

Planning and Zoning Commission

Monday, July 29, 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 29th day of July, 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 Medbery, 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 July 8, 2019 minutes.
4. Chairman Schmid presented the following zoning permits:
 - (a) 2019-41 Alan Babka - Install chainlink fence at 411 Howard Avenue
 - (b) 2019-42 St. Mark's Lutheran Church - install monument/business sign at 1306 Howard Avenue
 - (c) 2019-43 Dillon Paczosa - Install wood privacy fence at 404 Grant
 - (d) 2019-44 STS Construction - Install wood fence at 404 M Street
5. Discussion / Reports
6. Chairman Schmid announcing the next Planning Commission meeting
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission
July 8, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 8th day of July, 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 12:04 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, Wilber Medbery, and Tony Walch. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Commission member Medbery moved to approve the June 24, 2019 meeting minutes. Commission member Jacobs seconded the motion. Roll call vote of Commission members: Becker, Jacobs, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 5/0.

Chairman Schmid presented the following zoning permits:

- 2019-39 Nancy Rudolf (Jesse Rudolf) – Install concrete patio and deck addition at 1210 Baxter
- 2019-40 Marshall Adams – Construct a garage at 104 Howard

Commission member Medbery moved to approve Zoning Permit applications 2019-39 and 2019-40. Commission member Becker seconded the motion. Roll call vote of 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 Monday, July 29, 2019 at 7:00 p.m.

Chairman Schmid adjourned the meeting at 12:10 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification B-1 Value \$ _____ PERMIT NUMBER 2019-41
 FEE \$ 25.00 CASH CHECK# _____ pd 7/18/19
APPLICATION FOR A FENCE 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 ALAN BARBA Contractor American Fence (Josh Purvis)
 Address 411 HOWARD AVE Address _____
 City, State, Zip ST. PAUL NE 68873 Phone Number _____
 Phone Number 308 381-7809 Cell Phone 402-881-1485

Complete Legal Description of the Property Lots 5 and 6 Block 18 OT St. Paul
 Address of Fence Site EAST PROPERTY LINE Size & kind: 32' CHAIN LINK 6' tall
 Replacement or new site NEW

Approximately when will construction Start 7-22-19 Finish _____

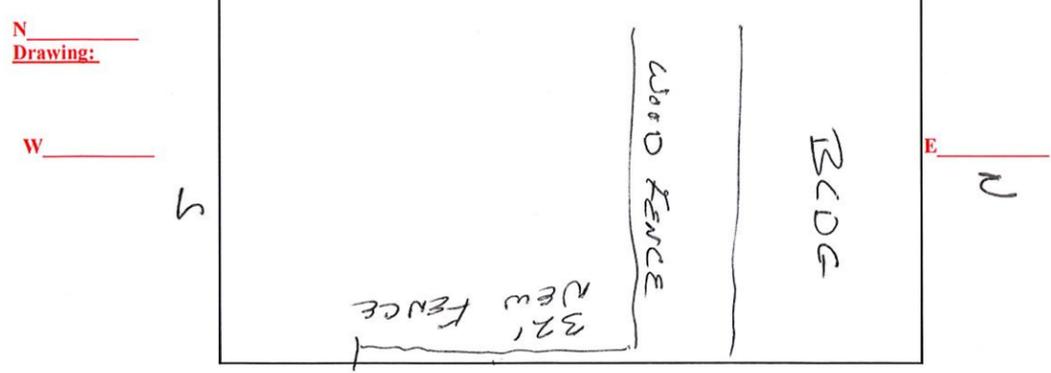
To Whom Should the Improvements be assessed? ALAN BARBA

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 7-18-19
 (Matt Helzer's signature)

Recommendations needed before approval: Fence will be 6" off property line

UST 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. The signature also indicates permission granted to the Zoning Administrator to inspect the demolition site in which this permit is granted at any time until completed.

Signature of Applicant Alan Barba Date _____



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

Reasons for Denial:



Zoning Classification R-2

Value \$ 100⁰⁰

PERMIT NUMBER 2019-42

FEE \$50.00

CASH CHECK#

*Chamber bucks = \$50.00
pd 7/22/19*

APPLICATION FOR A SIGN 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.

Business Owner/Applicant St. Mark's Lutheran Church Property Owner _____

Address 1306 Howard Ave Address SAME

City, State, Zip St. Paul, NE 68873 Phone Number _____

Phone Number 308-750-1318 Cell Phone _____

Complete Legal Description of the Property E 16' lot 8 and lots 9-12 Block 4, Kendall's Addition

Size of Proposed Sign 7' Tall x 6' wide

Type of Sign Business Sign - monument

Sign Construction/Material Cedar Wood

Where will sign be located on the property SE corner of property @ Jackson + Howard

Distance from ^{South} Front property line 10' ^{East} Rear property line 10'

Distance from ^{West} Side property line 182' ^{North} Second Side property line 122'

Is there a utility easement on either the back or side property? YES

Approximately when will construction Start ASAP Finish _____

To Whom Should the Improvements be assessed? St. Mark's Lutheran Church

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 7-22-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO

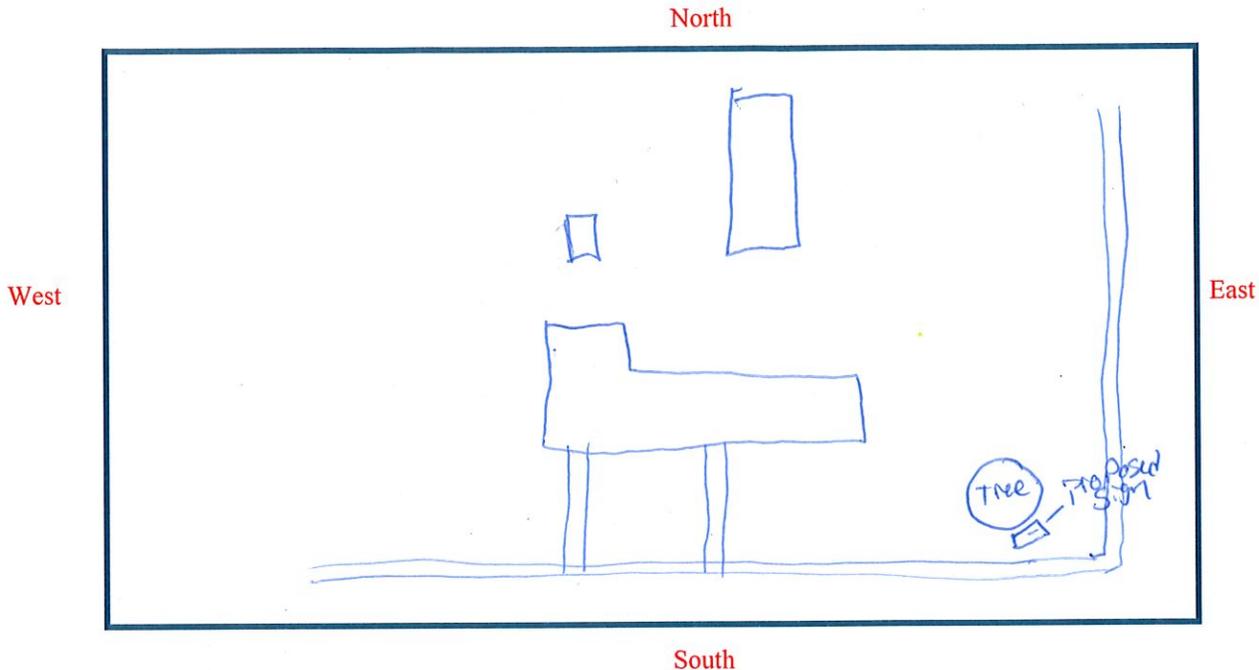
Does the proposed use meet all the required setback distances? YES NO

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? _____

Site Plan Sketch:



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

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 St. Marks Lutheran Church By: Erik Williams Date 7/22/19 Erik Williams 750-0388

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

Zoning Classification R-2

Value \$ _____

PERMIT NUMBER 2019-43

FEE \$25.00 CASH _____ CHECK# X

APPLICATION FOR A FENCE 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 Dillon Palzosa Contractor Dillon Palzosa

Address 404 Grant Street Address 404 Grant Street

City, State, Zip St. Paul, NE 68873 Phone Number _____

Phone Number _____ Cell Phone 308-571-0325

Complete Legal Description of the Property W 1/2 Lot 2 Exc 50' Block 1 Darnall's Add St. Paul

Address of Fence Site 404 Grant Street Size & kind 6' foot wood privacy

Replacement or new site new site

Approximately when will construction start 8/10/19 Finish 9/2/19

To Whom Should the Improvements be assessed? Dillon Palzosa

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 7-24-19
(Matt Helzer's signature)

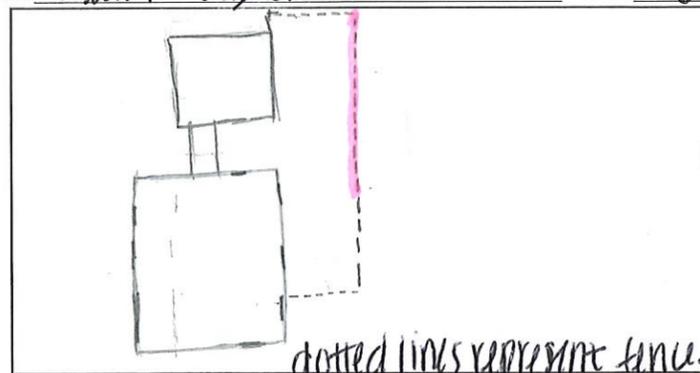
Recommendations needed before approval: _____

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Signature of Applicant Dillon Palzosa Date 5-27-19

N
Drawing:

W



S

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

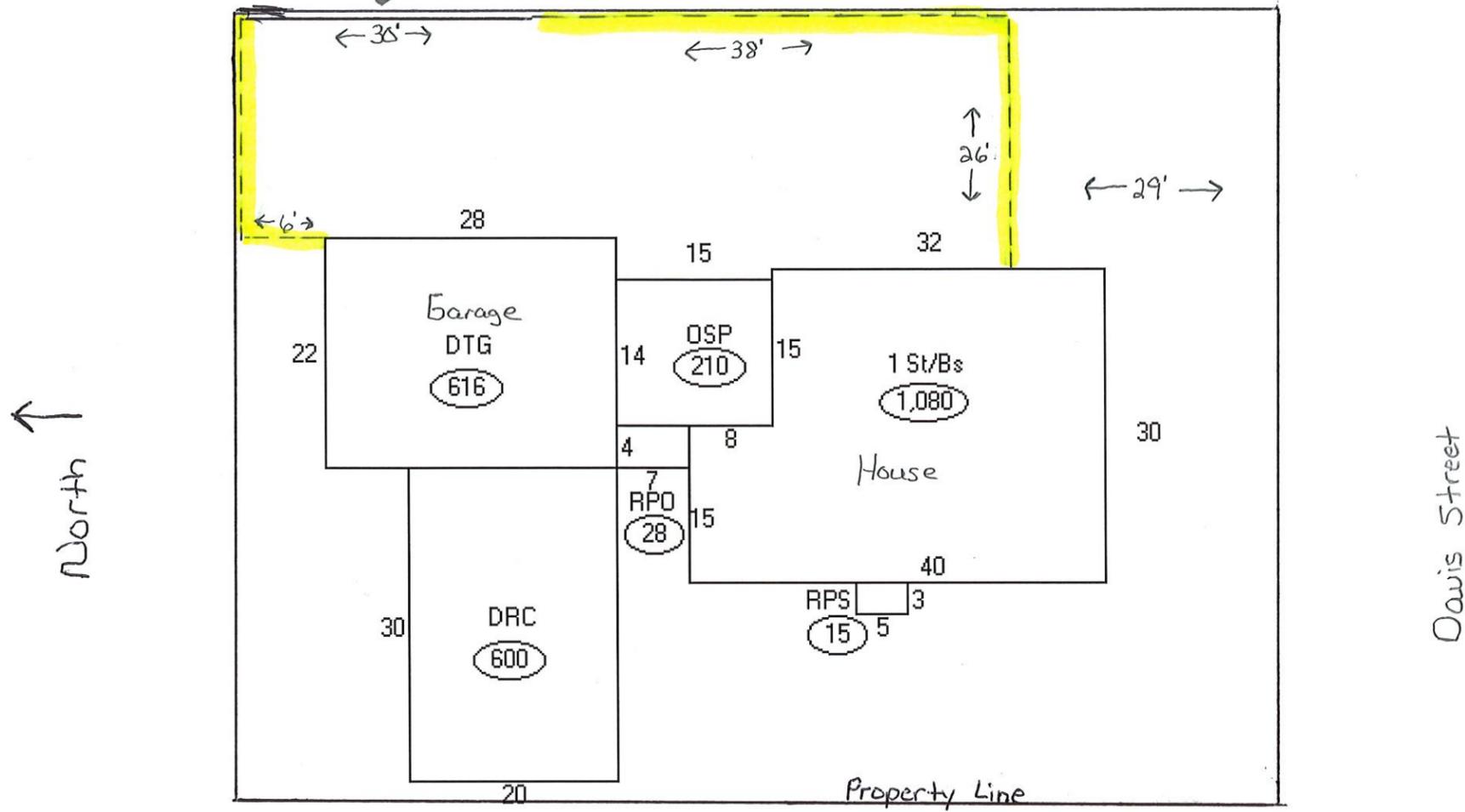
Reasons for Denial:

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

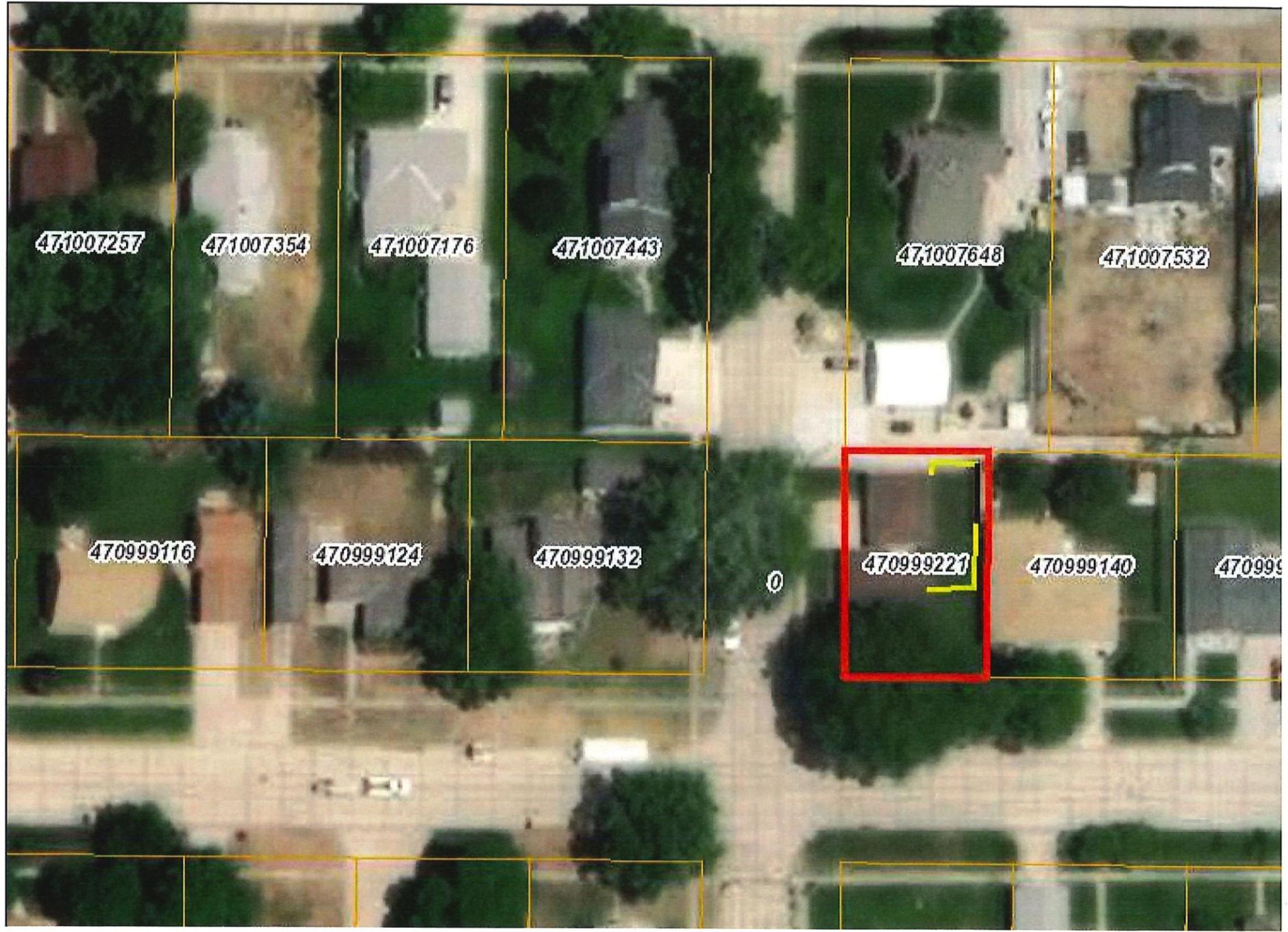
Reggy Jackson - gave permission to connect fence to her fence. (highlighted area)

2019-43

920 Davis
Existing Fence



Grant Street



Zoning Classification R-2 Value \$ 3,000

PERMIT NUMBER 2019-44
FEE \$25.00 CASH waived CHECK# based on 2019-12 CC _____

APPLICATION FOR A FENCE 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 STS Construction Contractor Adam Dvorak

Address 1425 Indian St. Address 1309 Kendall

City, State, Zip St. Paul, NE 68873 Phone Number _____

Phone Number 402-690-0854 Cell Phone 308-379-9725

Complete Legal Description of the Property Lot 4, Block 52, Original Town

Address of Fence Site 404 M Street Size & Kind 6' + 4' wooden

Replacement or New Fence: new fence

Approximately when will the construction: Start July 2019 Finish Aug 2019

To Whom Should the Improvements be assessed? _____

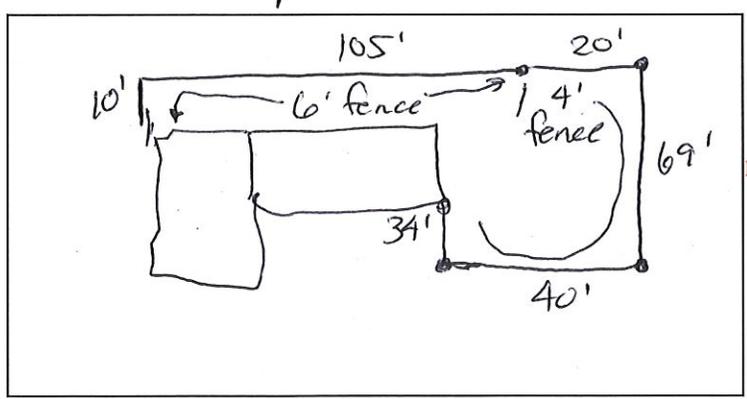
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 7/24/19
(Matt Helzer's signature)

Recommendations needed before approval: _____

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. The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant [Signature] Date 7-24-19

N _____
Drawing:
W _____



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

Reasons for Denial: _____

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

Revision of Permit 2019-12 approved on 4/29/19