

Planning and Zoning Commission

City Council Chambers

704 6th Street

Tuesday, December 11, 2018 12:00 PM

St. Paul, NE 68873

Agenda

1. Chairman Charles Schmid calls the meeting to order and announces statement regarding the Open Meeting Act.
2. Chairman Schmid opens public hearing for the consideration of an amendment to the Redevelopment Plan of the City of St. Paul on property described as Lots 9, 10, 11, 12, and 13, Block 78, Original Town, St. Paul, Howard County, Nebraska.
3. Discuss - Approve / Deny the November 13, 2018 minutes.
4. Nominations from the floor for Planning Commission Chairman (nominations cease once they nominate) a. Approve nominations cease b. Approve / Deny nomination
5. Public comment period for the amendment to the Redevelopment Plan of the City of St. Paul on property more described as Lots 9, 10, 11, 12, and 13, Block 78, Original Town, St. Paul, Howard County, Nebraska. a. Close public comment period b. Approve / Deny Resolution 2018 - 1010PZ; Amendment to the Redevelopment Plan for the Bed Head Coffee Redevelopment Project
6. Discuss - Approve / Deny Michael D. Kezeor's Certificate of Approval of Administrative Subdivision regarding Aleshire's Addition Second Replat. This property is more described as the West Half of Lot 2 of Aleshire's Subdivision and Lot B, Aleshire's Addition First Replat to the City of St. Paul, Nebraska.
7. Discussion / Reports
8. Schedule the next Planning Commission meeting
9. Public Comments
10. Zoning Administrator Helzer Report
11. Adjournment

CERTIFICATE OF APPROVAL
OF
ADMINISTRATIVE SUBDIVISION REPLAT

COME NOW the City Council of the City of Saint Paul, Howard County, Nebraska, pursuant to Section 3.09 Administrative Subdivision (Page 12) of the Saint Paul, Nebraska Subdivision Regulations 2015, and acknowledges receipt of an Application for Administrative Subdivision Replat by the owners stated hereafter, and an Administrative Platting or Lot Consolidation Review with attached plot plan which was completed by the St. Paul Planning and Zoning Administrator.

The owners of said property are reconfiguring the two lots to be more standard, uniform lots. Ownership of the lots will not change.

The subject property is described as follows:

ALESHIRE'S ADDITION SECOND REPLAT To the City of Saint Paul, Nebraska, an Administrative Replat of the West Half of Lot Twenty (20), Aleshire Addition and Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot B; thence on an assigned bearing of South 89°39'19" West on the Southerly line of said Lot B and the Southerly line of said Westerly One-Half (W1/2) of Lot 20 and the Northerly right-of-way line of Paul Street, a distance of 235.74 feet to the Southwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°03'14" East on the westerly line of said Westerly One-Half (W1/2) of Lot 20 a distance of 211.22 feet of the Northwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°08'44" West on the westerly line of said Lot B a distance of 135.99 feet to the Northwest Corner of said Lot B and the southerly Right-of-Way line of State Highway No. 92; thence North 89°36'24" East on said southerly right-of-way line and the northerly line of said Lot B a distance of 35.67 feet; thence continuing on the said southerly right-of-way line and said northerly lot line 199.64 feet on a 11544.16 foot radius curving to the left with a chord bearing of North 89°06'40" East and a chord distance of 199.64 feet to the Northeast Corner of said Lot B; thence South 00°05'55" East on the easterly line of said Lot B a distance of 349.13 feet to the point of beginning containing a calculated area of 81860.7 Square Feet or 1.88 acres, more or less.

The City Council of the City of Saint Paul, the undersigned, is the governmental authority having jurisdiction of subdivision approval over the real estate described above. The City Council has reviewed the application, plot plan and review by the Planning and Zoning Administrator and, at its meeting on December 17, 2018, hereby approves the administrative subdivision replat and has no objection to the subdivision replat and agrees that the conveyance is now fully validated. This Certificate of Approval is evidence of approval.

DATED: December 17, 2018

THE CITY OF ST. PAUL, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

NOTICE OF PUBLIC HEARING PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA

Public notice is hereby given by the Planning Commission of the City of St. Paul, Nebraska, that a public hearing will be held at 12:00 p.m. on December 11, 2018, at 704 6th Street, St. Paul, Nebraska. The purpose of the hearing is to obtain public comment prior to consideration of an amendment to the redevelopment plan of the City of St. Paul, including a specific redevelopment project.

The property which is the subject of this Notice and of the public hearing is described as follows:

Lots 9, 10, 11, 12, and 13, Block 78, Original Town, St. Paul, Howard County, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the amendment to the redevelopment plan. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the office of the City Clerk of the City of St. Paul.

Published November 21 and November 28, 2018.

ZNEZ

Certificate of Publication

STATE OF NEBRASKA, } ss. \$ 26.82
HOWARD COUNTY }

MARY JO THOMPSON

being duly sworn, deposes and says she is the
BOOKKEEPER - LEGALS DEPT.

of *THE PHONOGRAPH-HERALD* a legal weekly newspaper under the Statutes of the State of Nebraska, published in Howard County, Nebraska, and of general circulation in said county, and that the annexed notice has been published in the regular and entire issue of every number of *The Phonograph-Herald* 2 consecutive weeks, the first publication thereof having been made on the 21st day of

November 2018
Mary Jo Thompson

Subscribed and sworn to before me this
28th day of November A.D., 2018

Joyce E. Turpitt
Notary Public

My Commission Expires 1-30-20

Printer's Bill:—To publication of above legal notice 46 lines 2 times \$ 26.82



**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF ST. PAUL, NEBRASKA**

(BED HEAD COFFEE PROJECT)

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for Redevelopment Area #1 in the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City on December 18, 2006, pursuant to Resolution No. 2006-23. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Development Agency of the City of St. Paul ("CDA"), which administers the Redevelopment Plan for the City.

The purpose of this Plan Amendment is to identify specific property within the redevelopment area that is in need of redevelopment to cause the removal of blight and substandard conditions identified as the site located in the City and legally described on the attached and incorporated Exhibit "A" (the "Site").

Description of the Project

The project under consideration will consist of the construction of an approximately 3200 square foot commercial building and associated improvements on the Site (the "Project"). The preliminary site plan for the Project is set forth on the attached and incorporated Exhibit "A-1".

Project Site

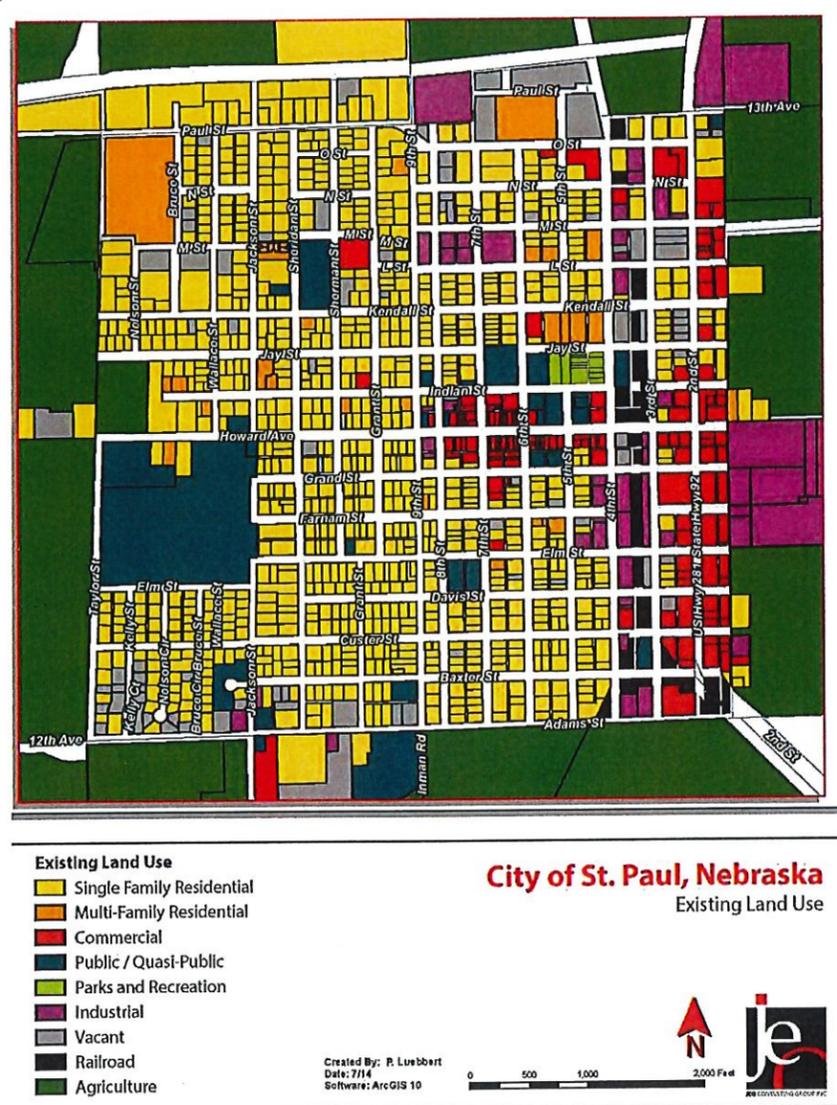
The Site is in need of redevelopment. The CDA has considered whether redevelopment of the Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. The blighted condition of the Site and the Redevelopment Area has contributed to its inability to attract businesses and/or development.

The Site is currently owned by the St. Paul Development Corporation ("Owner"). Owner acquired the Site and invested a substantial amount of up-front

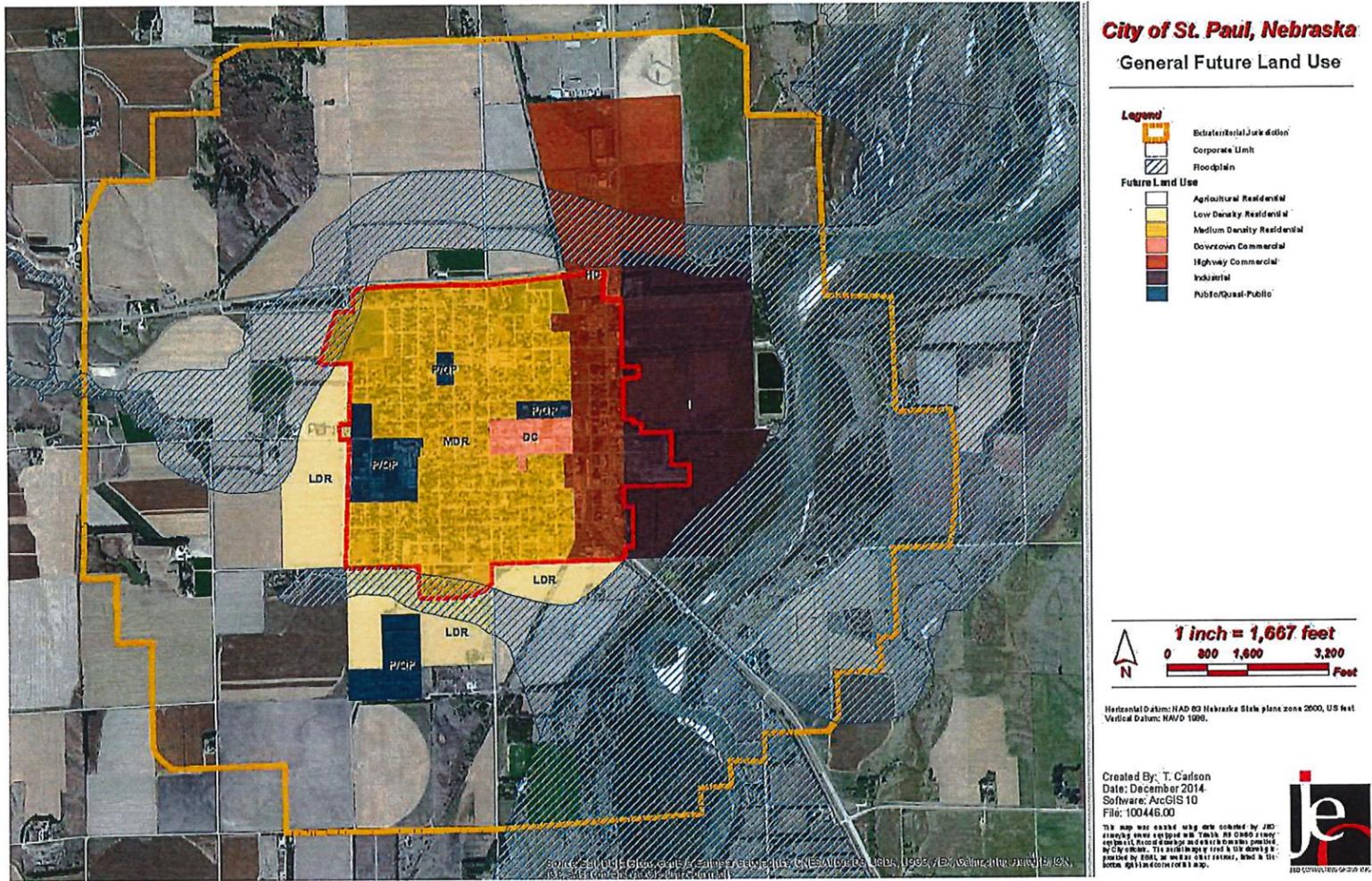
costs in order to create a property that is developable. Without the Owner's investment, the Site could not be developed or used for any reasonable purpose. However, the Owner does not desire to develop the Site; its goal was merely to create a developable area to assist with the stimulation of development of the Redevelopment Area. The Owner is willing to sell the Site to the Redeveloper for a fair market value price based upon the investment it has made into the Site to make it developable. This cost makes the development of the Site impractical without financial assistance.

The redevelopment of the Site pursuant to this Plan Amendment will eliminate the current blight and substandard conditions of the Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

The Existing Land Use map from the St. Paul Comprehensive Plan is set forth below:



below:
The Future Land Use map from the St. Paul Comprehensive Plan is set forth



The Future Land Use section of the St. Paul Comprehensive Plan further provides the following description of the downtown commercial area:

Downtown Commercial

This commercial land use includes the area of St. Paul located in original downtown. The lots are usually small and the area offers higher pedestrian access. Characteristics of this category include:

- The intensity of particular uses should be suited to the character of the surrounding area.
- District should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents, while offering a destination cultural flare.
- Commercial businesses of all types should design at the pedestrian scale. Pedestrian linkage of this area to other neighborhoods shall be incorporated through sidewalk and trail connections.
- The design and exterior surface treatments should reinforce existing development patterns consistent with the character of the area and of St. Paul.
- Landscaping, fences, and walkways should be used to screen and buffer commercial uses from residential uses; the scale of which should be appropriate to the relationship between the uses.
- Uses within this area do not include those generally associated with big box stores, large open parking lots, or industrial uses, such as warehousing/distribution, manufacturing and production, etc.
- Typical zoning is B-1 and NR.

The Redevelopment Project

Megan Yutesler, dba Bed Head Coffee Company (“Redeveloper”) has submitted a proposal for the redevelopment of the Site to include the construction of an approximately 3,200 square foot commercial building and associated improvements. The building would be used to operate a coffee shop location with a drive-through window. The building would also have two classroom spaces that will be used for various classes, workshops, and events, including but not limited to yoga classes, cooking classes, gymnastics lessons, meal preparation workshops, and various other classes and workshops that are desired in the community.

As part of the Project, the CDA shall capture available tax increment from the Site to assist in payment for Redeveloper’s site acquisition costs, pursuant to the Act. The TIF proceeds for site acquisition costs shall not exceed \$175,000.00. The Redeveloper shall be responsible for all other costs and expenses associated with the Project.

The Project will meet many goals of the St. Paul Comprehensive Plan, including the following community planning goals:

DOWNTOWN

GOAL: St. Paul should enhance its current Downtown as a mixed use economy that will serve the city.

OBJECTIVES AND POLICIES:

- D.1 The Downtown area should be supported by an aggressive attempt to maintain properties in order to help Downtown grow in its appeal and preserve its historic and aesthetic character.
- D.1.1 The use of development incentives tailored to attract uses to properties within Downtown should be explored as a means to encourage appropriate reinvestment in the area.

COMMERCIAL AND OFFICE

GOAL: St. Paul will maintain and expand the variety of retail and commercial service activities and densities available to residents as well as visitors to the community.

OBJECTIVES AND POLICIES:

- C/O.1 New office, retail and commercial development should be provided in locations within the existing city boundaries that conveniently serve existing neighborhoods, downtown, or in areas designated on the Future Land Use Map such as along Highways 281 and 92.
- C/O.3 Commercial and Office areas should be supported by an attempt to promote quality retail commercial and business park uses within St. Paul's jurisdiction.
- C/O.3.1 The use of development incentives tailored to attract uses to properties should be explored as a means to encourage appropriate investment and reinvestment in certain areas.
- C/O.3.3 Small business development and employment growth should be supported throughout the community.

ECONOMIC DEVELOPMENT

GOAL: St. Paul's focus for economic development will combine tourism with retention and expansion of existing businesses and the pro-active attraction of high impact businesses. St. Paul will promote and welcome a broad variety of businesses; develop its entrepreneurial capacity through public and private partnerships, while leveraging its unique strengths in quality of

life, location and education.

OBJECTIVES AND POLICIES:

- ED.1 Economic development partnerships between local entities, Howard County, and private companies should be encouraged and sought in order to assist existing and expanding business enterprises.
- The City of St. Paul shall work with Economic Development to encourage and promote economic development within the city and the surrounding jurisdiction.
- ED.1.2 The recreational and entertainment opportunities within St. Paul should be expanded so they may be promoted as quality-of-life and lifestyle amenities to new residents.
- ED.1.6 Encourage, promote and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises.
- ED.1.7 The city needs to be involved in all economic development ventures.

As described above, the project envisions the capture of the incremental taxes created by the Project on the Site to pay for those eligible expenditures as set forth in the Act. Attached as Exhibit "B" and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "C" and incorporated by this reference.

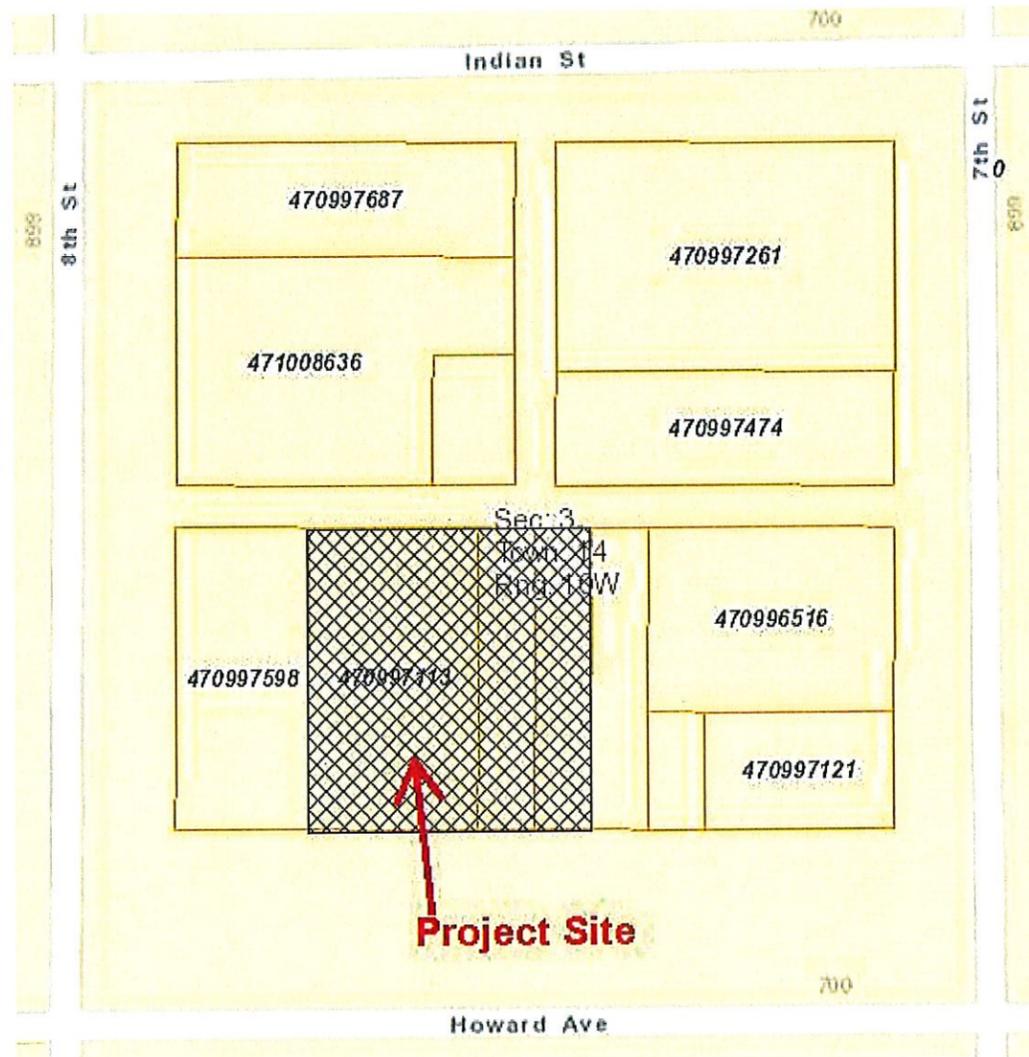
Additional Project Information from the Redeveloper

Redeveloper has represented that without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site. Redeveloper has further represented that it does not intent to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act.

EXHIBIT "A"
Legal Description of the Site

Lots 9, 10, 11, 12, 13 Block 78, Original Town, St. Paul, Howard County, Nebraska

The Site is generally located between 7th and 8th Streets on Howard Avenue, as depicted below.



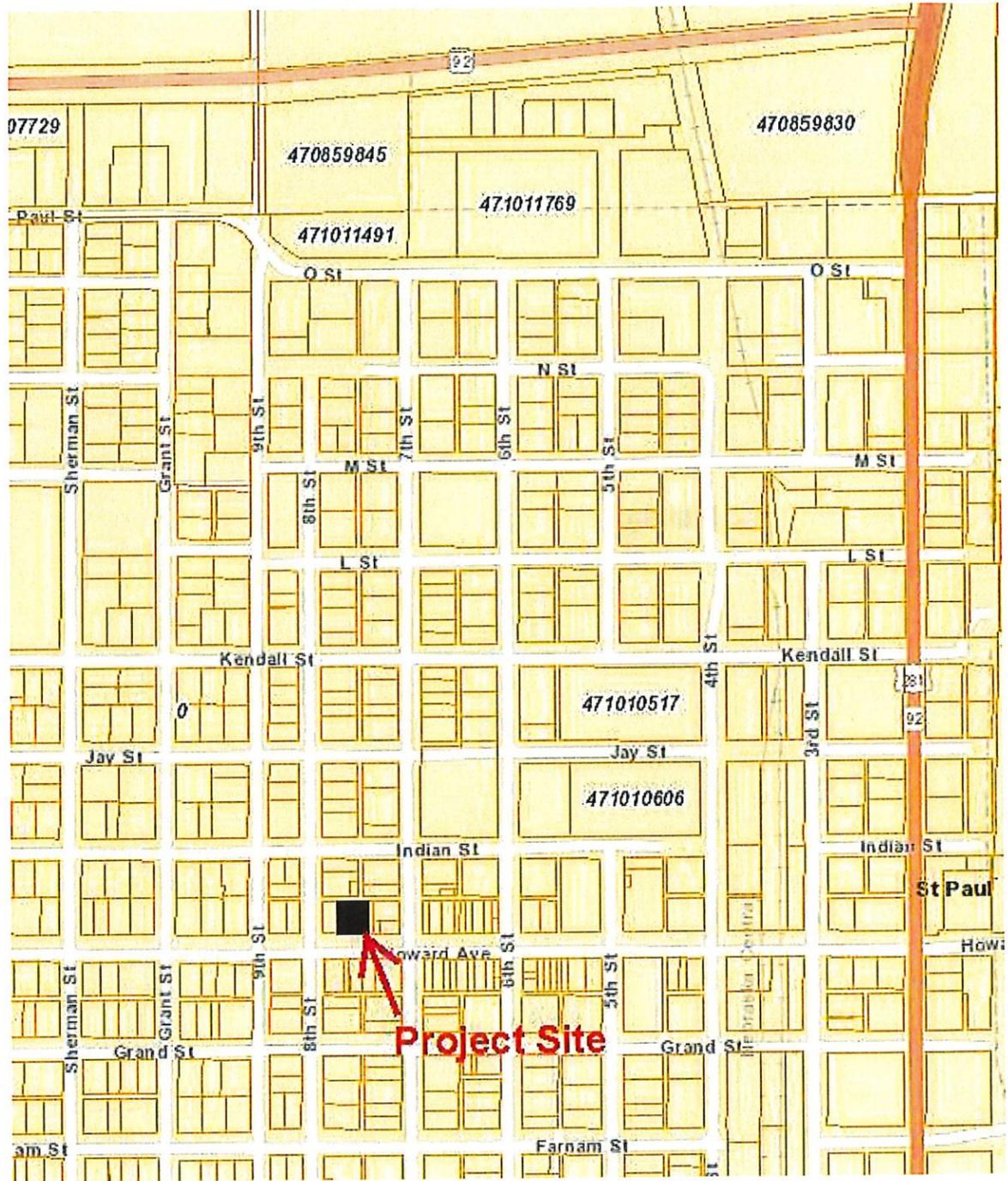
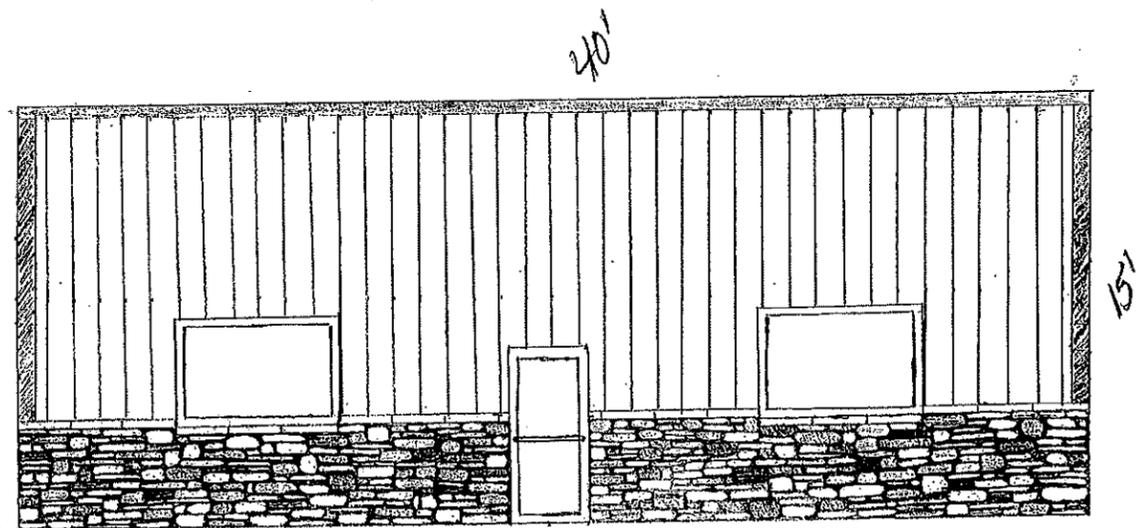
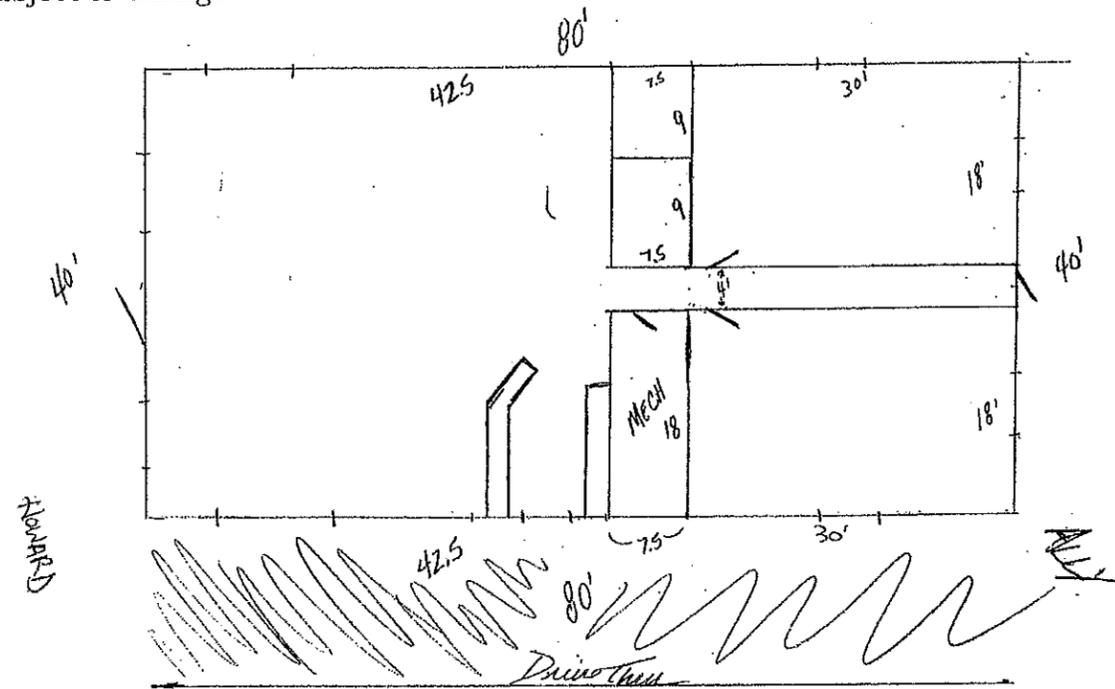


EXHIBIT "A-1"
Preliminary Site Plan

The following depictions of the proposed project are preliminary in nature and subject to change.



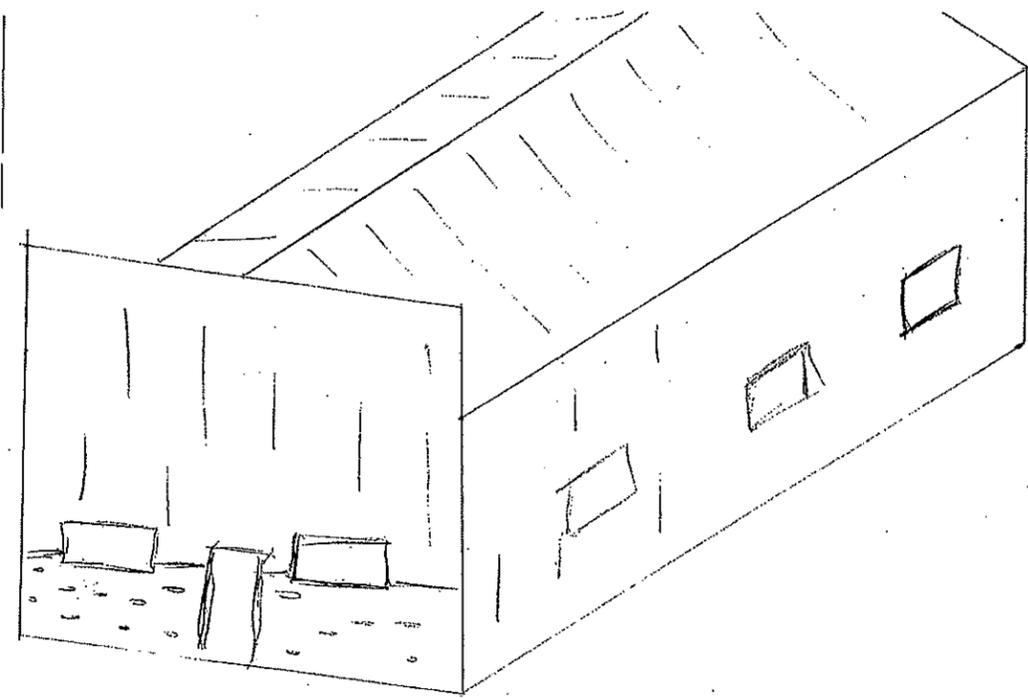


EXHIBIT "B"
Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. St. Paul Development Corporation is the owner of the property, and the Redeveloper has site control of the property pursuant to a separate purchase and sale agreement.

B. Population Density

The proposed development at the project site is the construction of a commercial building. The Project will not increase the population density in the project area.

C. Land Coverage

The Project will consist of constructing a commercial building on the Project Site, which will meet the applicable land-coverage ratios and zoning requirements as required by the City of Cozad.

D. Traffic Flow, Street Layouts, and Street Grades

The Project is not anticipated to affect traffic flow, street layouts, and street grades in a material way. The existing streets will adequately serve and handle the increased traffic. The Project will include a drive-through lane for the proposed coffee shop, but such drive through lane shall be constructed in compliance with local codes and in a manner that will not cause any traffic flow concerns. No further street improvement should be required based on the Project.

E. Parking

The Project will be required to meet or exceed the parking requirements set forth in the applicable zoning district and the Redeveloper will construct additional parking, if any is required.

F. Zoning, Building Code, and Ordinances

The Site is currently zoned B-1 (Central Business District), and the proposed project is a permitted use in this district. The relevant section of the Zoning Map is included below. The intent of the B-1 district is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The permissible uses are intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities and to provide neighborhood commercial convenience areas. Permitted uses in the B-1 District include, but are not limited to: bakeries and eating and drinking places, included restaurants and taverns.

No subdivision or rezoning is required in order to complete the Project. The Redeveloper shall be responsible for compliance with the City of St. Paul Subdivision Ordinance, Zoning Ordinance and all other applicable laws and codes. Zoning District Map:

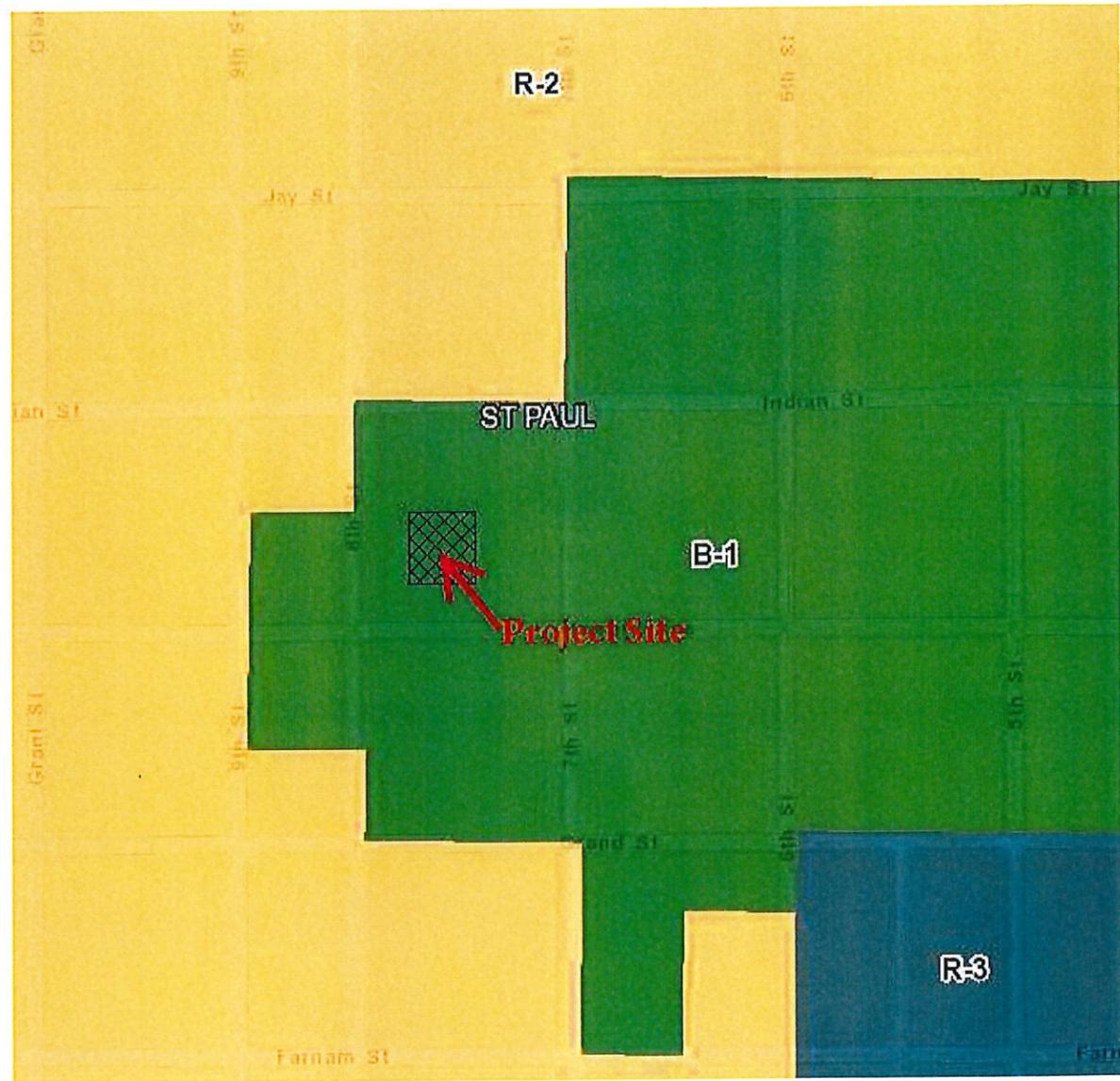


Exhibit "C"
Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Bed Head Coffee Redevelopment Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147.

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15 year tax shift is as follows:

a. Redevelopment Project Valuation:	\$10,846
b. Projected Completed Project Assessed Valuation:	\$250,000
c. Projected Tax Increment Base (b. minus a.):	\$239,154
d. Estimated Tax Levy:	1.955995
e. Annual Projected Tax Shift:	\$4,678

Note: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2017 levy rate. There has been no accounting for incremental growth or change in the tax levy over the 15 year TIF period.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial effects are anticipated on the public infrastructure and community public service needs. The Redeveloper anticipates expenditures of more than \$250,000.00 for construction and installation of the Project and related and ancillary improvements. It is proposed that up to \$175,000.00 in tax increment financing will be used for the cost of site acquisition, which is an eligible public expenditures associated with the Project. No other public infrastructure improvements are anticipated to be necessary based on this Project, and the Project will not have a material adverse effect on any community public services.

The projected sources and uses of the TIF indebtedness, which will be refined in the Redevelopment Agreement for this Project, are set forth in the TIF Sources and Uses chart on the attached Exhibit C-1. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures.

- b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales tax paid by the patrons of Redeveloper's business in connection with the Project. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. There should be a positive impact throughout the Redevelopment Area based upon the additional consumer traffic to other businesses. It is anticipated that a coffee shop will be an additional destination in the downtown area, encouraging more patrons into the downtown area and likely increasing the traffic to other businesses in the downtown area.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. It is anticipated that a coffee shop is an attractive amenity in the community that will enhance job recruitment and retention. Additionally, the Project will include classroom spaces that will be used for various classes and workshops, which are anticipated to be a positive impact on the community by providing additional entertainment and educational opportunities in the Redevelopment Area. The Project should also generally increase the need for services and products from existing businesses as the new business will require typical goods and services, such as office supplies, janitorial services, etc.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The school district have the capacity to handle any minimal anticipated population increase from the Project.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

It is proposed that up to \$175,000.00 in tax increment financing will be used for the cost of site acquisition, which is an eligible public expenditures associated with the Project. However, based on the current TIF projections, the actual TIF Indebtedness that can be supported by this Project is much lower than that amount (approximately \$50,000). The St. Paul Development Corporation has agreed to limit the purchase price to the amount of TIF actually generated by this Project, thus creating a substantial value that will assist with the development and financing of the project. Without the use of TIF, this benefit would not exist and the cost of site acquisition would be substantially higher, creating a financial hardship on this Project.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. There will be a material property tax shift in the short-term because of the use of tax increment financing, but there will be other tax and municipal revenue generated for the immediate benefit of the community. Additionally, the Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

**PLANNING AND ZONING COMMISSION OF THE
CITY OF ST. PAUL, NEBRASKA**

RESOLUTION NO. 2008-1010 PZ

(Amendment to the Redevelopment Plan for the Bed Head Coffee
Redevelopment Project)

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF ST. PAUL, NEBRASKA, MAKING A RECOMMENDATION TO THE
COMMUNITY DEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY
OF ST. PAUL WITH RESPECT TO THE AMENDMENT OF THE
REDEVELOPMENT PLAN FOR A SPECIFIC REDEVELOPMENT PROJECT.**

RECITALS

A. The City of St. Paul, Nebraska ("City") has adopted a Redevelopment Plan for Redevelopment Area #1 (the "Redevelopment Plan"). A copy of the Redevelopment Plan is on file with the City Clerk.

B. The Community Development Agency of the City of St. Paul, Nebraska (the "CDA") has submitted to the St. Paul Planning and Zoning Commission ("Planning Commission") for review and recommendation, the question of whether the Amendment to the Redevelopment Plan (the "Plan Amendment") which incorporates the Bed Head Coffee Redevelopment Project ("Project") into the Redevelopment Plan should be recommended for adoption by the City Council. A copy of the Plan Amendment is on file with the City Clerk.

C. On December 11, 2018, the Planning Commission held a public hearing relating to the question of whether the Plan Amendment should be recommended for adoption by the CDA and City Council as being consistent with the general plan of development of the City.

D. The Planning Commission has reviewed the Plan Amendment and has duly considered all statements made and material submitted related to the submitted questions.

NOW THEREFORE, it is found and recommended by the St. Paul Planning and Zoning Commission in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), as follows:

1. The Project Site is within the Redevelopment Area and in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Plan Amendment will, in accordance with the present and future needs of the City, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in

conformance with the legislative declarations and determinations set forth in the Act.

3. The Plan Amendment is in conformance with the general plan for development of the City as a whole, as set forth in the City Comprehensive Plan.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission recommends approval and adoption of the Plan Amendment by the City Council of the City of St. Paul and the CDA.

DATED this 11th day of December, 2018.

ST. PAUL PLANNING AND ZONING
COMMISSION

Charles M. Schmid, Chairperson

ATTEST:

Secretary, Laura Berthelsen

CITY OF SAINT PAUL
PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION REPLAT

Application Fee: \$100.00

Paid: 9/23/18 Check #2007 Cash _____
Acct: R 10-230

To Be Completed by Applicant

Date Submitted: 9/19/18

Name of Subdivision: Aleshire's Addition Second Replat

Applicant's Name: Michael D. Kezeor

Address: 1112 Custer Street, St. Paul, NE

Legal Description:
W1/2 of Lot 2 of Aleshire's Subdivision and Lot B, Aleshire's Addition
First Replat to the City of St. Paul, Nebraska

Current Number of Lots: 2 Proposed Number of Lots: 2

Present Zoning: R-2 Requested Zoning: R-2

Name(s) of Current Owner(s): Michael & Jami Kezeor and Robert & Autumn Wegner

Name of Proposed Owner(s): Same

Proposed Use of Property: single family residences

Within City Limits	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Within 1 Mile Zoning Jurisdiction	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Drainage Plan submitted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> (waived by Planning Admin)

M. D. Kezeor

Applicant's Signature

Note: At the time of application, the Applicant must submit the appropriate application fee, and documents as required in Section 3.08 of the St. Paul City Code.

Following review, the Planning and Zoning Administrator shall refer the application for approval in the following order: City Engineer, Public Works Superintendent, Chairperson of the Planning Commission, and Mayor. If any party rejects the replat of subdivision, approval of such subdivision is denied. Approval shall be denoted by a signed Certificate of Approval which must be filed with the plat with the Register of Deeds of Howard County, Nebraska.

In the case of a denial, the proposed replatted subdivision may proceed through the appropriate review and action for a typical subdivision approval process.

Following approval of the replatted subdivision, the Subdivider must file the plat and Certificate of Approval with the Register of Deeds of Howard County, Nebraska. If the Certificate of Approval and the approved replat are not filed with the Register of Deeds of Howard County within 90 days of approval, such approval shall be null and void.

	<u>APPROVE / DENY</u>		<u>SIGNATURE</u>
City Engineer	Yes <u>X</u>	No _____	<u>Jeff R. Labbs</u>
Waive submission of Preliminary & Final Plat	_____		_____
Public Works	Yes <u>X</u>	No _____	<u>Matthew Hiler</u>
Superintendent	Yes <u>X</u>	No _____	<u>Matthew Hiler</u>
Planning Commission	Yes _____	No _____	_____
Mayor	Yes _____	No _____	_____

AS 3 = 2016

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

ALESHIRE'S ADDITION FIRST REPLAT

TO THE CITY OF SAINT PAUL, NEBRASKA

A REPLAT OF PARTS OF LOT 1, LOT 2, LOT 19, LOT 20, AND LOT 21, ALESHIRE ADDITION TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

Sheet 1 of 2

ALESHIRE'S ADDITION FIRST REPLAT DESCRIPTION:

A replat subdivision located in the West 30 feet of Lots Lot 1, the West 30 feet of Lot 21, all of Lot 2 except Highway Right-of-way, the East Half of Lot 20, the South 147.8 feet of the East 110 feet of Lot 19 and the North 63.6 feet of the East 100 feet of Lot 19, Aleshire's Addition to the City of St. Paul, Howard County, Nebraska more particularly described as follows:

Beginning at the Northeast Corner of said Lot 19; thence on an assigned bearing of South 00°03'14" West a easterly line of said Lot 19 a distance of 211.22 feet to the southerly line of said Lot 19; thence South 89°11' West on said southerly lot line a distance of 109.77 feet; thence North 00°07'10" West a distance of 147.80; thence North 89°14'40" East a distance of 10.19 feet; thence North 00°05'30" East a distance of 63.62 feet to northerly line of said Lot 19; thence North 89°18'21" East on said northerly lot line a distance of 99.99 feet to point of beginning containing a calculated area of 22606.9 Square Feet or 0.52 Acres, more or less.

AND

Beginning at the Southwest Corner of said Lot 2, thence on an assigned bearing of North 00°08'44" West or westerly line of said Lot 2 a distance of 135.99 feet to the southerly Right-of-way line of State Highway No. 92 thence North 89°36'24" East on said southerly right-of-way line a distance of 35.67 feet; thence continuing on said southerly right-of-way line 199.94 feet on a 11844.16 foot radius curving to the left with a chord bearing 89°06'40" East and a chord distance of 199.64 feet to the easterly line of the West 30 feet of said Lot 1; thence South 00°05'55" East on the easterly line of the West 30 feet of said Lot 1 and Lot 21 a distance of 349.13 feet to the southerly line of said Lot 21; thence South 89°51'42" West on the southerly line of said Lot 21 and Lot 2 a distance of 132.85 feet to the Southwest Corner of the East Half of said Lot 20; thence North 00°04'06" West westerly line of the East Half of said Lot 20 a distance of 211.02 feet to the southerly line of said Lot 2; thence North 89°29'59" West on said southerly lot line a distance of 102.44 feet to the point of beginning containing a calculated area of 60129.8 Square Feet or 1.38 Acres, more or less.

RECORD DESCRIPTION:

Book 07, page 1262: The South 147.8 feet of the East 110 feet of Lot 19 of D. Aleshire's Suburban Lots, City of St. Paul, Howard County, Nebraska, as surveyed, platted, and recorded AND A strip of land 100 feet by 6 feet located in Lot 19, more particularly described as follows: Beginning at the Northeast Corner of Lot 19 thence South 63.6 feet, thence West 100 feet thence North 63.6 feet thence East 100 feet to the point of beginning; all in D. Aleshire's Suburban Lots, City of St. Paul, Howard County, Nebraska.

AND

Book 09, page 4242: All of Lot 2; the East Half of Lot 20; and the West 30 feet of Lots 1 and 21, all in Aleshire's Addition to the City of St. Paul, Howard County, Nebraska, as shown by the plat thereof now on file in the office of the County Clerk of Howard County, Nebraska; Except for Highway Right-of-way as set forth in one certain Warranty Deed recorded in Book 42 of Deeds on page 95, of the Deed Records of Howard County, Nebraska.

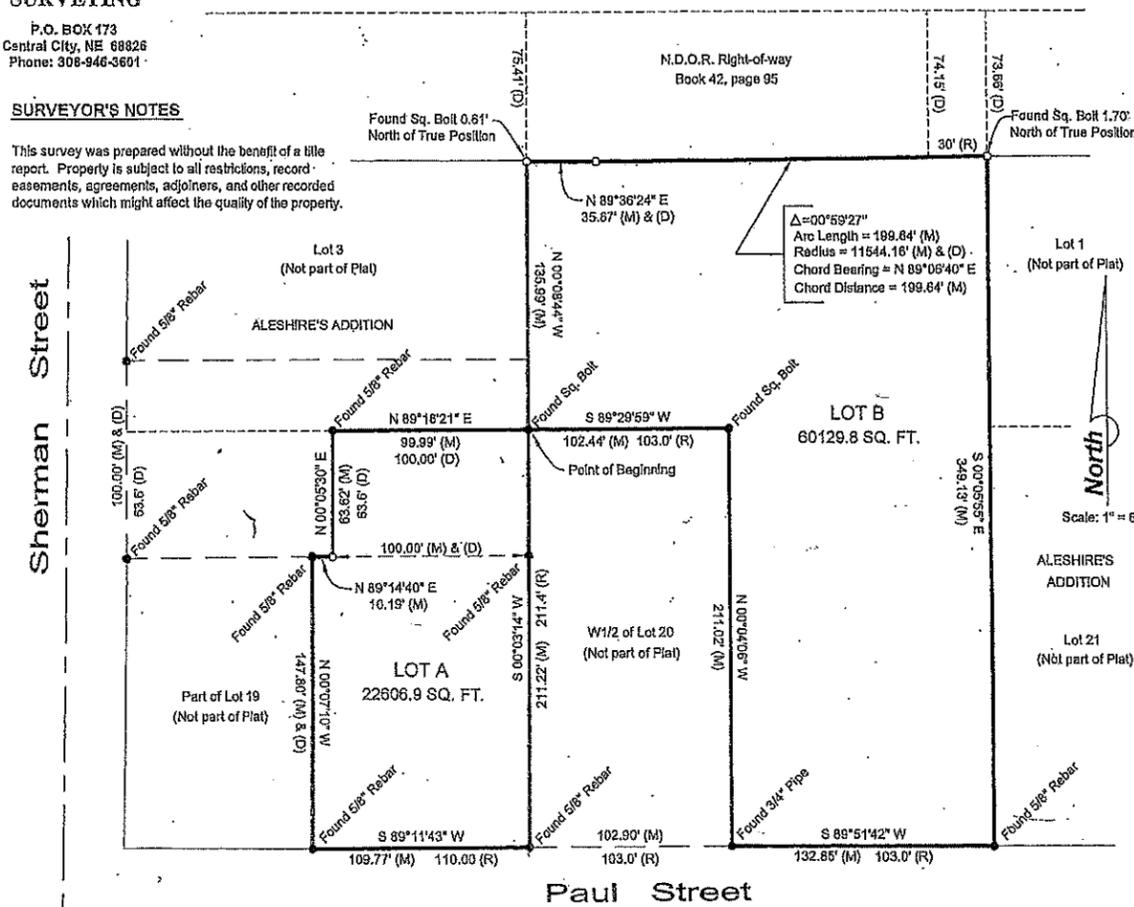
Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found (See Description)
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Record Distance

STATE OF NEBRASKA
HOWARD COUNTY SS.
FILED FOR RECORD

MO _____ DAY _____ 20____
AT _____ O'CLOCK _____ M. RECO
IN SURVEY BOOK _____ OF PAGE _____
BY _____ COUNTY _____

State Highway No. 92



Scale: 1" = 60'

DATE OF SURVEY 10/10/2016 JOB NL

6 16

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68926
Phone: 308-946-3001

SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

OFFICIAL SURVEY RECORD

PART OF LOT B, ALESHIRE'S ADDITION FIRST REPLAT TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

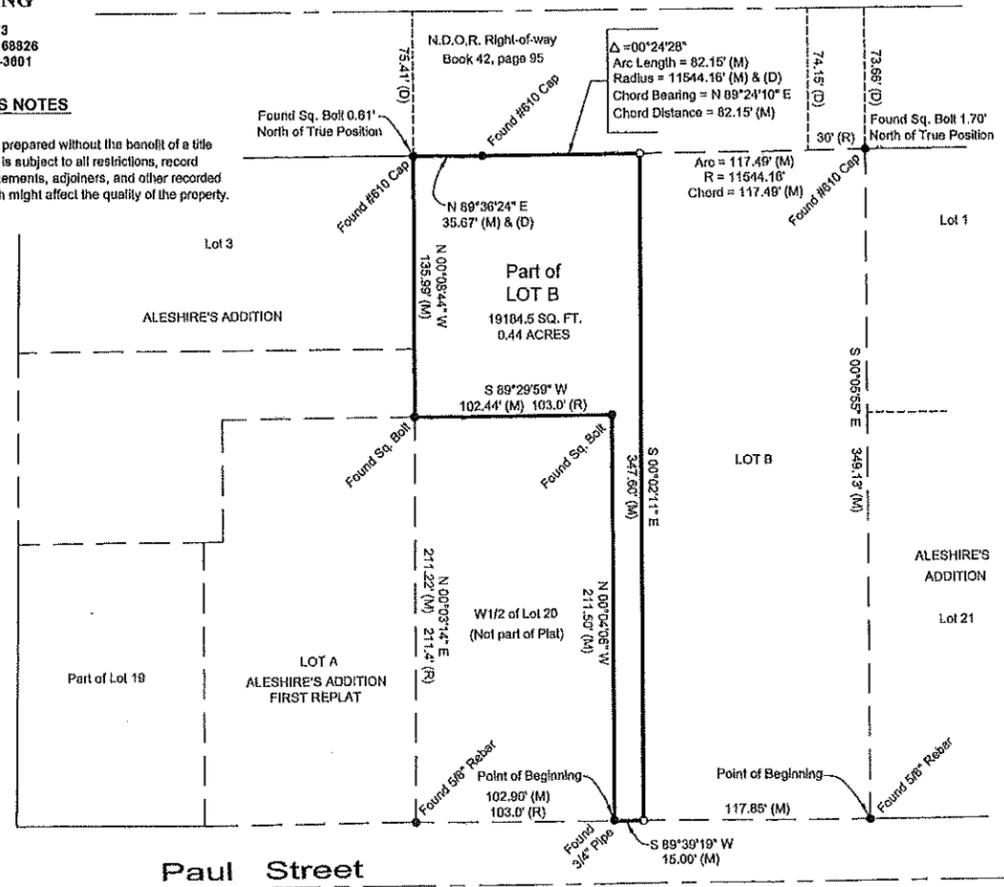
State Highway No. 92

SURVEY TRACT DESCRIPTION:

Part of Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southwest Corner of said Lot B; thence on an assigned bearing of North 00°04'06" West on the easterly line of the Westerly One-Half (W1/2) of Lot 20, Aleshire's Subdivision to the City of St. Paul, Howard County Nebraska a distance of 211.50 feet to the Northeast corner of said Westerly One-Half (W1/2) of Lot 20; thence South 89°29'59" West on the northerly line of said Westerly One-Half (W1/2) of Lot 20 a distance of 102.44 feet to the Northwest corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°08'44" West on the westerly line of said Lot B a distance of 135.99 feet to the Northwest Corner of said Lot B and the southerly Right-of-way line of State Highway No. 92; thence North 89°36'24" East on said southerly right-of-way line and the northerly line of said Lot B a distance of 35.67 feet; thence continuing of the said southerly right-of-way line and said northerly lot line, 82.15 feet on a 11544.16 foot radius curving to the left with a chord bearing of North 89°24'10" East and a chord distance of 82.15 feet; thence South 00°02'11" East a distance of 347.60 feet to the southerly line of said Lot B and the northerly right-of-way line of Paul Street; thence South 89°39'19" West on said southerly lot line and northerly right-of-way line a distance of 15.00 feet to the point of beginning containing a calculated area of 19184.5 Square Feet or 0.44 Acres, more or less. Subject to all restrictions, agreements, and easements of record.

Sherman Street



Scale: 1" = 60'

Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found (See Description)
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Record Distance

SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett

 Date: 11/16/2018

Jamie L. Blodgett
License Number 610
Pages covered by this seal 1 of 1



SURVEYOR'S NOTES

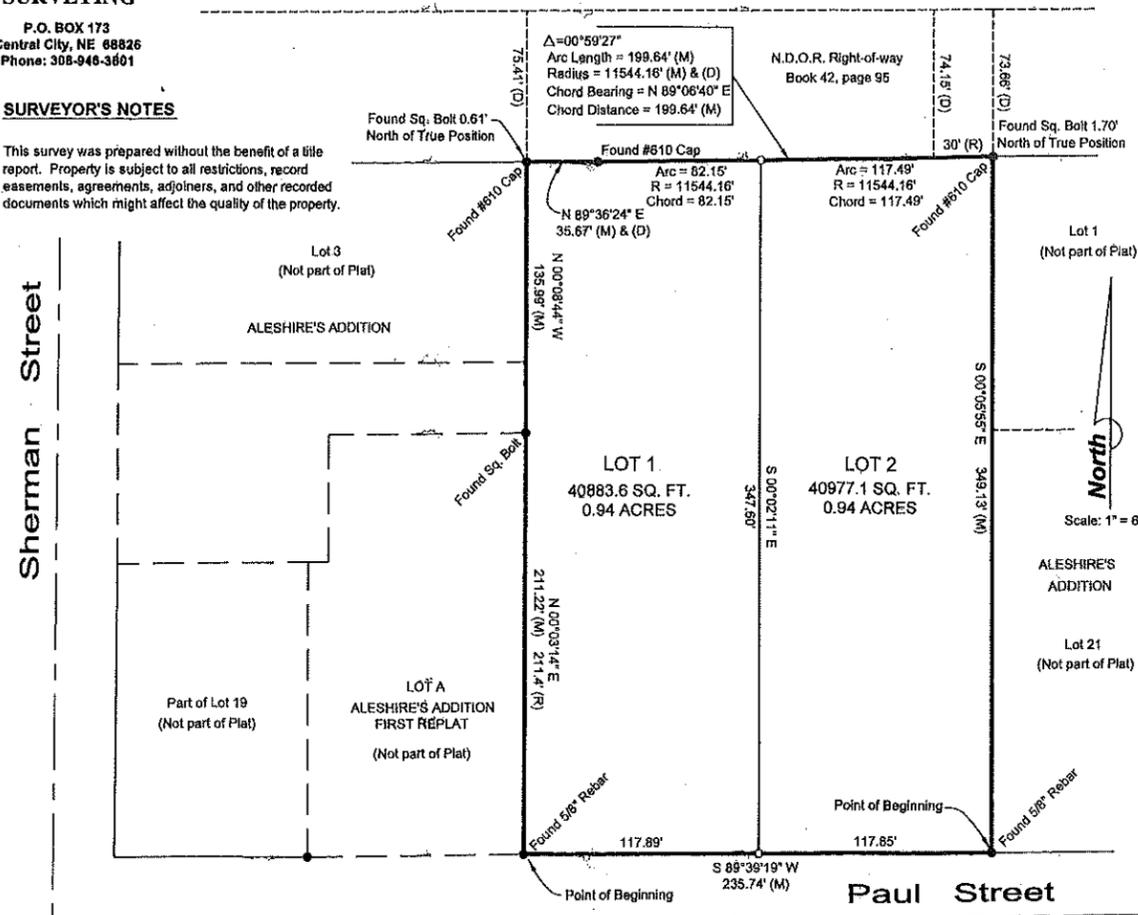
This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

ALESHIRE'S ADDITION SECOND REPLAT

TO THE CITY OF SAINT PAUL, NEBRASKA

AN ADMINISTRATIVE REPLAT OF THE WEST HALF OF LOT 20, ALESHIRE ADDITION AND LOT B, ALESHIRE'S ADDITION FIRST REPLAT TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

State Highway No. 92



ALESHIRE'S ADDITION SECOND REPLAT DESCRIPTION:

An Administrative Replat of the Westerly One-Half (W1/2) of Lot 20, Aleshire's Subdivision to the City of St. Paul, Howard County Nebraska and Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot B; thence on an assigned bearing of South 89°39'19" West on the Southerly line of said Lot B and the Southerly line of the said Westerly One-Half (W1/2) of Lot 20 and the Northerly right-of-way line of Paul Street a distance of 235.74 feet to the Southwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°03'14" East on the westerly line of said Westerly One-Half (W1/2) of Lot 20 a distance of 211.22 feet to the Northwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°08'44" West on the westerly line of said Lot B a distance of 135.99 feet to the Northwest Corner of said Lot B and the southerly Right-of-way line of State Highway No. 92; thence North 89°36'24" East on said southerly right-of-way line and the northerly line of said Lot B a distance of 35.67 feet; thence continuing of the said southerly right-of-way line and said northerly lot line 199.64 feet on a 11544.16 foot radius curving to the left with a chord bearing of North 89°08'40" East and a chord distance of 199.64 feet to the Northeast Corner of said Lot B; thence South 00°05'55" East on the easterly line of said Lot B a distance of 349.13 feet to the point of beginning containing a calculated area of 81860.7 Square Feet or 1.88 Acres, more or less.

RECORD DESCRIPTION:

Book 08, page 3442: The Westerly One Half (W1/2) of Lot Twenty (20), Aleshire's Suburban Lots, also known as Aleshires Subdivision of St. Paul, Howard County, Nebraska.

AND

Book 17, page 3431: Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska, which replat was recorded October 19, 2016 in Survey Book 10 on page 1398..

Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found (See Description)
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Record Distance

STATE OF NEBRASKA
HOWARD COUNTY

SS.

FILED FOR RECORD

MO _____ DAY _____ 20____

AT _____ O'CLOCK _____ M. RECORDED

IN SURVEY BOOK _____ OF PAGE _____

BY _____ COUNTY CLERK

ALESHIRE'S ADDITION SECOND REPLAT

TO THE CITY OF SAINT PAUL, NEBRASKA

AN ADMINISTRATIVE REPLAT OF THE WEST HALF OF LOT 20, ALESHIRE ADDITION AND LOT B, ALESHIRE'S ADDITION FIRST REPLAT TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

Sheet 2 of 2

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

DEDICATION OF PLAT

Know to all Men by these presents, Michael Kezeor and Jami Kezeor, husband and wife, being the owners of Lot B, Aleshire's Addition First Replat, the land described hereon has caused the same to be Surveyed, Platted and Designated as the ALESHIRE'S ADDITION SECOND REPLAT to the City of Saint Paul, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in according with the desires of the undersigned owners.

in witness thereof I have affixed my signature hereto at SAINT PAUL

Nebraska on NOVEMBER 30, 2018

M. B. Kezeor
Michael Kezeor

Jami Kezeor
Jami Kezeor

DEDICATION OF PLAT

Know to all Men by these presents, Robert J. Wegner and Autumn E.B. Wegner, husband and wife, being the owners of the Westerly Half of Lot 20, Aleshire's Addition, land described hereon has caused the same to be Surveyed, Platted and Designated as the ALESHIRE'S ADDITION SECOND REPLAT to the City of Saint Paul, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in according with the desires of the undersigned owners.

in witness thereof I have affixed my signature hereto at ST. PAUL

Nebraska on DECEMBER 3, 2018

Robert J. Wegner
Robert J. Wegner

Autumn E.B. Wegner
Autumn E.B. Wegner

CITY OF SAINT PAUL APPROVAL

This Plat of ALESHIRE'S ADDITION SECOND REPLAT has been submitted to and approved by the City of Saint Paul on

_____, 20____

Mayor

City Clerk

APPROVAL OF PLANNING AND ZONING COMMISSION

This Plat of ALESHIRE'S ADDITION SECOND REPLAT has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on

_____, 20____

Chairman

Secretary

SURVEYOR'S CERTIFICATE

I hereby certify that this Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett 11/12/2018
Jamie L. Blodgett
License Number 610
Pages Covered by this Seal: 1 of 2 and 2 of 2

DATE OF SURVEY 10/31/2018 JOB NUMBER 18124

State of Nebraska)
County of Howard) SS
Acknowledgment of Notary

on this 30th Day of November, 2018
before me, a Notary Public in and for said County and State, came Michael Kezeor and Jami Kezeor, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Lori B. Royle
Notary Public

June 12, 2021
My Comm. Expires:



State of Nebraska)
County of Howard) SS
Acknowledgment of Notary

on this 3rd Day of December, 2018
before me, a Notary Public in and for said County and State, came Robert J. Wegner and Autumn E.B. Wegner, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Lori B. Royle
Notary Public

June 12, 2021
My Comm. Expires:



City of St. Paul
Planning and Zoning Commission

November 13, 2018

A meeting of the St. Paul Planning and Zoning Commission was convened in Open and Public session on the 13th of November 2018 at 12:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Charles Schmid called the meeting to order at 12:00 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Schmid, Arvilla Jacobs and Wilber Medbery, along with Zoning Administrator Matt Helzer. Absent: Tim Wood and Connie Becker. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.

Medbery moved to approve the October 29, 2018 minutes, seconded by Jacobs. Motion carried with roll call vote of all ayes, nays none. Motion carried 3/0.

Chairman Schmid presented the following zoning permit:

2018-71 Jay Obermiller (1324 Paul) – erect a 30'x30' garage

Zoning Administrator Helzer presented Permit 2018-71. Medbery moved to recommend Permit 2018-71, seconded by Jacobs. Motion carried with roll call vote of all ayes, nays none. Motion carried 3/0.

Chairman Schmid stated that the next Board meeting will be on Monday, November 26, 2018 at 7:00 p.m. if needed, along with a special meeting designated for a TIF project the week of December 10, 2018.

The Chairman adjourned the meeting at 12:09 p.m.

Sincerely,

Matthew T Helzer

Zoning Administrator

Charles M Schmid

Chairman

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION OF
THE CITY OF
ST. PAUL, NEBRASKA**

Public notice is hereby given by the Planning Commission of the City of St. Paul, Nebraska, that a public hearing will be held at 12:00 p.m. on December 11, 2018, at 704 6th Street, St. Paul, Nebraska. The purpose of the hearing is to obtain public comment prior to consideration of an amendment to the redevelopment plan of the City of St. Paul, including a specific redevelopment project.

The property which is the subject of this Notice and of the public hearing is described as follows:

Lots 9, 10, 11, 12, and 13, Block 78, Original Town, St. Paul, Howard County, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the amendment to the redevelopment plan. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the office of the City Clerk of the City of St. Paul.

Published November 21 and November 28, 2018.

ZNEZ

Certificate of Publication

STATE OF NEBRASKA, } ss. \$ 26.82
HOWARD COUNTY }

MARY JO THOMPSON

being duly sworn, deposes and says she is the
BOOKKEEPER - LEGALS DEPT.

of *THE PHONOGRAPH-HERALD* a legal weekly newspaper under the Statutes of the State of Nebraska, published in Howard County, Nebraska, and of general circulation in said county, and that the annexed notice has been published in the regular and entire issue of every number of *The Phonograph-Herald* 2 consecutive weeks, the first publication thereof having been made on the 21st day of

November 2018

Mary Jo Thompson

Subscribed and sworn to before me this
28th day of November A.D., 2018

Joyce E. Turpitt

Notary Public

My Commission Expires 1-30-20

Printer's Bill:—To publication of above legal notice 46 lines 2 times \$ 26.82



Certificate of Publication

STATE OF NEBRASKA, } ss. \$6.84
HOWARD COUNTY }

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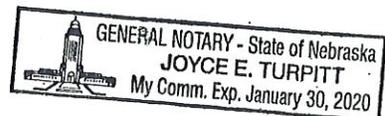
Printer's Bill:—To publication of above legal
notice 22 lines 1 times \$ 6.84

**NOTICE OF TIME
AND PLACE OF
MEETING**

Notice is hereby given
that a meeting of the Plan-
ning Commission of the
City of St. Paul, Nebraska
will be held at (noon)
12:00 p.m., Tuesday, De-
cember 11, 2018, at the
City Hall, which meeting
will be open to the public.
An agenda for such meet-
ing, kept continually cur-
rent, is available for public
inspection at the office of
the City Clerk at the City
Utilities Office.

Dated this 21st day of
November, 2018.

Matt Helzer
Zoning Administrator
ZNEZ



**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION OF
THE CITY OF
ST. PAUL, NEBRASKA**

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Published November 21 and November 28, 2018.

ZNEZ

Certificate of Publication

STATE OF NEBRASKA, } ss. \$ 26.82
HOWARD COUNTY }

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BOOKKEEPER - LEGALS DEPT.

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November 2018

Mary Jo Thompson

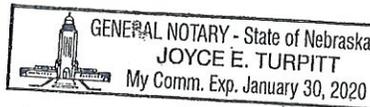
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Notary Public

My Commission Expires 1-30-20

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HOWARD COUNTY }

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weeks, the first publication thereof having
been made on the 21st day of

November 2018
Mary Jo Thompson

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Joyce E. Turpitt

Notary Public

My Commission Expires 1-30-20

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rent, is available for public
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the City Clerk at the City
Utilities Office.

Dated this 21st day of
November, 2018.

Matt Helzer
Zoning Administrator
ZNEZ

