

Planning and Zoning Commission

Wednesday, October 28, 2020 5:00 PM

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

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th day of October, 2018 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. Member roll call: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medbery, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Discuss - Approve / Deny the October 13, 2020 minutes.
4. Discuss potential updates to the Zoning regulations.
5. Chairman Schmid announces the next Planning Commission meeting.
6. Public Comments
7. Zoning Administrator Helzer Report
8. Adjournment

St. Paul Planning Commission
October 13, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of October, 2020 in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:00 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, and was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs and Wilbur Medbery. Commission members absent: Tony Walch. Also present was Zoning Administrator Matt Helzer, City Attorney Jason White, Council member Jerry Thompson and St. Paul Development Corporation Executive Director Mike Coghlan.

Commission member Becker moved to approve the September 28, 2020 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Medbery and Schmid voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permit applications:

- (a) 2020-62 Jared Derner – Install fence at 921 9th Street
- (b) 2020-63 Mark Starkey – Demolish house and shed at 103 8th Street
- (c) 2020-64 Donna Nielsen – Construct building for restaurant at 1158 Highway 281

Commission member Becker moved to approve Zoning Permit applications 2020-62 and 2020-63. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Medbery and Schmid voted aye, nays none. Motion carried 4/0.

Present regarding Zoning Permit 2020-64 was Donna Nielsen and Marcus Nielsen. After a lengthy discussion on Zoning Permit application 2020-64, it was determined that a restaurant was not an allowable use within an Agricultural Residential (AGR) District in the current zoning regulations, nor is it permitted as a conditional use or as a home occupation. Based on this determination, Commission member Medbery moved to withdraw Zoning Permit 2020-64, with a refund for the permit fee. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery and Schmid voted aye, nays none. Motion carried 4/0.

The City Planning Commission will begin discussions on amending the Agricultural Residential (AGR) District and also amending the Zoning regulations in its entirety.

The next St. Paul Planning Commission meeting will be on Wednesday, October 28, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:47 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Potential Updates to Zoning Regulations

1. Setbacks in each of the zoning districts.
2. Height limits on accessory buildings.
3. Adding conditional uses in AGR zoning district.
4. Swimming Pool fencing requirements.
5. Definitions – some of the definitions conflict with each other [pole signs]
6. Article 11 – We do not do certificates of occupancy, certificates of completion, cancellations, etc. Either we need to start, or we should remove the regulations.