

Planning and Zoning Commission

Tuesday, May 28, 2019 7:00 PM

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

Agenda

1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 28th day of May, 2019 at 7:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid called the meeting to order at 7:00 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 Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medberry, 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 May 14, 2019 minutes.
4. Chairman Schmid presented the following zoning permits:
2019-27 - St. Paul Public School - Demolition of garage and Construction of Multi-Purpose Activity Center at 1217 Grand Street.
5. Discuss - Approve / Deny placement of bench in sidewalk area of downtown business at 616 Howard Avenue.
6. Discussion / Reports
7. Chairman Schmid announcing the next Planning Commission meeting
8. Public Comments
9. Zoning Administrator Helzer Report
10. Adjournment

St. Paul Planning Commission
May 14, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 14th day of May, 2019 at 12:00 p.m. (noon) in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 12:00 p.m. (noon) 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 posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medbery, and Tony Walch. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Commission member Walch moved to approve the April 29, 2019 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Jacobs, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 5/0.

Chairman Schmid presented the following zoning permits:

- 2019-23 Keenan Howell - Install fence at 209 7th Street
- 2019-24 Roger & Janet Svoboda (owner), Ashley Svoboda (renter) - Install fence at 213 7th Street
- 2019-25 Michael Rawlings - Demolition of trailer at 219 4th Street
- 2019-26 Jon & Tonya Rostvit - Construct shed and install fence at 1004 6th Street

Matt Helzer indicated that the owners on Zoning Permits 2019-23 and 2019-24 were neighbors, and that initially they intended to have a portion of the fence along the property line as a shared fence. One of the property owners is no longer agreeable to a shared fence on the property line, so each would need to place the fence on their own property.

Commission member Medbery moved to approve Zoning Permit applications 2019-23 through 2019-26. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 5/0.

Chairman Schmid announced that the next St. Paul Planning & Zoning Commission meeting will be held on Tuesday, May 28, 2019 at 7:00 p.m.

Chairman Schmid adjourned the meeting at 12:17 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 113,000
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2019-27
FEE \$ 100.00 CASH ___ CHECK# 9085

APPLICATION FOR A COMMERCIAL 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 St. Paul Public School Contractor Denny Greenland

Address 1305 Howard Address Arcadia Nebr

City, State, Zip St. Paul Phone Number _____

Phone Number 308-754-4433 Cell Phone 308-728-7234

Complete Legal Description of the Property Lot 6 & 7 Block 5 Military addition

Address of Construction Site 1217 Grand
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use Multi Purpose Activity Center Dimension of Structure 60x80

Distance from ^{North} Front property line 30' Demolition of Garage Plans Submitted to Fire Marshall Office YES

^{South} Rear Property Line 6' ^{East} Side Property Line 6' ^{West} Second Side Line 20' Between other buildings (Min 10') YES

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 June 4th Finish Oct 7, 2019

To Whom Should the Improvements be assessed? St Paul Public School

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-20-19
(Matt Helzer's signature)

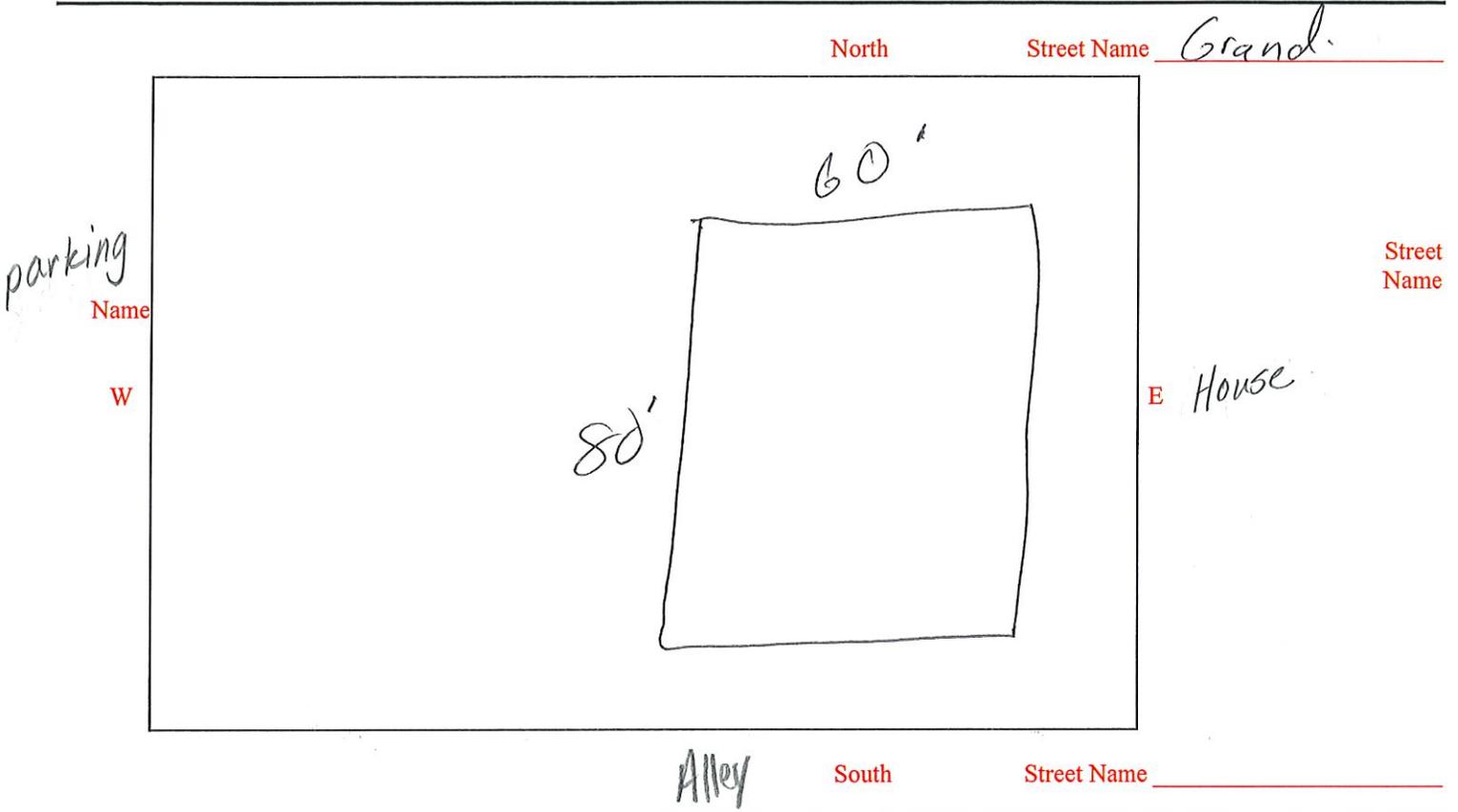
Recommendations needed before approval: _____

(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:



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 CONSTRUCTION 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 5-15-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

