

Planning and Zoning Commission

Monday, December 14, 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 14th day of December, 2020 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Zoning Administrator Matt Helzer called the meeting to order at ___ p.m. with a statement regarding the Open Meetings Act, which is posted on the west wall of the City Council Chambers. Member roll call: Connie Becker, Wilber Medbery, Tony Walch, and Jerry Woodgate along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Absent: Arvilla Jacobs. The notice of meeting was posted in four (4) public places. The agenda of the meeting was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Resignation of Chairman Chuck Schmid
4. Introduction of new Planning Commission member - Jerry Woodgate
5. Nominate / Approve new Chairperson for the St. Paul Planning Commission
6. Discuss - Approve / Deny the October 28, 2020 minutes.
7. Discuss - Approve / Deny Certificate of Corporate Limits map
8. Discuss - Approve / Deny Zoning Permit Applications:
 - (a) 2020-65 Justin & Cami Wells - Construction of deck at 116 Bruce Circle
 - (b) 2020-66 Jim & Judy Rose - Addition to garage at 910 Adams Street
9. Discuss potential updates to the Zoning regulations.
10. Schedule next Planning Commission meeting.
11. Public Comments
12. Zoning Administrator Helzer Report
13. Adjournment

I Charles M Schmid here by resign from the Planning and Zoning board effective December 1, 2020. As You know I have been elected to The City of St Paul Council and In doing so I must resign.

The planning and zoning board has done great work over the years and I know you have many new changes coming up and I am willing to help any way. Thanks for the great work you do.

 11-30-2020
Charles M Schmid

St. Paul Planning Commission
October 28, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th 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, Wilber Medbery, and Tony Walch. Commission members absent: Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the October 13, 2020 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

A lengthy discussion was held on updating the zoning regulations. Preliminary approval was given to proceed with updating the regulations pertaining to: setbacks, height of accessory buildings, fencing for swimming pools, pole signs, and conditional uses in AGR zoning district. Commission members will continue to review the regulations for additional revisions. The proposed updates will require a public hearing prior to being approved.

The next St. Paul Planning Commission meeting will be on Monday, November 30, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 6:00 p.m.

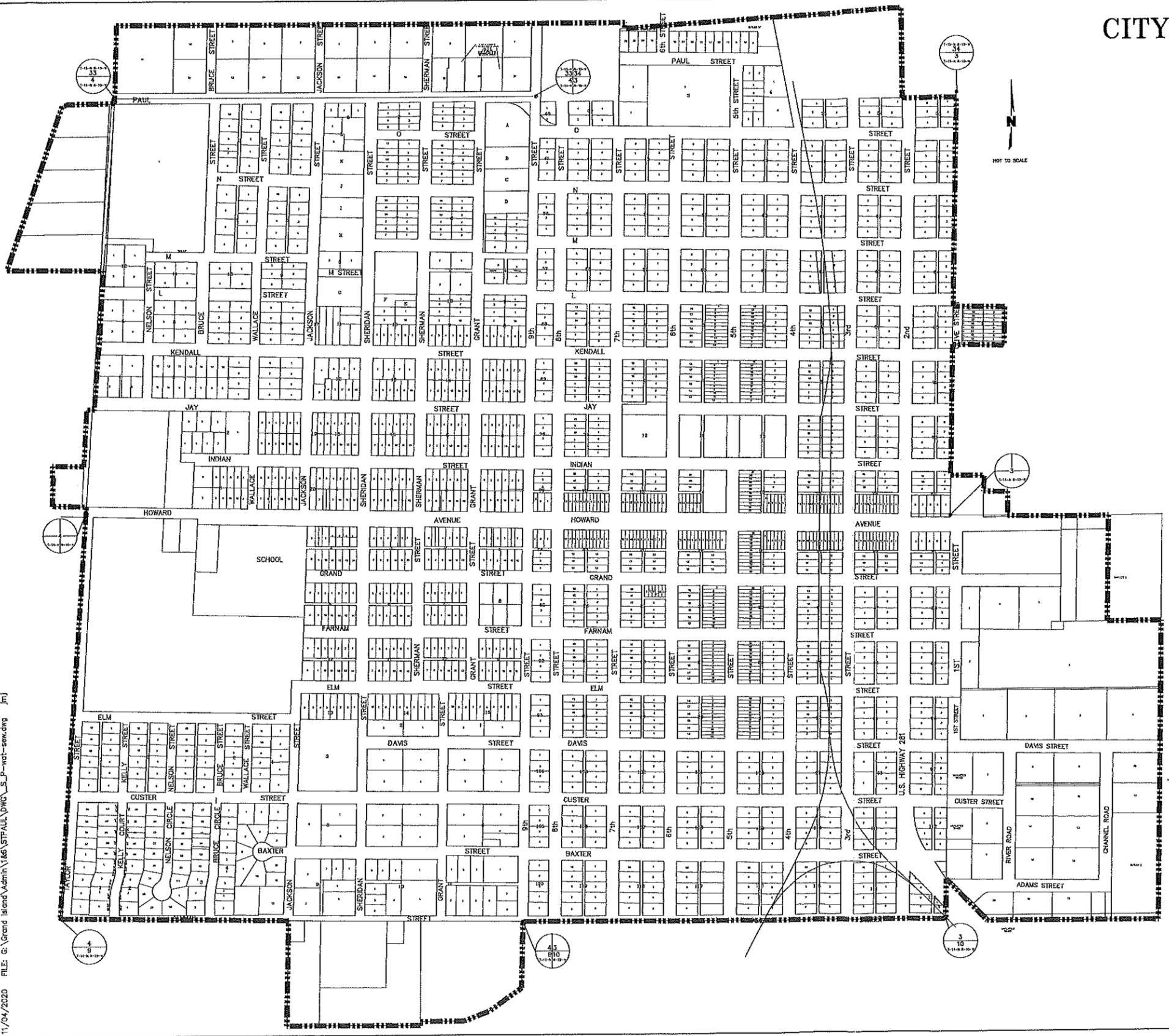
Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

CITY OF SAINT PAUL NEBRASKA



**CERTIFICATE OF CORPORATE LIMITS
CITY OF ST. PAUL, NEBRASKA**

I HEREBY CERTIFY THE CORPORATE LIMITS TO THE CITY OF ST. PAUL ARE AS SHOWN ON THE ACCOMPANYING PLAT.
CORPORATE LIMITS WERE LAST UPDATED BY ORDINANCE NO. 998 ON 3/4/2019

ON THIS _____ DAY OF _____, 2020.

MAYOR

CITY CLERK

11/04/2020 FILE: G:\Grand Island\Adm\165 STPAUL\DWG\S_P_wcl-sen.dwg [m]

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

Zoning Classification R-1 Value \$ 7000⁰⁰
Please call 811 before completing form

PERMIT NUMBER 2020-65
FEE \$ 25.⁰⁰ CASH CHECK# 3280 pd 12/2/20

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 Justin/Cami Wells Contractor McCarty Construction
Address 116 Bruce Circle Address 1745 N. Hills Estates St. Paul NE 68873
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308-750-7099 Cell Phone 308 750-2563
Complete Legal Description of the Property Lot 4 of Block 4 of Kelley's second addition of St. Paul, Howard Co, Nebraska
Address of Construction Site 116 Bruce Cir - St. Paul, NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain no?
Proposed Structure DECK Dimension of Structure 10' X 20'
Distance from ^{West} front property line 75'
Rear ^{East} Property Line 19' Side ^{North} Property Line 30' Second ^{South} Side Line 19' Between other buildings (Min 10') _____
Is there a utility easement on either the back or side property? _____ If so attach a copy of neighbor approval.
Approximately when will construction Start 12/2020 Finish 3/2020
To Whom Should the Improvements be assessed? Justin/Cami Wells
Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 12-2-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

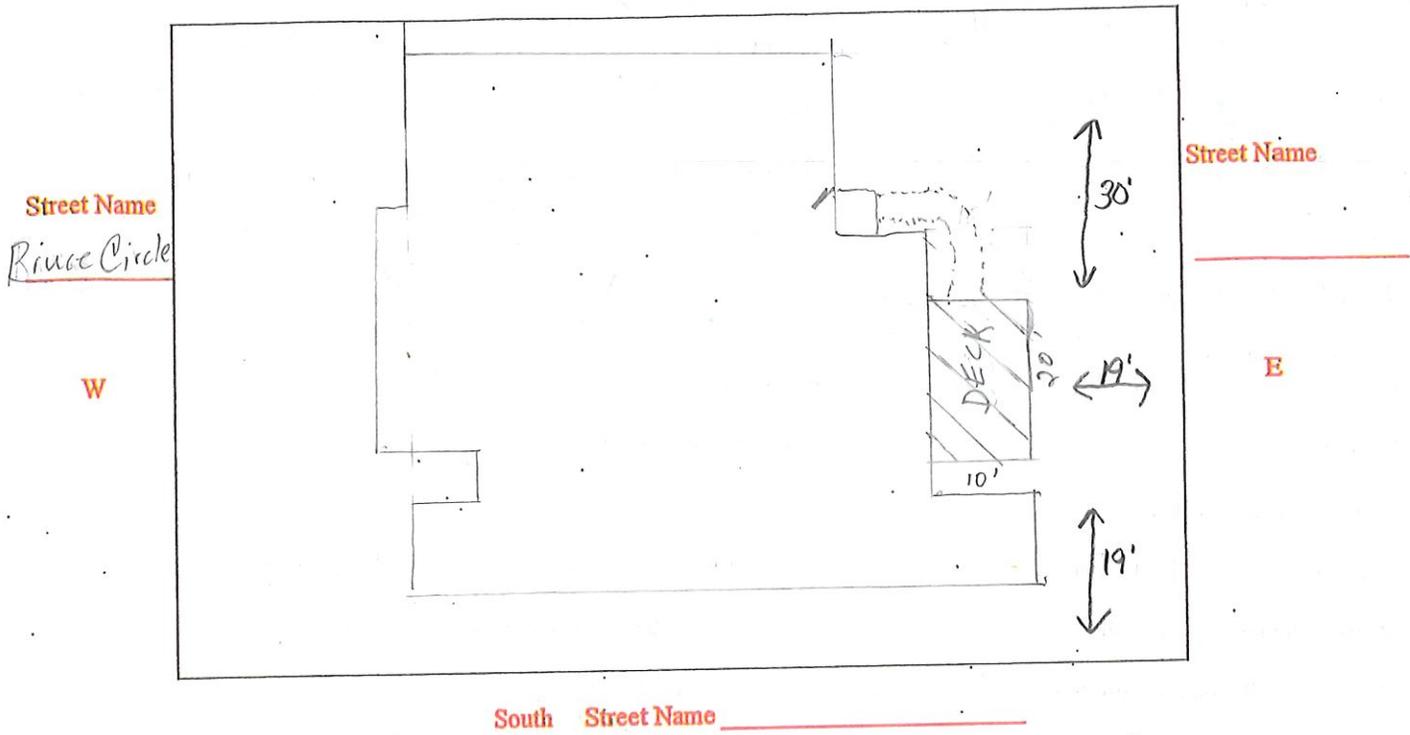
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 _____



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**

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 [Signature] Date 12/1/20

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

Zoning Classification R-2 Value \$ 10,458.00 PERMIT NUMBER 2020-66
FEE \$25.00 CASH CHECK# 8630

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 required information is furnished.

Property Owner Jim & Judy Rose Contractor Matthew McCarty Construction
Address 910 Adams St. Address 1745 N. Hill Estate, St. Paul, Ne
City, State, Zip St. Paul Ne. 68873 Phone Number _____
Phone Number 308-754-4036 Cell Phone 308-750-2563
Complete Legal Description of the Property Lot 6 Block 11 Riley-Stevens Sub St. Paul
Address of Construction Site 910 Adams St. St. Paul Ne.
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Addition to garage Dimension of Structure 20' x 24'
Distance from Front property line 135' (South) Rear property line 34' (North)
Distance from Side property line 13' (East) Second Side property line 138' (West)
Is there a utility easement on either the back or side property? Alley

Approximately when will construction Start Dec 2020 Finish May 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 12-2-20
(Matt Helzer's signature)

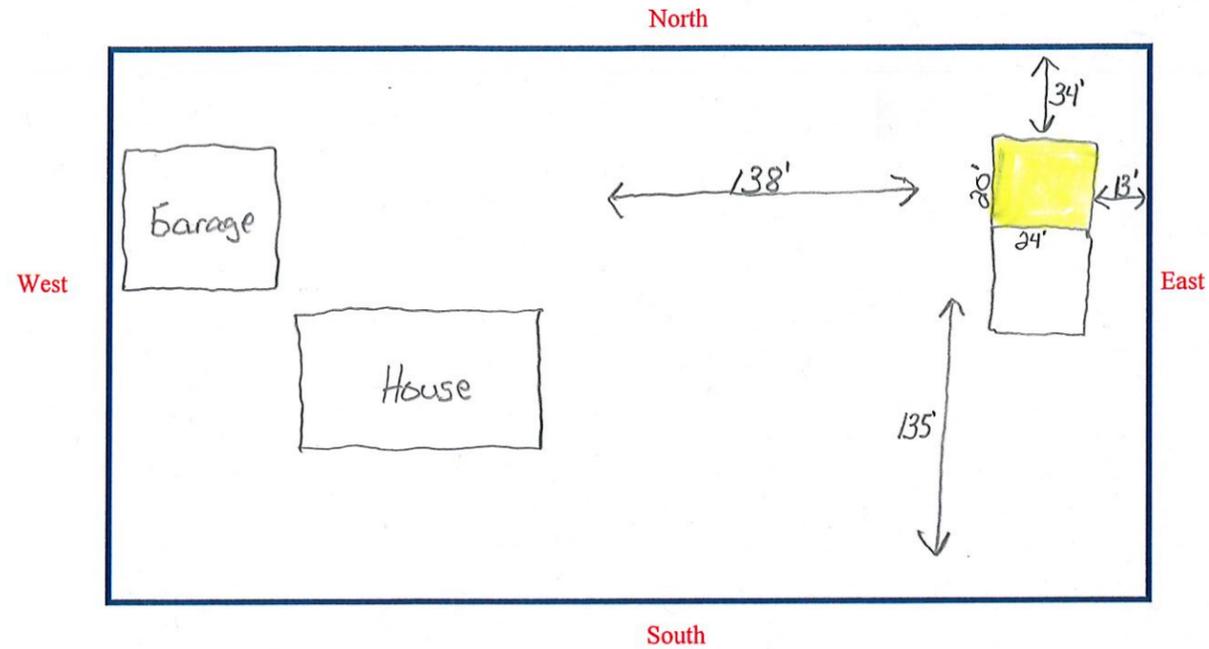
Recommendations needed before approval: _____

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? _____

(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 _____ Name of the Lot Split or Subdivision _____

Site Plan Sketch:



Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.**

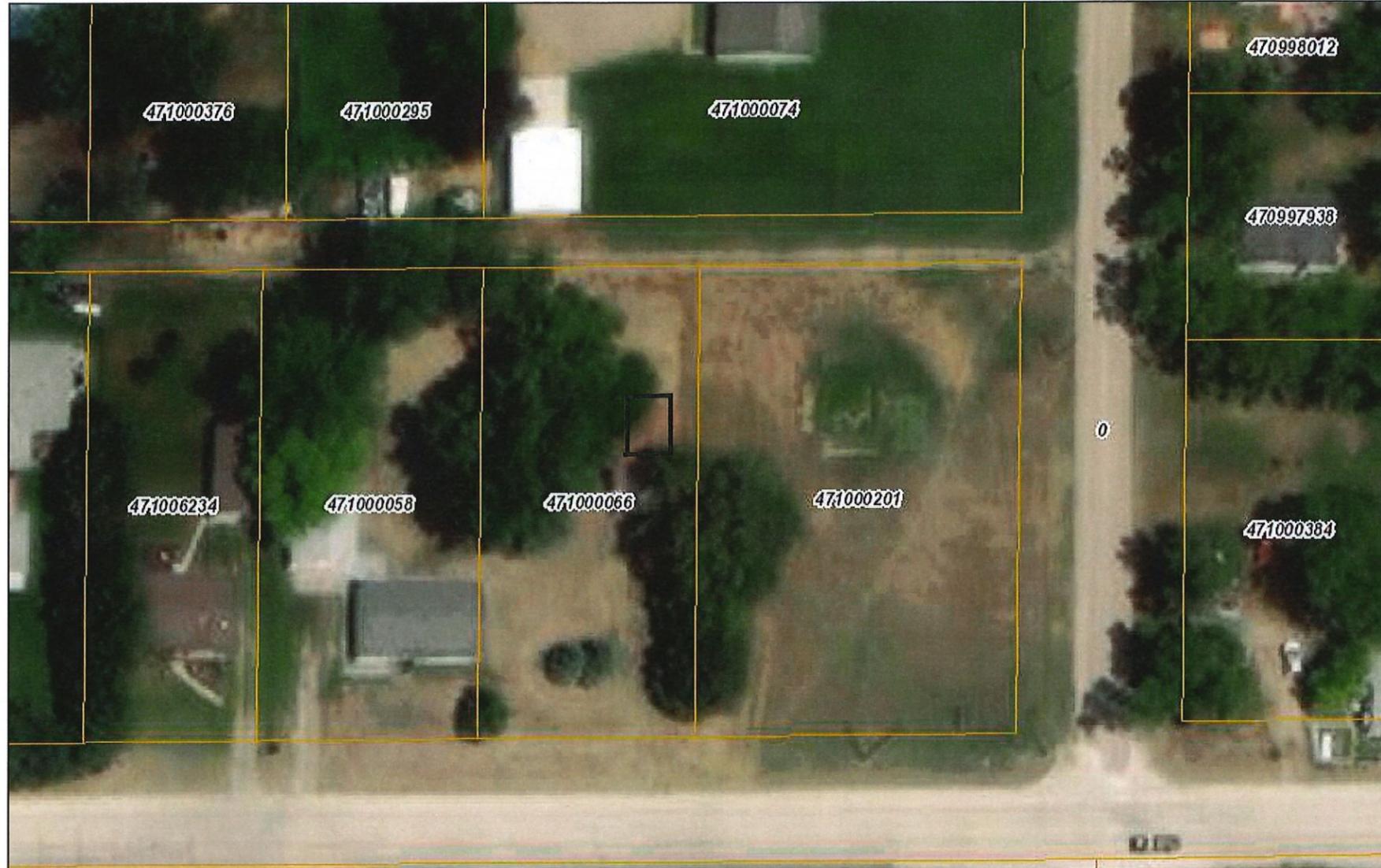
The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans 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.

Signature of Applicant James M. Rose Date 12-2-20

For Office Use Only:
 Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

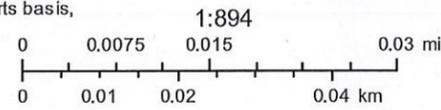
Reasons for Denial: _____



December 2, 2020
13:10 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

□ Parcels



Howard County
gWorks.

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.