

Planning and Zoning Commission

Monday, September 14, 2020 5:00 PM

City Hall  
704 6th Street  
St. Paul, NE 68873

## **Agenda**

1. A meeting of the St. Planning Commission was convened in open and public session on the 14th day of September, 2020 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid called the meeting to order at \_\_\_ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers.
3. Discuss - Approve / Deny the August 31, 2020 minutes.
4. Chairman Schmid presented the following zoning permit:
  - (a) 2020-58 Kent & Machell Naylor - Construct single car attached garage at 10 Cougar Lane.
5. Discussion / Reports
6. Chairman Schmid announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission  
August 31, 2020  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 31<sup>st</sup> day of August, 2020 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:04 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting. The Notice of Meeting was published in the newspaper, and the Agenda was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Arvilla Jacobs, Wilber Medbery, and Tony Walch. Commission member absent: Connie Becker. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the August 10, 2020 meeting minutes. Commission member Medbery seconded the motion. Commission members Jacobs, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

- (a) 2020-55 Chris Meyer – Construct house at 604 Paul Street
- (b) 2020-56 Keith Harris – Construct porch at 1017 Paul Street
- (c) 2020-57 Bed Head Coffee Co. – Install illuminated awning at 716 Howard Avenue

Commission member Medbery moved to approve Zoning Permit applications 2020-55 through 2020-57. Commission member Jacobs seconded the motion. Commission members Jacobs, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

The next St. Paul Planning Commission meeting will be on Monday, September 14, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:09 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Charles M. Schmid  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification AFR Value \$ 15,000  
Please call 811 before completing form

PERMIT NUMBER 2020-58  
FEE \$25.00 CASH CHECK# 10199

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Kent & Machell Naylor Contractor Matthew McCarty Construction  
Address 10 Cougar Lane Address 1745 N. Hills Estates, St. Paul  
City, State, Zip St. Paul, NE 68873 Phone Number \_\_\_\_\_  
Phone Number 308-754-4021 Cell Phone 308-750-2563

Complete Legal Description of the Property Lots 9 & 10 Cougar Creek Subdivision 5-14-10 2.162 Acres

Address of Construction Site 10 Cougar Lane  
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Single Car Garage <sup>Attached</sup> Dimension of Structure 14 x 22

Distance from Front property line 93' <sup>East</sup>  
Rear Property Line 83' <sup>West</sup> Side Property Line 50' <sup>North</sup> Second Side Line 315' <sup>South</sup> Between other buildings (Min 10') —

Is there a utility easement on either the back or side property? NO If so attach a copy of neighbor approval.

Approximately when will construction Start Sept. 7, 2020 Finish Sept. 28, 2020

To Whom Should the Improvements be assessed? Naylor's

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-3-20  
*(Matt Helzer's signature)*

Recommendations needed before approval: \_\_\_\_\_

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel 2003 and the Name of the Lot Split or Subdivision, Cougar Creek Subdivision

For Office Use Only:

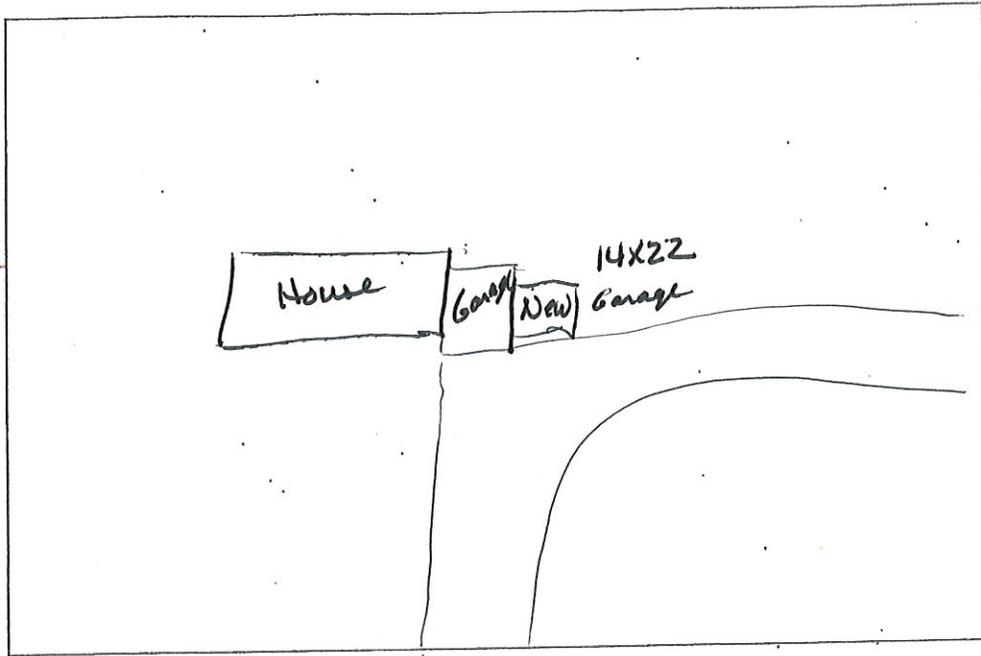
- Is the proposed use permitted within this zoning district?  YES  NO
  - Does the proposed use meet all the required setback distances?  YES  NO
  - Is a conditional use required for the proposed use?  YES  NO
  - Has a Conditional Use Permit been issued for this proposed use?  YES  NO
- If yes, when does it expire? \_\_\_\_\_

Site Plan Sketch:

North Street Name House (NO street)

Street Name  
Vacant lot  
(NO street)

W



Street Name

Cougar Lane

E

South Street Name Cougar Lane

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW HOMES MUST CALL ELECTRICAL INSPECTOR, Kim Farnstrom 308-728-7612** *done mn*

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Mackell Raybo Date 9/1/20

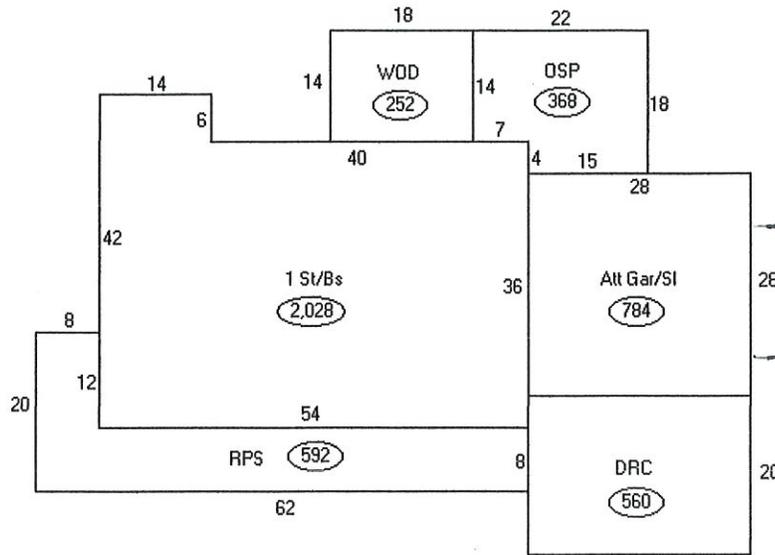
**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator

Reasons for Denial:

Kent Naylor

2020-58



→ Adding Single Car garage 14x22