviced by the new sewer line. The city doesn't service property outside of city limits, but we said that if they want to annex, they we would give them a service line. They have agreed to this and submitted the enclosed annexation petition to the city. I will need a recommendation from the P&Z Board for approval or not, then it will go before the City Council.
- **7:10 Hearing:** At our last meeting we discussed changing our zoning amendments to allow an artisan distillery in central business zones. This was due to the fact that our Economic Development Director, Jesse Fonkert, approached the council with a request to utilize the city owned lot just south of the South Bar for a possible artisan distillery, since this is a niche that is currently not within the Sioux Falls. If an artisan distillery cannot be placed, they ultimately want another business to utilize this lot in order to general sales tax revenue. If we are successful in securing an artisan distillery, we would need to amend our regulations for Central Business to allow an artisan distillery as a conditional use. After Board discussion at our last meeting, we decided to add this as a conditional use not only under central business district but also under community commercial district. Enclosed in your packet is Ordinance 680 that would place an artisan distillery as a conditional use under central business and community commercial, along with adding a definition. If approved by the P&Z Board, it will go to council.

### Old Business:

- **Review City's Current Fence Regulations & Discuss Possible Amendments:** I mentioned at our last meeting, we may want to look more closely at the city's current fence regulations (copy enclosed). Our current regulations don't really specify what can or cannot be used for fencing materials (just doesn't allow barbwire except in HI districts). I know in the past we have had some pretty questionable materials used for fences – pallets, chicken coop wire, wire, plastic sheeting, etc. I asked Patrick at SECOG what other cities have for regulation and almost all are like Hartford and don't really regulate the materials allowed. He did send me a copy of Garretson's new regulations that defines this a little better – they state that in the front yards of residential districts "shall be of a traditional open-faced design including, but not limited to, white picket, chain link and split rail. But there is no standard template for what to allow and what not to allow.

I looked through the covenants that we do have at the city and found the following – none address materials of fences except for the Cresswood Addition:

Central Valley Addition (Par Tee) – Cannot exceed 3 ft in height unless for the purpose of maintaining a pool

Ironwood Addition (not filed) – No fence within 40 feet of front property line

Low Addition – No fence within 40 feet of front property line

South Main Addition – No fence unless approved by developer

Western Meadows Addition – No reference to fences

Cresswood Addition – No fences in front yard. Fences shall be wood, vinyl or black wrought iron

I thought I might edit our current regulations with some suggested wording. This may be a good starting place for the Board to review and discuss. The sections I changed are highlighted. Please see enclosed.

- **Feedback on Joint Jurisdiction Meeting:** I would like the Board to weigh in on any feedback or questions you received on the joint jurisdiction public meeting that was held on October 29<sup>th</sup>. I would like to address any question and place on the city's website later this month. It was also suggested by the Mayor to hold a 2<sup>nd</sup> meeting in January for those that could not attend or to answer any additional questions. I would suggest that we hold this meeting again on one of our regular Tuesday meeting dates – so, either January 14<sup>th</sup> or January 28<sup>th</sup>.

**Updates:**

**Code Enforcer/Building Inspector Updates:**

- Paul Clarke will be present to provide a report for the Board. A copy of his October building inspection report is enclosed for your reference.

**City Administrator Updates:**

- The key lock box ordinance passed second reading by the county on November 5<sup>th</sup>. It will become effective on December 4<sup>th</sup>. City staff will meet with Bryan Shumaker later this month to discuss implementation.
- I have received word from Paul Clarke that the burnt home along Main Avenue is set to be demolished within the next 60 days and the owners then plan to rebuild in the spring.
- Community Engagement Meeting – The city council is looking at holding a community engagement meeting to give the public an update on city affairs plus give citizens a chance for questions and input. This meeting is tentatively planned for January 16<sup>th</sup>. More discussion will be held by the council.

**Call if you have any Question: 528-6187**

## Planning and Zoning Meeting – Regular Meeting October 8, 2019

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, and Brad Miles. Matt Cain, Eric Bartmann and Stephanie Olson-Voth was absent with notice. City Administrator Teresa Sidel and Building Inspector Paul Clarke were also present.

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

**Approve Minutes of September 24, 2019 Regular Meeting:** The September 24, 2019 meeting minutes were reviewed. A motion was made by Miles, second by Graham to approve the September 24, 2019 regular meeting minutes – all voted yes, motion carried.

### **Old Business:**

- **Review Boundary Line Dispute in Northside Mobile Home Park and Discuss Timeline for Moving Trailers within the required setback:** A recent survey of the property to the north of the Northside Mobile Home Park has shown that the north property line of the park is further south than originally believed. With no other survey presented, this survey becomes the survey of record. The new survey places the north property line of the mobile home park 16'-28' further south, which puts the mobile homes in lots 1B-10B too close to the property line. Rosie Quinn, Jamie Nelson and Brad Dvorak were present from the Northside Mobile Home Park to discuss with the Board. They once again asked the Board to reconsider allowing the trailers to stay placed as-is indicating that moving the trailers would place a hardship on the residents, would put the trailers too close to the road and it would eliminate their front yard. A variance hearing was conducted on August 27<sup>th</sup> to consider allowing the trailers to stay placed as-is, but this was denied by the Board. So now, the Board must determine a timeline to have the trailers come into compliance with the city's setback regulations. The Board did confirm that the trailers in lot 3B and 7B were placed before the city required setbacks in the mobile home park and are grandfathered-in, so they do not need to be moved. Also, the trailer in lot 10B is within the 25' setback requirement from the new property line so it can stay as placed. All other remaining trailers must be moved 25' from the new north property line. A motion was made by Miles, second by Anderson to required the mobile homes in lots 1B, 2B, 4B, 5B, 6B and 8B to be moved 25' from the north property line by October 8, 2021 or the owner must present proof of placement before 1999 to the city – all voted yes, motion carried. Mr. Sieverding, property owner to the north inquired about the personal property that is on his land. The Board noted that Mr. Sieverding can set a removal date for the items from his property since this was not a zoning issue. Rosie Quinn, manager of the Northside Mobile Home Park, indicated that all the personal property from the mobile home park will be removed from Mr. Sieverding's property at no cost to him.
- **Review Lock Box Draft Ordinance:** On September 10, 2019, Hartford Fire Chief Bryan Shumaker asked the Board to consider adopting an ordinance that would require minimum standards for a uniform lock box system on controlled access building within the city. The city has adopted the International Fire Code, which allows the city to require lock boxes at approved locations for emergency responders to gain necessary access to restricted properties. An amended draft ordinance was presented by city administrator Teresa Sidel for the Board to review. The Board felt that the amended draft incorporated all changes discussed previously by the Board. A motion was made by Graham, second by Miles to approve the amended Lock Box ordinance and refer it to the city council with a recommendation of approval – all voted yes, motion carried.
- **Review Dell Rapids Joint Jurisdiction Regulations:** As the city investigates joint jurisdiction with the county, it is the city's plan to closely mimic Dell Rapids joint regulations with the county in an effort to provide some uniformity. The City Administrator reviewed both the county zoning regulations and the Dell Rapids joint jurisdiction regulations with the county and compared the two regulations. It was noted that both documents are very similar – they both incorporated the same zoning districts with mostly minor changes between the county and joint jurisdiction. The changes to agricultural land, which is probably 90% of the land use within Hartford's proposed area, are mainly under concentrated animal feeding operations and notes that all liquid waste must be injected verse surface applied and states that the expansion of existing sites shall not exceed 500 animals. Otherwise the agriculture land use, residential land use, commercial land use and industrial land use are all very similar to the current county regulations. A public meeting to discuss Hartford's proposed joint jurisdiction area with the property owners within the proposed joint jurisdiction area, county staff and commissioners is set for Tuesday, October 29<sup>th</sup> at 7pm in the former American Legion Building.

### **New Business:**

- **Review Possible Amendments to City's Central Business District Zoning Regulations:** Chamber and Economic Development Director Jesse Fonkert was present to ask the Board to consider amending the zoning regulations for central business district. Mr. Fonkert has received approval from the city council to transfer the city owned lot (Lot 6 of Railway Addition) on the NW corner of Menth Street and Main Avenue to the Hartford Area Development Foundation to use for economic development. The HADF would like to go through an RFP (request for proposals) process to hopefully find a business to build on that site that would generate property tax, sales tax, 3<sup>rd</sup> penny tax and help continue the redevelopment efforts of our downtown area. The RFP will target "artisan distilleries" since this is market that is not being currently served within the Sioux Falls area. To be proactive and prepare for the possibility of getting an artisan distillery downtown, the city's current zoning regulations will need to be amended to allow this use as a "conditional use" in our Central Business District. After some discussion by the Board, it was the consensus to amend the city's zoning regulation to allow artisan distillery as a conditional use in both central business districts and community commercial districts. A draft ordinance amendment for this will be presented to the Planning and Zoning Board at their November 12<sup>th</sup> meeting.
- **Review City's Current Fence Regulations and Discuss Possible Amendments:** The city's current fence regulations don't really specify what can or cannot be used for fencing materials. Over the past few years, there have been some pretty questionable materials used for fences – pallets, chicken coop wire, wire, plastic sheeting, etc. – all of which generate complaints from neighboring property owners. The Board was asked to consider revising our current fence regulations to be more specific. The Board asked the city administrator to find out what some of the covenants in town allow for fencing to help aid the discussion. The Board will review again at their November 12<sup>th</sup> meeting

### **Updates:**

- **Building Inspector Update:** Building Inspector Paul Clarke was present to provide a report to the Board. Currently there are 10 open single-family homes and 3 twin homes in various stages of construction. The city's building inspector and engineer are working with a property owner along Ruud Lane to correct a drainage issue.
- **City Administrator Update:** The Board was updated on various projects throughout the city. The Vandemark Road Project is nearing completion but a ribbon cutting date has not been scheduled. Plans for the Western sewer project are still being completed by the city engineer – loan funding for this project was secured last week. It was also noted that the first plat for Turtle Creek Highlands development has been approved.

**Adjournment:** A motion was made by Miles, second by Anderson to adjourn at 8:25 p.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

## **Planning and Zoning Meeting – Regular Meeting October 29, 2019**

Chairman Tony Randall called the meeting to order at 7:15 p.m. at 120 N Main Ave in Hartford. The following planning and zoning members present: Mark Anderson, Tim Graham, Stephanie Olson-Voth, Eric Bartmann and Brad Miles. City Administrator Teresa Sidel was also present.

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

### **Public Input Forum:**

- **Discuss on Possible Joint Jurisdiction between City of Hartford and Minnehaha County:** The Hartford Planning and Zoning Board hosted a public input meeting to discuss possible joint jurisdiction between the City of Hartford and Minnehaha County. Members from the city, county and surrounding community were present. The forum started off with a welcome and a few introductions from Mayor Jeremy Menning. Kristin Benidt with SECOG (Southeastern Council of Government) was present to convey what joint jurisdiction is and the process to obtain it. City Administrator, Teresa Sidel, talked about the history of the city's pursuit of joint jurisdiction and gave some background information. Then Board Chairman, Tony Randall, spoke about why the city is seeking joint jurisdiction and how it affects our community and the property owners within the proposed joint jurisdiction area. Several small group discussions were held and members of the city council, planning and zoning board and city staff were present to help answer questions. At the end of the evening, Mayor Menning did a wrap up to go over some of the more common questions that were discussed and thanked everyone for coming and participating. Another public input meeting to discuss joint jurisdiction will be planned for some time after the new year.

**Adjournment:** A motion was made by Cain, second by Anderson to adjourn at 8:55 p.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

## PUBLIC NOTICE

The City of Hartford has received an annexation petition from the Hartford Township asking for the annexation of the following property: The south four hundred feet (S400') of the west three hundred fifty feet (W350') of the southwest quarter of the northwest quarter (SW1/4 NW ¼) of Section 15, Township 102 North, Range 51 West of the 5<sup>th</sup> P.M. Minnehaha County, South Dakota (Parcel #70966). This petition will be reviewed by The Hartford Planning and Zoning Board on November 12, 2019 at 7:05p.m. at the Hartford City Hall. The Hartford City Council will review said annexation petition on November 19, 2019 at 7:10p.m. at Hartford City Hall to either approve or disapprove the described request. All interested parties may appear and be heard.

Dated this 31st day of October 2019

---

Teresa Sidel  
Hartford City Administrator

# PETITION FOR SUPPORT OF ANNEXATION

We the landowners of the area described below wished to be annexed into the city limits of the City of Hartford, Minnehaha County, South Dakota.

## Legal Description of land to be annexed:

South Four Hundred feet (S400') of the West Three Hundred Fifty Feet (W350') of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 15, Township 102 North, Range 51 West of the 5<sup>th</sup> P.M. Minnehaha County, South Dakota. (Parcel #70966)

## Landowners:

### Hartford Township

Dated this 11 day of Oct, 2019.

By Craig Boggs  
Its Chairman for Township (Hartford)

STATE OF SOUTH DAKOTA)  
:SS  
COUNTY OF MINNEHAHA

The foregoing instrument was acknowledged before me on the 11<sup>th</sup> day of Oct., 2019, by Craig Boggs, the Chairman for Township of the Hartford Township. In witness whereof, I have hereunto set my hand and official seal.

Teresa Sidel  
Notary Public South Dakota

9-18-2024  
My Commission Expires:

(seal)



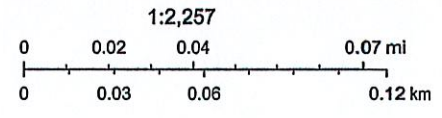
This petition has been signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed by the municipality.

# Hartford Township - Parcel 70966



10/15/2019, 3:10:14 PM

- County Tract County Parcels
- County Lot Parcels
- County Block Standard Tax Parcel
- County Additions Condo or Suite
- County Tax Lines Municipalities
- PLAT Section
- TAXLOT Townships



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, City of

## **PUBLIC NOTICE**

The Hartford Planning and Zoning Commission will conduct a public hearing at 7:10 p.m. on November 12, 2019 at Hartford City Hall to review and make a recommendation to the city council in regards to amending the city's 2016 Revised Hartford Zoning Regulations to allow Artisan Distilleries as conditional uses within Central Business Zones and Community Commercial Zones. The Hartford City Council will conduct a public hearing at 7:15 p.m. on November 19, 2019 at Hartford City Hall to approve or disapprove. All interested parties may appear and be heard.

Dated this 31st day of October 2019.

---

Teresa Sidel  
City Administrator

**ORDINANCE NO. 680**

AN ORDINANCE OF THE CITY OF HARTFORD, SD, AMENDING THE 2016 REVISED HARTFORD ZONING REGULATIONS BY AMENDING CHAPTER 7.02, COMMUNITY COMMERCIAL DISTRICT, CONDITIONAL USES; CHAPTER 9.02, CENTRAL BUSINESS DISTRICT, CONDITIONAL USES; AND CHAPTER 20.02, DEFINITIONS, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF HARTFORD, SD:

*Section 1. That Chapter 7.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:*

Artisan Distillery	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
--------------------	--

*Section 2. That Chapter 9.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:*

Artisan Distillery	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
--------------------	--

*Section 3. That Chapter 20.02 of the 2016 Revised Hartford Zoning Regulations is hereby amended to include the following:*

ARTISAN DISTILLERY – A manufacturer which produces, rectifies, or blends distilled spirits, as defined in SDCL 35-1-1, in a total quantity not in excess of fifty thousand (50,000) gallons within a calendar year, where at least thirty percent (30%) of the raw materials, other than water, used in the finished product are grown or produced in South Dakota. (SDCL 35-13-13)

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeremy Menning  
Mayor, City of Hartford

ATTEST:

\_\_\_\_\_  
Karen Wilber  
Finance Officer, City of Hartford

Seal

Fences may be erected in required yards, provided they meet or exceed the following requirements:

- A. No fence shall be erected or substantially altered without securing a placement permit from the Zoning Administrator. All such permits shall be issued upon a written application which shall set forth the type of fence to be constructed, the material to be used, height and exact location of the fence.
- B. Except in HI District, no barbed wire fence shall be erected or maintained.
- C. No fence shall be erected or maintained in such manner as to unreasonably obstruct the view of others or their access to light or air.
- D. For R, MH, NC or CB District - Fences may be erected or maintained; provided that no fence over four (4) feet in height shall be erected or maintained in any front yard. On corner lots and double frontage lots, fences shall be no more than four (4) feet in height in the required front yard; however, fences no more than six (6) feet in height may be allowed in the second front yard when setback a minimum of ten (10) feet from the property line. In no case shall fences exceed a height of six (6) feet.
- E. For CC and RC District - Fences may be erected or maintained; provided that no fence over four (4) feet shall be erected or maintained in any required front yard. On corner lots and double frontage lots, fences shall be no more than four (4) feet in height in the required front yard; however, fences no more than eight (8) feet in height may be allowed in a second front yard when setback a minimum of ten (10) feet from the property line. In no case shall fences exceed a height of eight (8) feet.
- F. For LI and HI District - Fences may be erected in front, side and rear yards. In no case shall fences exceed a height of eight (8) feet
- G. No fence shall be erected which violates *12.02 - Visibility at Intersections*.
- H. There is no maximum fence height for public golf courses, public swimming pools, school track and field areas, parks, ball parks and public tennis courts on any portion of the lot. Fences associated with these uses shall not be more than 30 percent solid.
- I. Fences that are adjacent to alleys shall be set back five (5) feet from the street/boulevard right-of-way.
- J. All fences or walls shall be located entirely within the property of the person or firm constructing the fence unless the owner of the adjoining property agrees, in writing and submitted to the City, that such fence may be erected on the common property line of the respective properties. All property line discrepancies shall be handled by the property owners and not by the City.
- K. The installation of a fence shall be in a manner as to which access to the City for the purposes of reading or maintaining utility meters is provided.
- L. The height of fences shall be determined as measured from the highest grade elevation on either side of the fence wall to the top of the fence.
- M. Any structure placed within an easement that impedes the access or intended use of that easement may be removed by the City or the City's representative at the owner's expense.
- N. No fences may be built within drainageways and/or on drainage easements.

## ORDINANCE #627 – SECTION 12.08 - Fences

Fences may be erected in required yards, provided they meet or exceed the following requirements:

- A. No fence shall be erected or substantially altered without securing a placement permit from the Zoning Administrator. All such permits shall be issued upon a written application which shall set forth the type of fence to be constructed, the material to be used, height and exact location of the fence.
- B. Exposed electrical and other abnormally dangerous fences are prohibited with all districts. No barbed wire fence shall be erected or maintained except in HI districts. Within HI districts, a fence can be topped with barbed wire beginning at a height of at least six (6) feet above grade.
- C. Within all districts, fences shall be constructed with materials customarily used and manufactured as common fence materials. This shall include ornamental iron, vinyl, masonry, stone, pressure treated wood or wood having a natural resistance to decay, and chain link. All other materials must secure a conditional use permit from the Planning and Zoning Board.
- D. No fence shall be erected or maintained in such manner as to unreasonably obstruct the view of others or their access to light or air.
- E. For R, MH, NC or CB District - Fences may be erected or maintained; provided that no fence over four (4) feet in height shall be erected or maintained in any front yard. On corner lots and double frontage lots, fences shall be no more than four (4) feet in height in the required front yard; however, fences no more than six (6) feet in height may be allowed in the second front yard when setback a minimum of ten (10) feet from the property line. In no case shall fences exceed a height of six (6) feet.
- F. For CC and RC District - Fences may be erected or maintained; provided that no fence over four (4) feet shall be erected or maintained in any required front yard. On corner lots and double frontage lots, fences shall be no more than four (4) feet in height in the required front yard; however, fences no more than eight (8) feet in height may be allowed in a second front yard when setback a minimum of ten (10) feet from the property line. In no case shall fences exceed a height of eight (8) feet.
- G. For LI and HI District - Fences may be erected in front, side and rear yards. In no case shall fences exceed a height of eight (8) feet
- H. No fence shall be erected which violates *12.02 - Visibility at Intersections*.
- I. There is no maximum fence height for public golf courses, public swimming pools, school track and field areas, parks, ball parks and public tennis courts on any portion of the lot. Fences associated with these uses shall not be more than 30 percent solid.
- J. Fences that are adjacent to alleys shall be set back five (5) feet from the street/boulevard right-of-way.
- K. All fences or walls shall be located entirely within the property of the person or firm constructing the fence unless the owner of the adjoining property agrees, in writing and submitted to the City, that such fence may be erected on the common property line of the respective properties. All property line discrepancies shall be handled by the property owners and not by the City. It is the property owner's responsibility to determine where the lot lines are located - the city can assist with this but cannot guarantee the location of your lot lines. If there is any doubt, a survey is recommended.
- K. ~~The installation of a fence shall be in a manner as to which access to the City for the purposes of reading or maintaining utility meters is provided.~~

- L. The height of fences shall be determined as measured from the highest grade elevation on either side of the fence wall to the top of the fence.
- M. Any structure placed within an easement that impedes the access or intended use of that easement may be removed by the City or the City's representative at the owner's expense.
- N. No fences may be built within drainageways and/or on drainage easements.

**Oct. 19**

<b><u>Permit #</u></b>	<b><u>Address</u></b>	<b><u>Date</u></b>	<b><u>Type 1</u></b>	<b><u>Type 2</u></b>	<b><u>Comments</u></b>
2019.74	204 W. 4th street	10/1/19	bld	footing	2nd review of footings set up
2019.74	207-209 Kalvin Drive	10/1/19	bld	final	closed out twin home project
	116 W. Opal lane	10/1/19	placement	status	fence project on going
	103 South Street	10/2/19	flatwork	status	new parking pad not done yet
	112 W. Opal lane	10/2/19	flatwork	status	interior sidewalk=driveway work not done yet
2019.43	107 N. Vandemark Ave	10/4/19	bld	footing	approved new move on house footing
	100 E. 9th St. Lot 6B	10/5/19	CE	status	checked on improvements to trailer unit
2019.83	101 N. Kingsbury	10/5/19	bld	final	closed out reroofing job
2019.63	308/310 Bernadine Place	10/5/19	bld	framing	approved twin home rough framing
2019.65	1002 Par Tee Drive	10/5/19	bld	final	closed out porch permt
2019.86	306 W. 8th street	10/5/19	bld	final	closed out reroofing job
2018.75	405 N. Vandemark Ave	10/5/19	bld	final	closed out new house permit
	405 N. Vandemark Ave	10/5/19	placement	status	fence job done
2019.74	204 W. 4th street	10/5/19	bld	footing	not prepped for a pour yet
2019.14	401 N. Oaks ave	10/5/19	bld	status	met with new owner about code requirements
	501 Par Tee Drive	10/5/19	flatwork	final	closed out new driveway approach work
2019.84	101 W. Mickelson Road	10/7/19	bld	final	approved sign permit
	207 N. Eastern ave	10/12/19	placement	final	small lawn shed set
2019.85	602 N Main ave	10/12/19	bld	final	closed out reroofing job
2019.80	304 Mary Lane	10/12/19	bld	pre final	reviewed current final checklist items for lower level
	101 E. 6th Street	10/12/19	flatwork	final	new front concrete stoop done
	116 W. Opal lane	10/12/19	placement	status	fence project finished
	731 Shamrock Drive	10/12/19	placement	status	no fence set yet
2019.74	204 W. 4th street	10/12/19	bld	status	footings not poured yet
2019.49	108 E. Opal Lane	10/12/19	bld	status	new house -rough framing in progress
	810 Ruud Lane	10/12/19	bld	status	checked on site improvements
2019.81	614 Sherwood Circle	10/12/19	bld	status	excavation in progress for new house
2019.72	805 Trojan ave	10/12/19	bld	status	new house -rough framing in progress
2019.20	617 Sherwood Circle	10/14/19	bld	status	finish work continuning for new house
2019.89	308 W. Hwy 38 Unit 110	10/14/19	bld	status	sign job done and closed out
2019.88	Turtle Creek Highlands	10/14/19	bld	status	work not begun on freestanding sign

2019.78	507 Crystal Drive	10/14/19	bld	status	deck(s) project 95% done needs landing work
2019.63	308/310 Bernadine Place	10/14/19	bld	status	insulation being set
2019.55	200 Mary Lane	10/14/19	bld	status	deck 80% done needs handrails
2019.46	101/103 Kalvin dr	10/14/19	bld	status	trade rough in work being done
2019.52	1002 Duck Circle	10/14/19	bld	status	new house rough framing in progress
2019.43	107 N. Vandemark Ave	10/14/19	bld	status	footings and foundation walls set for new move on house project
2019.49	108 E. Opal Lane	10/15/19	bld	framing	approved single family house rough framing
2019.54	709 N. Main ave	10/15/19	bld	status	front deck-stoop continues to be in progress
2019.46	101/103 Kalvin dr	10/15/19	bld	framing	approved twin home rough framing
2019.59	705 E. 2nd street	10/16/19	bld	final	closed out school remodeling job
2019.37	103 E. Opal Lane	10/16/19	bld	status	sheetrock being set for new house
	400 E. 3rd street	10/18/19	placement	status	checked on new shed project
2018.79	308 N. Mundt ave	10/18/19	bld	void	owner will not do this project
2019.74	204 W. 4th street	10/18/19	bld	footing	approved new house footing-Gov House
2019.81	614 Sherwood Circle	10/18/19	bld	footing	approved new house footing
2018.89	500 Ironwood Drive	10/18/19	bld	status	no one home for lower level final inspection
2019.73	106 S. Vandemark Ave	10/18/19	bld	status	reroof job in progress
2019.52	1002 Duck Circle	10/28/19	bld	framing	approved new house framing
2019.45	813 Trojan ave	10/28/19	bld	final	closed out new house project
2019.50	304 N. Western ave	10/29/19	bld	final	closed out detached garage project
2019.20	617 Sherwood Circle	10/29/19	bld	pre final	preview of new house project
2019.79	100 S. Vandemark ave	10/29/19	bld	footing	approved front deck footings
2019.7	913 Trojan ave	10/30/19	bld	status	const. work continuing
2019.46	101/103 Kalvin dr	10/30/19	bld	status	twin complex interior work continuing