

PLANNING & ZONING COMMISSION AGENDA

May 2, 2024
6:30 P.M.

**PLANNING & ZONING
AGENDA**

- 1) Call to Order
- 2) Roll Call/Determination of Quorum
- 3) Approval of Agenda
- 4) Approval of Minutes of the April 18, 2024 regular meeting (pg 3-4)
- 5) Public Comments

NEW BUSINESS

- 6) Public Hearing
Zoning Ordinance Chapter 15-15-3(A)(8)(c) (pg 5)
- 7) Public Hearing
Zoning Ordinance Chapter 15-8-3 (pg 6)
- 8) Public Hearing
Zoning Ordinance Chapter 15-9-3 (pg 7)
- 9) Public Hearing
Zoning Ordinance Chapter 15-10-3 (pg 8)

DISCUSSION ITEM

- 10) Townhomes/Multi-Family Dwelling (pg 9-15)
- 11) Building Permits for April:
#20240099 - #20240132 (pg 16)

**ADJOURNMENT OF
PLANNING & ZONING**

Board members unable to attend should please contact City Hall in advance for a quorum determination at 605-582-9052.

Individuals in need of assistance in attaining access to the meeting, please contact City Hall at 605-582-6515 within 24 hours of the meeting time for special arrangements.

SUPPLEMENT TO AGENDA
May 16, 2024

MEETINGS:

- 1) Thursday, May 16, 2024.
Planning & Zoning Commission meeting at 6:30 p.m. in the Council Chambers

Items on agenda:
Variance Application – 924 E. Redwood Blvd.

- 2) Thursday, June 6, 2024.
Planning & Zoning Commission meeting at 6:30 p.m. in the Council Chambers

Items on agenda:
Nothing at this time

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on April 18, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Megan Bassett, Brian Heidbrink, Brookes Noem, Alica Thiele and Michael Toates. Also present were Alderman Tim Jorgenson, Building Official Paul Clarke, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Commissioner Rob Schoeneman, Mayor Harry Buck and City Administrator Bryan Read.

Commissioner Heidbrink moved Commissioner Toates seconded to approve the agenda as amended. Motion carried.

Commissioner Noem moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following items: a plat of Encore Park Addition Lot 4 Block 3; a plat of The Original Town of Brandon Lot 9B Block 5 and a plat of River Park Addition Tracts 1, 2, 3, 4, 5, 6, 7 & 8. Motion carried.

Commissioner Toates moved Commissioner Noem seconded to approve the minutes of the April 4, 2024 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 204 E. Holly Blvd.. Applicant was not present. City Ordinance requires a conditional use for businesses that have video lottery. This property abuts R-1 Low Density Residential to the north. Neighbor concerned with customers standing outside in the back of the building late into the evening. Commissioner Heidbrink Commissioner Member Noem seconded to approve the Conditional Use application with the condition that they do not allow video lottery customers on the rear of the property. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 300 S. Heritage Road. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Charles Witt, W. Burton Drive, was present for discussion. Commissioner Toates moved Commissioner Heidbrink seconded to make recommendation of approval to City Council. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 208 W. Stone Street. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Commissioner Toates moved Commissioner Thiele seconded to make recommendation of approval to City Council. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 721 S. McHardy Road. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Terry Froseth, 600 S. Splitrock Blvd., was present for discussion.

Commissioner Heidbrink moved Commissioner Noem seconded to make recommendation of approval to City Council. Motion carried.

Discussion was held on pollinator gardens. Tami Jansma, City Engineer, presented information on pollinator gardens and encouraging water conservation. No action required.

Discussion held on townhouses vs. multi-family dwellings. Patrick Andrews, Development Director, presented information and asked for clarification on the definitions of each as they relate to the R-3 High Density Residential District. Patrick Andrews will present an ordinance update for public hearing at a future Planning & Zoning Commission meeting.

At 7:17 p.m. having no further business, Commissioner Thiele moved Commissioner Toates seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRANDON, SD, AMENDING THE BRANDON ZONING ORDINANCE BY ADDING CHAPTER 15-15-3(A)(8)(c), ADDITIONAL USE REGULATIONS, OFF-STREET PARKING.

BE IT ORDAINED BY THE CITY OF BRANDON, SD:

Section 1: That the Brandon Zoning Ordinance be amended to include Chapter 15-15-3(A)(8)(c) which shall read as follows:

- (c) Exception for Multi-Frontage R-1 Lots Containing a Single-Family Detached Dwelling. One (1) additional driveway may be allowed on a secondary frontage side of a multiple frontage lot, including corner lots and double frontage lots, by conditional use permit. The width of the lot’s principal driveway shall not exceed forty (40) feet, while the width of the lot’s additional driveway shall not exceed twenty-four (24) feet. Each driveway’s width shall be measured at the inside of its corresponding sidewalk. The additional driveway shall connect directly to either a garage or other accessory building and shall not be accessed from either a Major Arterial or Community Arterial Street. No such lot shall have more than two (2) total driveways.

The location, design, and spacing of all driveways shall be controlled by the City’s Engineering Design Standards.

Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Planning & Zoning Public Hearing:
City Council Public Hearing/1st Reading:
City Council 2nd Reading and Adoption:
Publication Date:
Effective Date:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRANDON, SD, AMENDING THE BRANDON ZONING ORDINANCE BY ADDING VIDEO LOTTERY AS A CONDITIONAL USE IN THE CB: CENTRAL BUSINESS DISTRICT BY AMENDING CHAPTER 15-8-3, CB: CENTRAL BUSINESS DISTRICT, CONDITIONAL USES.

BE IT ORDAINED BY THE CITY OF BRANDON, SD:

Section 1: That Chapter 15-8-3 of the Brandon Zoning Ordinance is hereby amended to include the following Conditional Land Use:

Video Lottery	All relevant standards within Chapter 15-15 shall apply.
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Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Planning & Zoning Public Hearing:
City Council Public Hearing/1st Reading:
City Council 2nd Reading and Adoption:
Publication Date:
Effective Date:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRANDON, SD, AMENDING THE BRANDON ZONING ORDINANCE BY ADDING VIDEO LOTTERY AS A CONDITIONAL USE IN THE NB: NEIGHBORHOOD BUSINESS DISTRICT BY AMENDING CHAPTER 15-9-3, NB: NEIGHBORHOOD BUSINESS DISTRICT, CONDITIONAL USES.

BE IT ORDAINED BY THE CITY OF BRANDON, SD:

Section 1: That Chapter 15-9-3 of the Brandon Zoning Ordinance is hereby amended to include the following Conditional Land Use:

Video Lottery	All relevant standards within Chapter 15-15 shall apply.
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Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Planning & Zoning Public Hearing:
City Council Public Hearing/1st Reading:
City Council 2nd Reading and Adoption:
Publication Date:
Effective Date:

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRANDON, SD, AMENDING THE BRANDON ZONING ORDINANCE BY ADDING VIDEO LOTTERY AS A CONDITIONAL USE IN THE GB: GENERAL BUSINESS DISTRICT BY AMENDING CHAPTER 15-10-3, GB: GENERAL BUSINESS DISTRICT, CONDITIONAL USES.

BE IT ORDAINED BY THE CITY OF BRANDON, SD:

Section 1: That Chapter 15-10-3 of the Brandon Zoning Ordinance is hereby amended to include the following Conditional Land Use:

Video Lottery	All relevant standards within Chapter 15-15 shall apply.
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Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Planning & Zoning Public Hearing:
City Council Public Hearing/1st Reading:
City Council 2nd Reading and Adoption:
Publication Date:
Effective Date:

MEMORANDUM

TO: City of Brandon Planning & Zoning Commission
FROM: Patrick Andrews, Development Director
RE: Townhomes/Multi-Family Dwellings Discussion & Amendment
DATE: April 29, 2024

At the last meeting, we briefly discussed the difference between Single-Family Attached Dwellings and Multi-Family Dwellings, specifically in the context of More than 36 Single-Family Attached Dwellings not being a Conditional Use in the R-3: High Density Residential District. In my opinion, the consensus from that meeting was that its omission was likely not necessarily intentional and that we should find a way to possibly allow a larger townhome development akin to multi-family. The amendment presented in this month’s packet is designed to accomplish this purpose. This memorandum is designed to explain the reasoning behind some of the language in that proposed amendment.

Applicable Definitions

DWELLING – A building, or portion thereof, used exclusively for human habitation, including single-family, two-family, and multiple-family dwellings, but not including hotels, motels, or lodging houses.

DWELLING, ATTACHED – A single-family dwelling attached to two (2) or more single-family dwellings by common vertical walls.

DWELLING, MULTIPLE-FAMILY – A building, or portion thereof, containing three (3) or more dwelling units served by common corridors and entrance. Each dwelling unit shall be designed for and used by one (1) family. Examples of Multiple-Family Dwellings include apartment complexes and condominiums.

DWELLING, SINGLE-FAMILY ATTACHED – A building, or portion thereof, containing two (2) or more dwelling units joined by common walls. Examples of Single-Family Attached Dwellings include Duplexes, Twin Homes, and Townhouses.

DWELLING, SINGLE-FAMILY DETACHED – A dwelling that is designed for and occupied by not more than one (1) family and is surrounded by yards and is not attached to any other dwelling by any means.

DWELLING, TOWNHOUSE – One (1) of a group [or] row of three (3) or more single-family attached dwellings designed and built as a single building. Each individual townhouse may be owned collectively or separately. For the purpose of side yard regulations, the building shall be treated as if it occupies a single lot.

DWELLING, TWIN HOME – A single-family attached dwelling consisting of two (2) dwelling units joined by common walls. Both dwelling units are located on the same lot.

DWELLING, TWO FAMILY (DUPLEX) – A single-family attached dwelling consisting of two (2) dwelling units joined by common walls. Both dwelling units are located on the same lot.

DWELLING UNIT – One (1) or more rooms, designed, occupied, or intended for occupancy as a separate living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Notable Rules of Statutory Construction and Interpretation

1. Many statutes contain a “definitions” section that sets forth and defines the key terms used in the statute. You might find these definitions either in the section of the statute you are analyzing or elsewhere, typically either at the beginning or the end of the ordinance. These definitions are important because they suggest that its creators intended for a term to have a specific meaning that might differ in important ways from its common usage.
2. Absent a definition within the statute, words must be given their plain, ordinary, and literal meaning. If the words are clear, they must be applied, even though the intention of the legislator may have been different, or the result is harsh or undesirable.
3. Every word or regulation within an ordinance is there or not there for a purpose and should be given its due significance.

“The fact only underscores our duty to refrain from reading a phrase into a statute when Congress has left it out.” *Keene Corp. v. Unites States*, 508 U.S. 200 (1993).

“[W]here Congress includes particular language in one section of a statute but omits it in another..., it is generally presumed that Congress acts intentionally and purposely in the disparate inclusion or exclusion.” *Russello v. Unites States*, 464 U.S. 16, 23 (1983).

Principal Use Determination

From a zoning standpoint, the hypothetical development contains Single-Family Attached Dwellings. Additionally, they meet both our zoning ordinance definition of Townhouse and most likely meet the average person’s understanding of a Townhouse.

1. Are these dwellings? Yes. They meet the definition of Dwelling Unit and are used for human habitation and are not hotels, motels, or lodging houses.
2. Are they a building or a portion thereof? Yes. A single unit does not occupy the entirety of the building. Each dwelling is a portion of the total building.

3. Which type of dwelling structure are they?
 - Single-Family?
 - Single-Family Detached? No. Each dwelling unit is attached to at least 1 other dwelling.
 - Single-Family Attached? Yes. The dwellings are attached to other dwellings by common walls.
 - “Examples of Single-Family Attached Dwellings include Duplexes, Twin Homes, and Townhouses.”
 - Are they a Duplex? No. Each building contains more than 2 DUs.
 - Are they a Twin Home? No. Each building contains more than 2 DUs.
 - Are they Townhouses? Yes.
 - Each dwelling is 1 of a group or row of three (3) or more single-family attached dwellings designed and built as a single building. The definition does not care that they are independently or jointly owned.
 - Two-Family?
 - There are two types of two-family single-family dwellings.
 - Are they a Duplex? No. Each building contains more than 2 DUs.
 - Are they a Twin Home? No. Each building contains more than 2 DUs.
 - Multiple-Family? No.
 - To qualify, the 3+ dwelling units need to be “served by common corridors and entrance.” Each unit in the proposal has its own entrance. There is no common corridor through a common entrance that serves more than 1 dwelling unit.

Drafting Assumptions Based on 4/18 Meeting

1. We wanted to keep the Single-Family Detached Dwelling definition and principal use because that term also includes twin homes and duplexes. We would want to allow those specific things in some situations, but would not want to allow apartments.
2. We have Additional Use Regulations that specifically apply to Single-Family Attached Dwellings that you may not want to effectively eliminate by lumping all non-Single-Family Detached Dwellings together.
3. Eventually a housing project grows so large in scope that it practically becomes a multi-family development regardless of the shape and form of the buildings. This would likely be the case for a group of more than 36 townhomes on a single lot.

Proposed Amendment

1. Throughout the zoning ordinance, each listed Single-Family Attached Dwelling principal use, regardless of zoning district, includes the following Applicable Standards language: “The footprint of an attached garage shall not exceed the footprint of the principal dwelling unit”. This language has been similarly included in the proposed amendment.
2. Parking: By default, each Single-Family Attached or Two-Family Dwellings are required to have 2 parking spaces. However, Multi-Family Dwellings with 2 bedrooms or less are only required to have 1 parking space. If we envision that a large grouping of townhomes eventually becomes the equivalent of a multi-family building, treating them as such for purposes of parking regulations would allow them to have more flexibility and potentially avoid the sea of under-utilized parking spaces we often try to avoid. Alternatively, would you prefer to write-in special minimum parking space requirements for SFA 36+?

Single-Family and Two-Family Dwellings	Two (2) spaces for each dwelling unit.
Multiple-Family Dwellings	One (1) space for each dwelling unit of two (2) bedrooms or less. Two (2) spaces for each dwelling unit of three (3) bedrooms or more.

3. Signage: Chapter 15-15-5(H) distinguishes between Lots Containing a Single-Family Attached Dwelling and Lots Containing a Multi-Family Dwelling. The principal difference is that (3)(b)(1) seems to allow no general sign for the overall development; whereas, (4) does allow 1 freestanding sign for this purpose. While that’s probably preferred for a smaller row of townhomes, I can image a situation where a larger development of SFA dwellings would want such a sign to say something like, “Aspen Park Townhomes”.

NOTE: Only 1 such freestanding sign for the overall development is allowed. Do we have any interest in increasing that number if the development has multiple entrances?

4. Minimum Lot Area: Currently, SFA 5-36 requires 3,000SF per unit. Rather than use this standard, the proposed amendment puts this number for SFA 36+ at 2,000SF per unit to align it with the requirements of Multi-Family Dwellings.

NOTE: (2)-(4) are reflected in the proposed Applicable Standards language: “Unless otherwise expressly stated herein, the regulations for Multi-Family Dwellings shall apply”. That only applies to Single-Family Attached Dwellings (36 or More Dwelling Units) as a Conditional Use in the R-3: High-Density Residential District. Alternatively, if you would prefer we spell that out specifically in each section, we can do that instead.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF BRANDON, SD, AMENDING THE BRANDON ZONING ORDINANCE BY AMENDING CHAPTER 15-6-3, R-3: HIGH DENSITY RESIDENTIAL DISTRICT, CONDITIONAL USES; AND CHAPTER 15-6-11, R-3: HIGH DENSITY RESIDENTIAL DISTRICT, LOT AND YARD REGULATIONS.

BE IT ORDAINED BY THE CITY OF BRANDON, SD:

Section 1. That Chapter 15-6-3 of the Brandon Zoning Ordinance is hereby amended to include the following Conditional Use:

Single-Family Attached Dwelling (36 or More Dwelling Units)	Unless otherwise expressly stated herein, the regulations for Multiple-Family Dwellings shall apply. The footprint of an attached garage shall not exceed the footprint of the principal dwelling unit. All relevant standards within Chapter 15-15 shall apply.
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Section 2. That Chapter 15-6-11 of the Brandon Zoning Ordinance is hereby amended to read as follows:

15-6-11

LOT AND YARD REGULATIONS

The minimum lot area, minimum lot width, setback requirements, and maximum building height within the R-3 District shall be as follows:

	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
Multi-Family Dwelling	2,000 sq. ft. per unit	75 feet	25 feet, see #3, #4	10 feet, see #1 & #5	25 feet, see #7	55 feet
Single-Family Detached	6,000 sq. ft.	50 feet see #2	25 feet, see #3, #4	5 feet see #5	25 feet	35 feet
Single-Family Attached (5-36 Dwelling Units)	3,000 sq. ft. per unit	25 feet	25 feet, see #3, #4	10 feet, see #5	25 feet	35 feet
Single-Family Attached (5-36 Dwelling Units); Individually Platted Lots Surrounded by Commonly Owned Space	3,000 sq. ft. per unit (Platted Dwellings + Common Space)	25 feet *	25 feet *, see #3, #4 - #6 applies to individ. platted lots	0' or 10' on non-party wall side, see #5 - #6 applies to individ. platted lots	25 feet * - #6 applies to individ. platted lots	35 feet
Single-Family Attached (More)	2,000 sq. ft. per unit	75 feet	25 feet, see #3, #4	10 feet, see #5	25 feet	35 feet

than 36 Dwelling Units)						
Single-Family Attached (More than 36 Dwelling Units); Individually Platted Lots Surrounded by Commonly Owned Space	2,000 sq. ft. per unit (Platted Dwellings + Common Space)	25 feet *	25 feet *, see #3, #4 - #6 applies to individ. platted lots	0' or 10' on non-party wall side, see #5 - #6 applies to individ. platted lots	25 feet * - #6 applies to individ. platted lots	35 feet
Neighborhood Utility Facility	3,000 sq. ft.	50 feet	25 feet, see #3, #4	15 feet	25 feet	35 feet
All Other Uses	7,500 sq. ft.	50 feet	25 feet, see #3, #4	15 feet	25 feet	35 feet

*These requirements apply to the commonly owned space surrounding the individually platted lots. For setbacks related to the individually platted units located thereon, see Exception #6 below.

All measurements shall be taken from the lot line to the building line (see definitions).

Exceptions

- #1. The side yard shall be required to be increased to twenty (20) feet when the building exceeds thirty-five (35) feet in height.
- #2. A residence may be constructed on a lot of record that has a lot width of less than fifty (50) feet.
- #3. There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4. The front yard setback on lots abutting a public street shall be twenty-five (25) feet. However, the non-addressed front yard setback may be reduced to twenty (20) feet on corner lots if it also abuts a public street.

If the lot contains or abuts a private street/mutual access easement, the front yard setback(s) shall be fifteen (15) feet measured from the edge of the sidewalk easement that is closest to the structure.

- #5. A side yard of fifteen (15) feet shall be required where a lot is adjacent to or abuts a R-1 or R-2 district.
- #6. Zero lot line option: Single-Family Attached Dwellings held in common ownership and located on a single lot shall observe the standard setback rules prescribed above. However, the lot may be subdivided into separate lots upon which individual single-family attached dwellings are located if the lots to be created through the subdivision process are individually platted. In such event, the setbacks for the individually platted lots shall be as follows:

1. Front Yard Setback: Zero (0) feet.
2. Rear Yard Setback: Zero (0) feet.
3. Side Yard Setback: Zero (0) feet.

Single-Family Attached Dwellings composed of two (2) or more individually platted lots already utilizing the zero lot line option described above shall not be considered Non-Conforming pursuant to Chapter 15-16.

This exception only applies if the individually platted lots are surrounded by a space commonly owned by the owners of the individually platted lots. The commonly owned space surrounding the individually platted lots shall meet all applicable requirements found in the Lot and Yard Regulations table above.

- #7. See also Adjustment to Yard Regulations (Chapter 15-16) and Non-Conforming Uses and Non-Standard Lots (Chapter 15-17) for other specific exceptions.

Adopted this _____ day of _____, 2024.

Mayor

ATTEST:

Finance Officer

Planning & Zoning Public Hearing:
City Council Public Hearing/1st Reading:
City Council 2nd Reading and Adoption:
Publication Date:
Effective Date:

	A	B	C	D	E	F	G	H	I
1	DATE	PERMIT #	PROJECT OWNER	OWNER ADDRESS	PROJECT DESCRIPTION	CONTRACTOR	CONTRACTOR ADDRESS	PROJECT \$	PROJECT ADDRESS
3		April							
4									
5	4/1/2024	20240099	Gerald Meyers	216 E. Tabor Court	Reshingle	T2 Roofing	8707 E. Silverbell Street; SF, SD 57110	\$23,660.00	216 E. Tabor Court
6	4/2/2024	20240100	Robert Potratz	120 E. Thad Street	Basement bedroom	Owner	Owner	\$5,040.00	120 E. Thad Street
7	4/2/2024	20240101	Josh Koob	1501 W. Autumn Circle	Pool	Splash City	1201 W. 41st Street; SF, SD 57105	\$50,000.00	1501 W. Autumn Circle
8	4/3/2024	20240102	Matthew Christensen	309 S. 8th Avenue	Fence	Michael's Fence	3900 N. Potsdam Ave.; SF, SD 57104	\$48.00	309 S. 8th Avenue
9	4/3/2024	20240103	Casey Ackerman	109 W. Chicory Drive	Reshingle	Premier Systems	5421 W. 41st Street, Ste 201; SF, SD 57106	\$11,529.00	109 W. Chicory Drive
10	4/3/2024	20240104	Josh Mills	717 S. Lakota Avenue	Reshingle	Premier Systems	5421 W. 41st Street, Ste 201; SF, SD 57106	\$12,000.00	717 S. Lakota Avenue
11	4/3/2024	20240105	Scott Finch	104 E. Meadowlark Court	Deck	VLC Homes	PO Box 7; Lismore, MN 56155	\$9,342.00	104 E. Meadowlark Court
12	4/3/2024	20240106	Josh Eggers	213 S. Sunshine Avenue	Reshingle	G&L Real Estate	2412 E. Hogan Lane; Brandon, SD 57005	\$10,000.00	213 S. Sunshine Avenue
13	4/3/2024	20240107	Anthony Lingen	701 N. Copper Avenue	Parking pad	Oakland Homes	213 W. Holly Blvd. Suite D; Brandon, SD 57005	\$1,316.00	701 N. Copper Avenue
14	4/4/2024	20240108	James Uecker	512 N. Needles Drive	Reshingle	Skogen Construction	4612 E. Tiger Lily Street; SF, SD 57110	\$15,000.00	512 N. Needles Drive
15	4/4/2024	20240109	Greg Grote	812 N. Copper Avenue	Fence & lawn shed	Owner	Owner	\$1,260.00	812 N. Copper Avenue
16	4/5/2024	20240110	Leslie Anderson	308 S. Country Club Avenue	Deck	Owner	Owner	\$13,024.00	308 S. Country Club Avenue
17	4/9/2024	20240114	Jeremy Landhuis	916 N. Snowberry Avenue	Lawn shed	Owner	Owner	\$1,360.00	916 N. Snowberry Avenue
18	4/12/2024	20240116	Chris Franco	513 N. Oak Ridge Road	Basement finish	Owner	Owner	\$3,888.00	513 N. Oak Ridge Road
19	4/12/2024	20240117	Jimmy Johns	1313 E. Ash Place	Signs	Pride Neon	3010 W. 10th Street; SF, SD 57104	\$2,000.00	1313 E. Ash Place
20	4/12/2024	20240118	Corey Shamatt	201 W. Evergreen Drive	Basement finish	Owner	Owner	\$5,400.00	201 W. Evergreen Drive
21	4/16/2024	20240122	Leslie Petersen	1001 E. Maywood Street	Deck	Integrity Construction	2224 E. 39th Street N.; SF, SD 57104	\$3,600.00	1001 E. Maywood Street
22	4/16/2024	20240123	Yvonne Oliver	405 E. Heatherwood Drive	Deck	Juranek Home Improvement	3715 N. 7th Avenue; SF, SD 57104	\$5,328.00	405 E. Heatherwood Drive
23	4/16/2024	20240124	Trevor Fendor	120 E. Seth Street	Fence	Rock & Mow Lawncare	3015 S. Summit Avenue; SF, SD 57105	\$1,628.00	120 E. Seth Street
24	4/17/2024	20240125	Ben Peterson	301 S. Country Club Avenue	Reshingle	Owner	Owner	\$9,000.00	301 S. Country Club Avenue
25	4/19/2024	20240126	George Brandenburg	1904 W. Tyler Circle	Fence	American Fence	47061 Charlotte Court; SF, SD 57108	\$2,368.00	1904 W. Tyler Circle
26	4/22/2024	20240127	Warren Wallin	209 E. Vera Lane	Deck	Dykstra Custom Homes	516 W. Redwood Blvd.; Brandonm SD	\$7,800.00	209 E. Vera Lane
27	4/23/2024	20240128	Wayne Miller	320 S. 3rd Avenue	Reshingle	Premier Systems	5421 W. 41st Street, Ste 201; SF, SD 57106	\$17,680.00	320 S. 3rd Avenue
28	4/23/2024	20240132	Gary Crisp	516 N. Morning Rain Avenue	4-season room	Amdahl Construction	711 S. Marion Road; SF, SD 57108	\$18,000.00	516 N. Morning Rain Avenue
29									
30							New Homes to Date:		
31									
32							2024 - 14		
33									
34							2023 - 5		