

## Planning Commission Meeting

Monday, January 11, 2021 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 11th day of January, 2021 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Jerry Woodgate 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 Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, 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 was posted in four (4) public places.
3. Discuss - Approve / Deny the December 28, 2020 minutes.
4. Discuss potential updates to the Zoning regulations.
5. Chairman Woodgate announces the next Planning Commission meeting.
6. Public Comments
7. Zoning Administrator Helzer Report
8. Adjournment

St. Paul Planning Commission  
December 28, 2020  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28<sup>th</sup> day of December, 2020 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Zoning Administrator Matt Helzer called the meeting to order at 12:05 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).

Commission member Arvilla Jacobs joined the meeting at 12:06 p.m.

The Chairperson position on the Planning Commission is vacant. Commission member Becker motioned for Jerry Woodgate to become the Chairperson. Commission member Medbery seconded the motion. Commission members Becker, Jacobs, Medbery, and Woodgate voted aye, nays none. Motion carried 4/0.

Commission member Medbery moved to approve the December 14, 2020 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Woodgate voted aye, nays none. Motion carried 4/0.

A lengthy discussion was had regarding updates to the Zoning regulations. A continuation of such discussions will continue at the next meeting.

The next St. Paul Planning Commission meeting will be on Monday, January 11, 2021 at 12:00 p.m. (noon)

Chairperson Woodgate adjourned the meeting at 1:24 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Laura Berthelsen  
Planning Secretary

Jerry Woodgate  
Planning 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.