

Planning and Zoning Commission

Monday, December 28, 2020 12:00 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 December, 2020 at 12:00 p.m. (noon) 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 Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Connie Becker, Arvilla Jacobs, Wilber Medbery, Tony Walch, and Jerry Woodgate along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The notice was published in four (4) public places. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Select Chairperson for the Planning Commission.
4. Discuss - Approve / Deny the December 14, 2020 minutes.
5. Discuss potential updates to the Zoning regulations.
6. Schedule the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission
December 14, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 14th day of December, 2020 in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Zoning Administrator Matt Helzer called the meeting to order at 5:01 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The Notice of Meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Connie Becker, Wilbur Medbery, and Jerry Woodgate. Commission members absent: Arvilla Jacobs and Tony Walch. Also present was Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Former Planning Commission Chairman Chuck Schmid submitted a resignation letter effective immediately. Mr. Schmid was elected and recently installed as a new City Council member. Based on this, he no longer is able to continue on the Planning Commission. As a result, Mayor Bergman appointed Jerry Woodgate to the Planning Commission on December 7, 2020.

Commission member Medbery submitted his resignation letter from the Planning Commission effective December 31, 2020. It is with deep regret that the Planning Commission accept the resignation letter. Zoning Administrator Helzer indicated that Tyler Solko was interested in becoming a member of the Planning Commission. It was determined that selecting a new Chairperson should wait until such individual is officially appointed to the Planning Commission, and when all the Planning Commission members are present.

Commission member Becker moved to approve the October 28, 2020 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Medbery and Woodgate voted aye, nays none. Motion carried 3/0.

Commission member Medbery moved to approve the Certificate of Corporate Limits map. This map updated the corporate limits as a result of the annexation of the Middle Loup Subdivision. Commission member Becker seconded the motion. Commission members Becker, Medbery and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2020-65 Justin & Cami Wells – Construct deck at 116 Bruce Circle
- (b) 2020-66 Jim & Judy Rose – Addition to garage at 910 Adams Street

Commission member Medbery moved to approve Zoning Permit applications 2020-65 and 2020-66. Commission member Becker seconded the motion. Commission members Becker, Medbery and Woodgate voted aye, nays none. Motion carried 3/0.

A discussion was had regarding updates to the Zoning regulations. It was determined that with new Planning Commission members coming onboard, it was appropriate to wait until early 2021 to discuss updates to the Zoning regulations.

The next St. Paul Planning Commission meeting will be on Monday, December 28, 2020 at 12:00 p.m. (noon)

Zoning Administrator Helzer adjourned the meeting at 5:28 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Laura Berthelsen
Planning Secretary

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.