

Agenda

1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 8th day of July, 2019 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles 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. 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 June 24, 2019 minutes.
4. Chairman Schmid presented the following zoning permits:
 - (a) 2019-39 Nancy Rudolf (Jesse Rudolf) - installation of concrete patio and deck addition at 1210 Baxter Street
 - (b) 2019-40 Marshall Adams - construct garage at 104 Howard Avenue
5. Discussion / Reports
6. Chairman Schmid announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

Approved
6-17-19

St. Paul Planning Commission
June 10, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 10th day of June, 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 12:05 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 posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, and Wilber Medbery. Absent was Tony Walch. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the May 28, 2019 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

- 2019-28 Chris Elstermeier – Demolition of garage at 512 Baxter
- 2019-29 Ted Potter Estate – Move garage from 202 6th Street to 512 Baxter

According to a recent survey, the property line goes through the middle of the garage at 202 6th Street. The attorney for the Ted Potter Estate wants the garage moved by June 22, 2019, prior to the property being conveyed through the estate. Moving the garage to 512 Baxter will allow the garage to be properly set in a new location.

Commission member Medbery moved to approve Zoning Permit applications 2019-28 and 2019-29. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Commission member Medbery inquired about the awning/signs installed at Eagle Eye Antiques, 616 Howard Avenue. He didn't recall seeing a zoning permit approved for this project. If a permit has not been issued, we will notify them to get compliance.

Chairman Schmid announced that the next St. Paul Planning & Zoning Commission meeting will be held on Monday, June 24, 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 \$ 750⁰⁰
Please call 811 before completing form

PERMIT NUMBER 2019-39
FEE \$ 25⁰⁰ CASH CHECK# _____

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 Nancy Rudolf Contractor Jesse Rudolf

Address 1210 Baxter St Address 1210 Baxter

City, State, Zip St Paul Phone Number _____

Phone Number _____ Cell Phone 308-750-8618

Complete Legal Description of the Property W 80' of Lot 3 Block 8 DARNELL'S ADD ST PAUL

Address of Construction Site Same as Above
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Concrete PATIO & Deck Area Dimension of Structure 30x12

Distance from Front property line 55'

Rear Property Line 65' Side Property Line 6" Second Side Line 35' Between other buildings (Min 10') _____

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 JULY 5 Finish AUGUST 1

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-26-19
(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

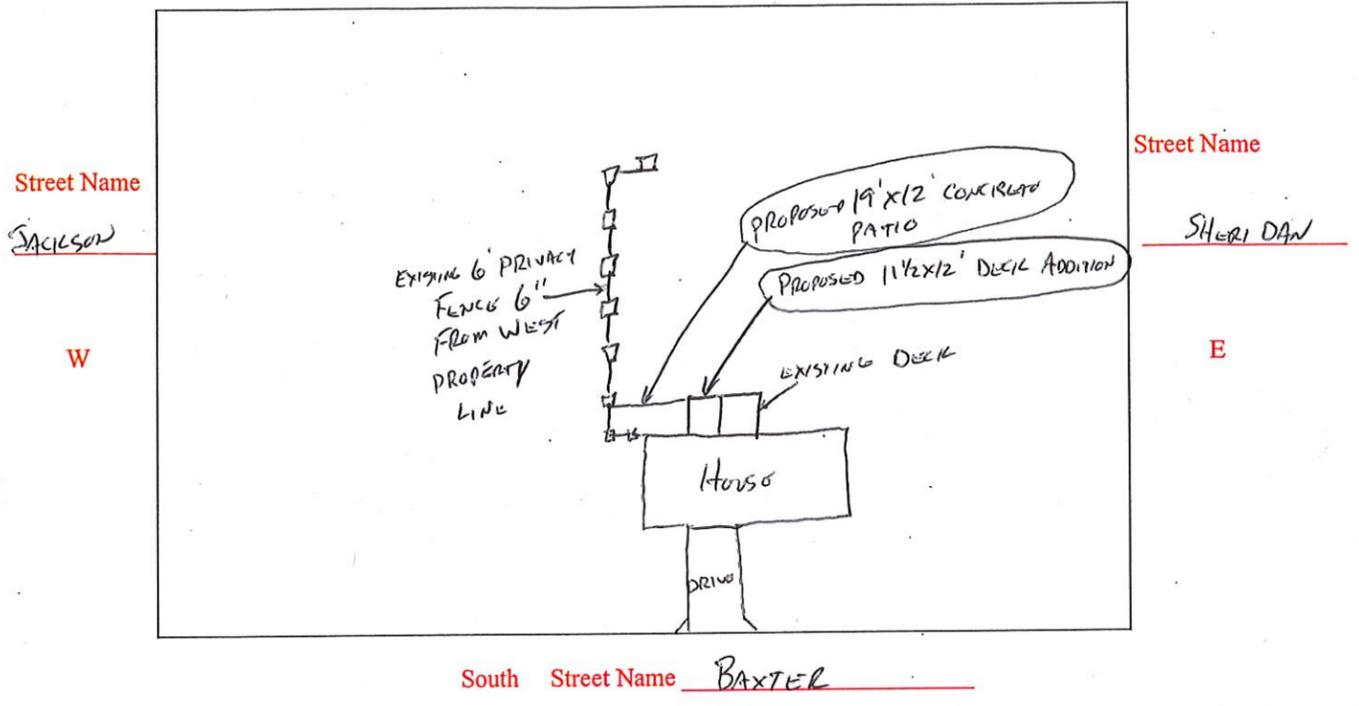
Is a conditional use required for the proposed use? YES NO

Has a Conditional Use Permit been issued for this proposed use? YES NO

If yes, when does it expire? _____

Site Plan Sketch:

North Street Name CUSTER



South Street Name BAXTER

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.

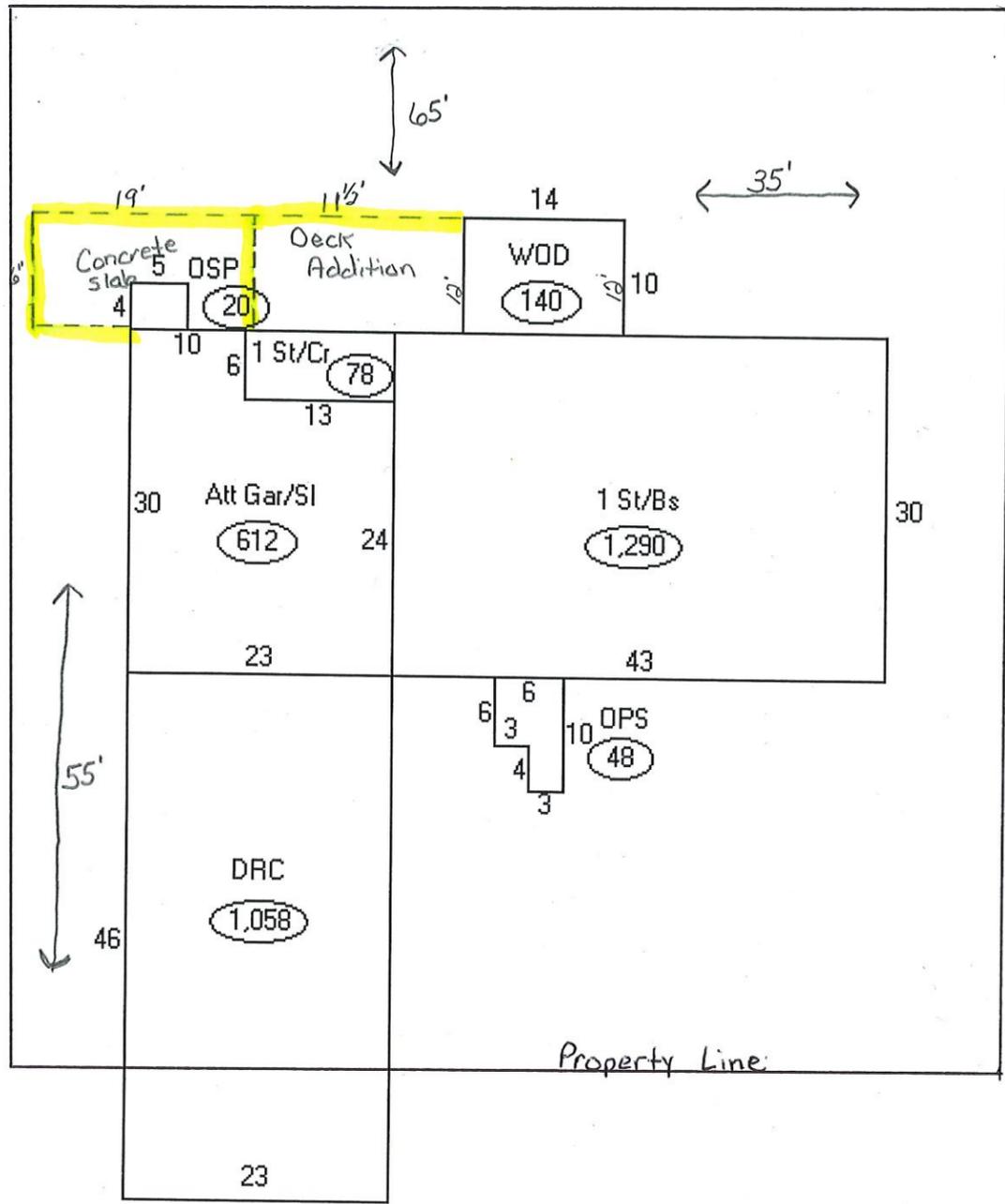
Signature of Applicant *Randy S. Rudolph* Date 6/25/19
6/26/19

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

Reasons for Denial:

West

East



Baxter Street

2019-39

811 Ticket # 191281699

Zoning Classification R-2 Value \$ 15,000
Please call 811 before completing form

PERMIT NUMBER 2019-40
FEE \$ 25.00 CASH CHECK#
CU 7/2/19

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 Marshall Adams Contractor Dvorak Construction
Address 104 Howard Ave Address 513 Meadowlark Drive St. Libory NE
City, State, Zip St. Paul NE 68873 Phone Number 308-750-0766
Phone Number 308-380-8025 Cell Phone

Complete Legal Description of the Property fract band c in tax Lot 7 in 3/14/10

Address of Construction Site 104 Howard Ave St. Paul NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Garage Dimension of Structure 38x50

Distance from Front property line 163'
Rear Property Line 44' ^{East} Side Property Line 41' ^{West} Second Side Line 28' Between other buildings (Min 10') 80'

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 8-2019 Finish 11-2019

To Whom Should the Improvements be assessed? Marshall Adams

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-2-19
(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? _____

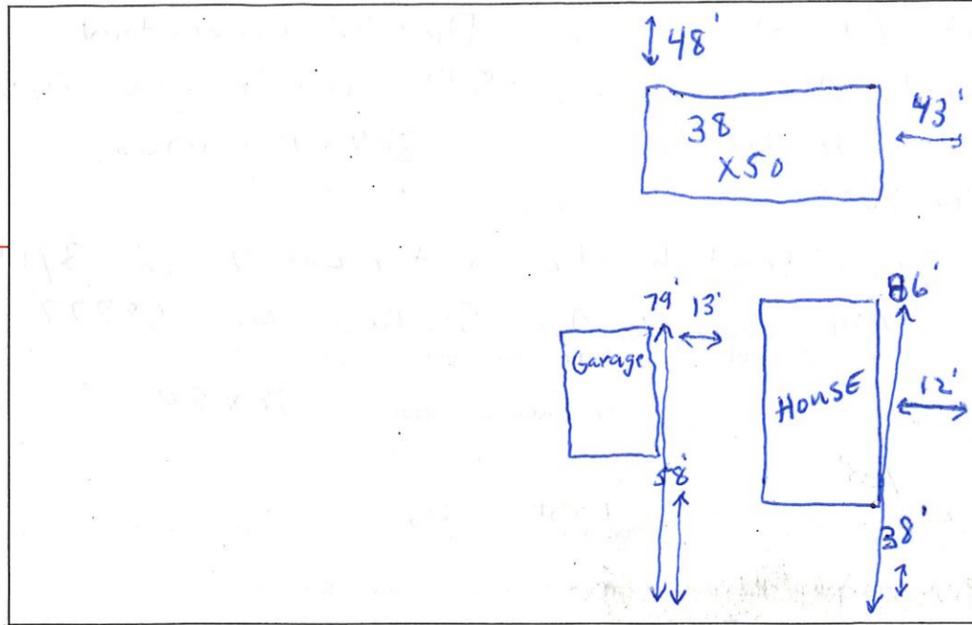
Site Plan Sketch:

North Street Name _____

Street Name

1st St.

W



Street Name

E

South Street Name Howard Ave

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 Marshall Adams Date 7-1-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:





2019-40

HOWARD COUNTY ASSESSOR'S OFFICE
ASSESSMENT SUMMARY
Date of Run : 07/02/2019

PARCEL # : 470860150 MAP #: 2917-00-0-11042-000-1126 CAD #: 0000-0000

CURRENT OWNER	CURRENT VALUATION
MARSHALL D ADAMS	Improvements : 71,839
	Land Value : 6,800
104 HOWARD AVE	Outbuildings : 0
ST PAUL NE 68873-	Total Assessed : 78,639

PARCEL LOCATION
Street Address : 104 HOWARD AVE
Class Code : 01 01 01 01 06 02
Legal Description : (SP VIL) TRACT B & C IN TAX LOT 7 3-14-10 (.68
ACRE)

ASSESSMENT INFORMATION	PREVIOUS VALUATION
Tax District : 1 1,VR1	Improvements : 5,095
Property Class : 1000	Outbuildings : 0
Exemption Code : 0	Land Value : 3,400
Exempt Amount : 0	Prev Total : 8,495
Taxable Value : 78,639	Prev Taxable : 8,495

CURRENT TAXATION
School District : 47-0001 ST PAUL SCH DIST #1
Appraised Value : 78,639
Current Tax Rate : 1.912286
Gross Taxes Due : 1,503.80
Exemption Amount : 0
Exemption Tax Loss : 0.00
Tax Credit : 68.02
Net Taxes Due : 1,435.78

PREVIOUS OWNERSHIP
Grantor : ZOUL/ZACHARY Z
Book & Page # : 19-0635
Sale Date : 02/14/2019
Sale Price : 85,000

LAST BUILDING PERMIT
Description : MOVE IN HOUSE
Date Opened : 05/29/2018
Date Closed : 01/08/2019
Permit Amount : 35,000
