

## Planning Commission Meeting

Monday, March 29, 2021 5:00 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 29th day of March, 2021 at 5:00 p.m. 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 Meetings 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 January 11, 2021 minutes.
4. Discuss - Approve / Deny the following Zoning Permit applications:
  - (a) 2021-1 Kimberly Davis - Install fence at 1319 Grant Street
  - (b) 2021-2 Jared Rasmussen - Addition to house at 705 Sheridan Street
  - (c) 2021-3 Chris Meyer - Construct house at 608 Paul Street
  - (d) 2021-4 Lumir & Janice Jelinek - Move garage/shop, construct deck at 705 Custer Street
  - (e) 2021-5 Doug & Julie Swanson - Install replacement fence at 205 9th Street
  - (f) 2021-6 John McClellan - Demolition of structures at 1520 Paul Street
5. Discussion on potential reconfiguration of Lots 7-12, Block 27, Original Town (near 5th and Elm Streets).
6. Chairman Woodgate announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission  
January 11, 2021  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 11<sup>th</sup> day of January, 2021 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Jerry Woodgate 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 Notice of Meeting was posted in four (4) public places. The agenda was posted in four (4) public places. Commission members present: Connie Becker, Tony Walch, and Jerry Woodgate. Commission members absent: Arvilla Jacobs and Tyler Solko. Also present was Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

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

A lengthy discussion was had regarding updates to the Zoning regulations. This was a continuation of discussions from the meeting of December 28, 2020. In the next few weeks, Laura Berthelsen will compile a draft Ordinance identifying all the changes that were proposed. If the Commission members agree that all the proposed changes have been identified, a public hearing before the Planning Commission will be scheduled. If, after public hearing, the changes are approved by the Planning Commission, the City Council will schedule a public hearing and determine whether to provide final approval.

The next St. Paul Planning Commission meeting will be on Monday, January 25, 2021 at 12:00 p.m. (noon)

Chairperson Woodgate adjourned the meeting at 1:00 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Laura Berthelsen  
Planning Secretary

Jerry Woodgate  
Planning Chairman

Zoning Classification R2

Value \$ 100.00

PERMIT NUMBER 2021-1

FEE \$25.00 CASH      CHECK# 3450 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 Kimberly J. Davis Contractor self

Address 1319 Grant Street Address     

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

Phone Number 402-630-2782 Cell Phone     

Complete Legal Description of the Property Lot 1 N 1/2 of Lot 2 Block 6 Bryans Add St. Paul

Address of Fence Site 1319 Grant Street Size & Kind 40' L x 6' H Vinyl/Semi Private fence

Replacement or New Fence: New

Approximately when will the construction: Start May or June '21 Finish within one or two days

To Whom Should the Improvements be assessed? Owner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-10-21  
*(Matt Helzer's signature)*

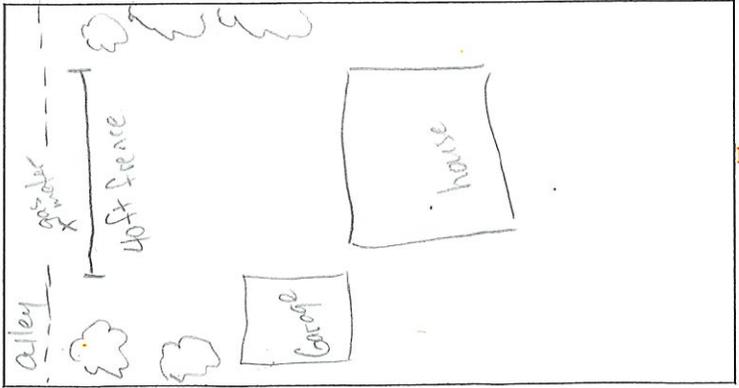
Recommendations needed before approval:     

**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 Kimberly J. Davis Date 3-7-2021

N 10'  
Drawing:

W 22'



E 110'

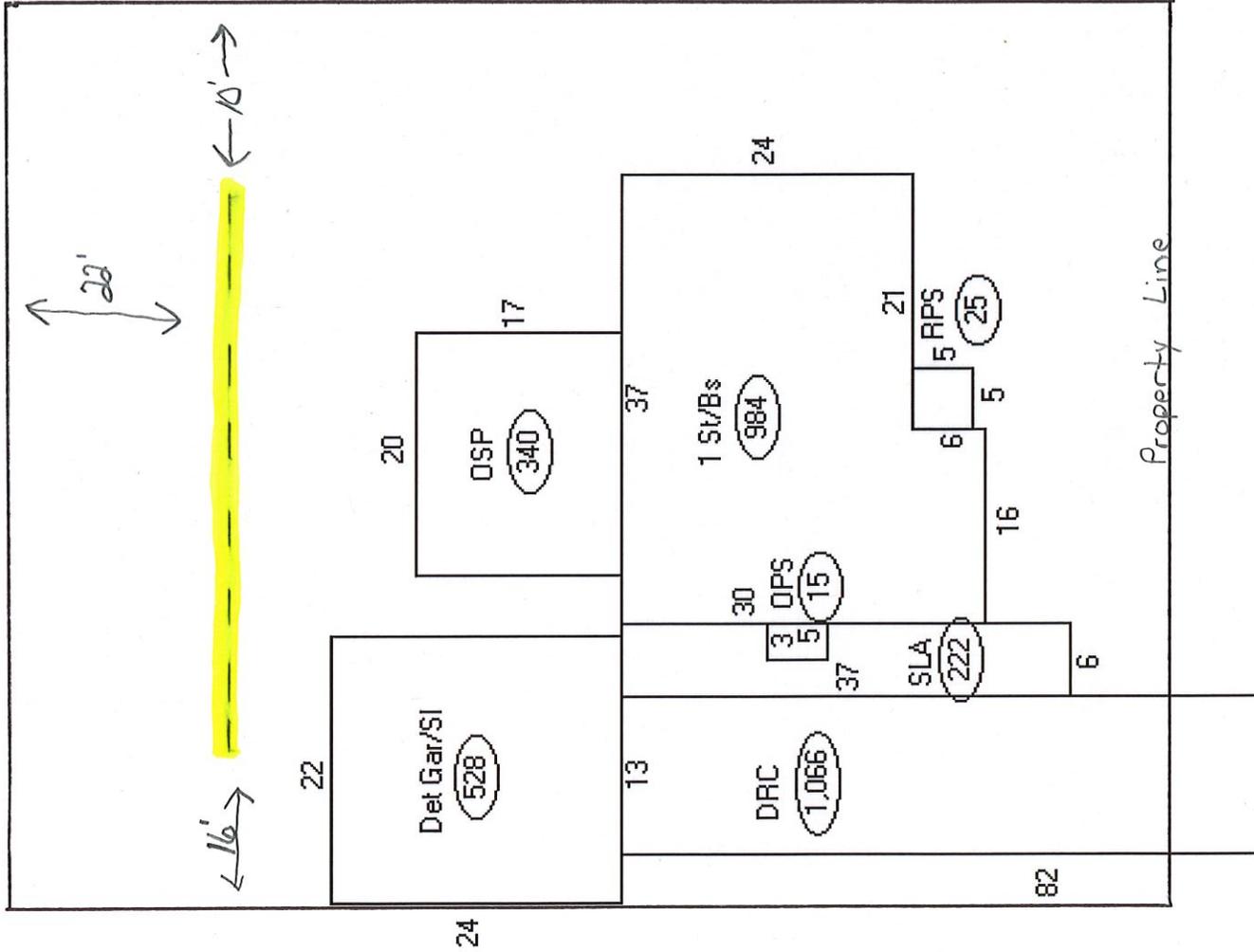
**For Office Use Only:** Permit is Approved      Denied      S 16' Zoning Administrator      Date     

Reasons for Denial:

2021-1

Parcel #: 471010975

N Street



Brant Street

Zoning Classification R-2 Value \$ 50,000 PERMIT NUMBER 2021-2  
 FEE \$25.00 CASH      CHECK# 2385

**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 required information is furnished.

Property Owner Jared Rossmussen Contractor Chris Meyer

Address 705 Sheridan Street Address 1406 BRUCE STREET

City, State, Zip St. Paul Ne . 68873 Phone Number 308-750-5941

Phone Number      Cell Phone SAME

Complete Legal Description of the Property Lots 13, 14 part of Lot 12 - block 4 - Military Addition

Address of Construction Site 705 Sheridan Street  
 (If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Addition Dimension of Structure 14x28

Distance from Front property line 20' east Rear property line 62' North

Distance from Side property line 56' west Second Side property line 56' South

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start May 2021 Finish Aug 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-10-21  
 (Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

**For Office Use Only:**

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

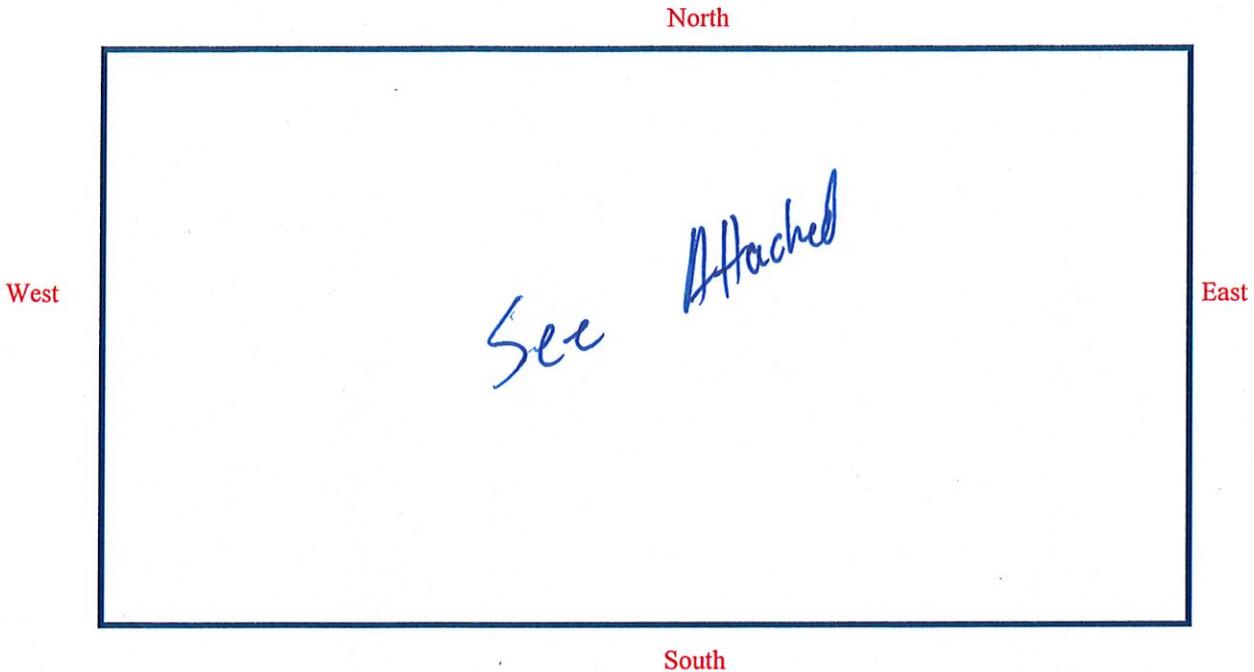
Does the proposed use meet all the required setback distances? ✓ YES      NO

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?     

(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     . Name of the Lot Split or Subdivision

Site Plan Sketch:



Street Name: North boundary \_\_\_\_\_ South boundary \_\_\_\_\_

Street Name: West boundary \_\_\_\_\_ East boundary \_\_\_\_\_

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  Date 3/10/2021

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2024-2

60'

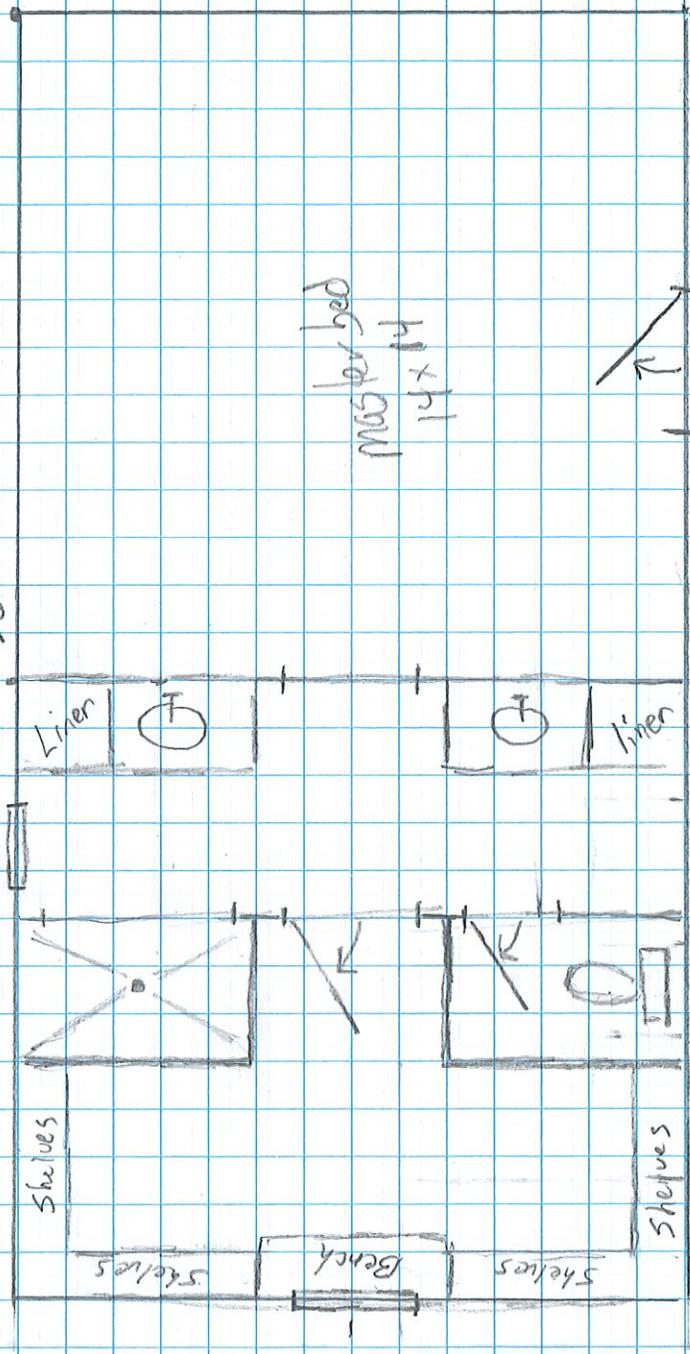
20'

14'

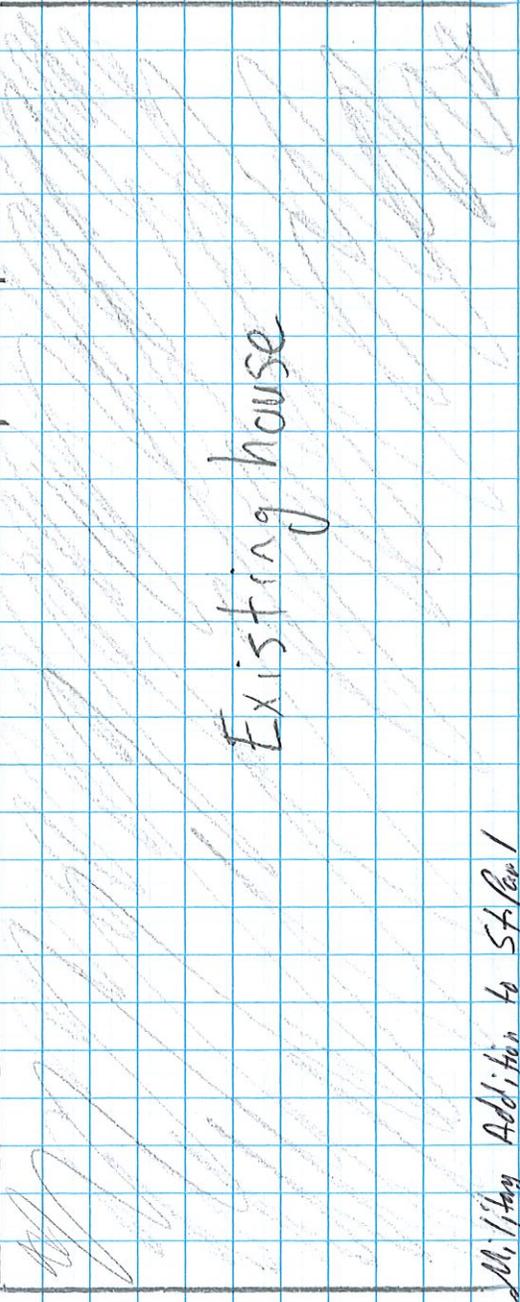
East

JARED & DARCIE RAS.  
705 Sheridan Street

NORTH  
28'



West

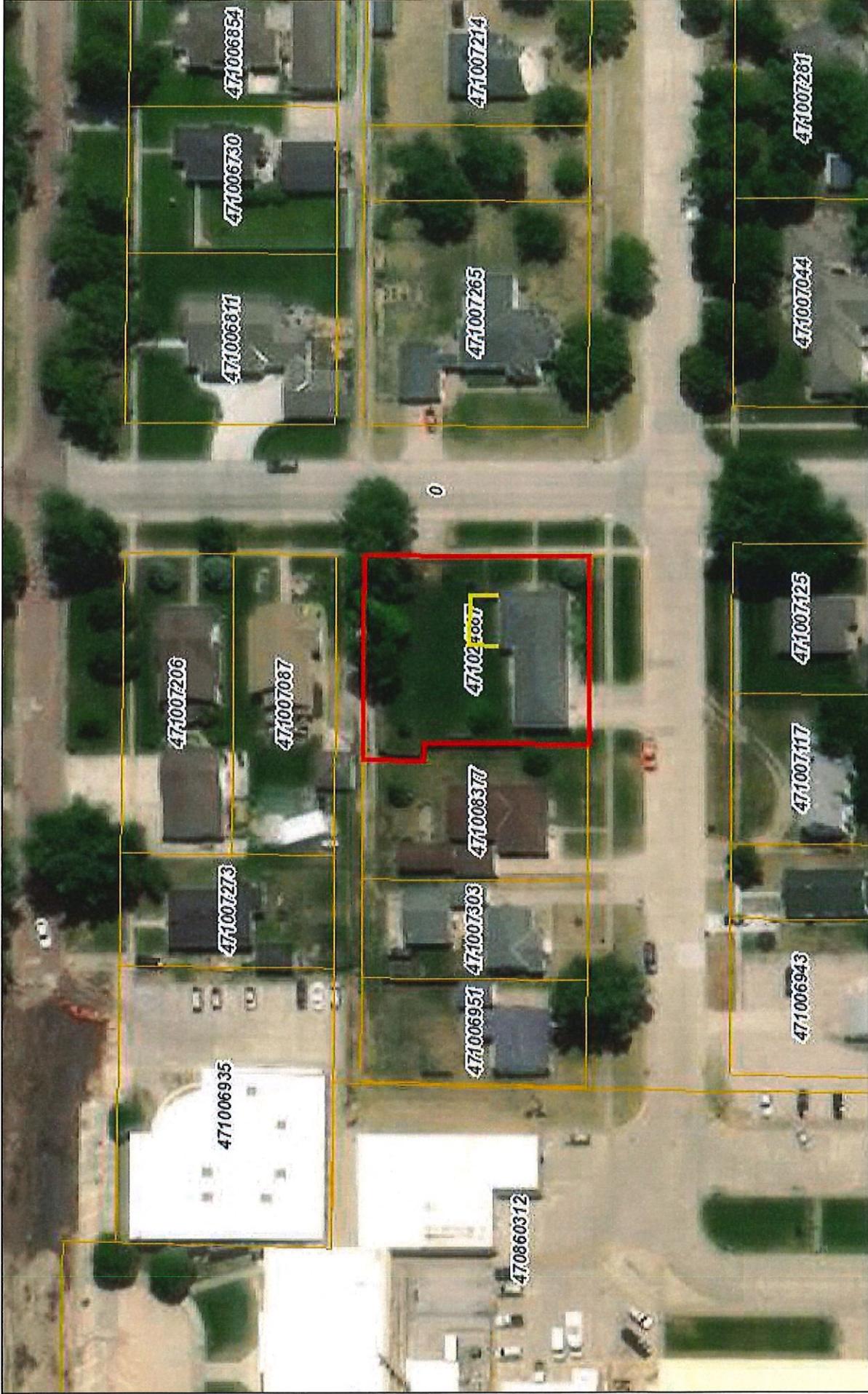


Existing house

Level:

Lots 13, 14 part of  
lot 12, block 4 - Milling Addition to St. Paul

2021-2

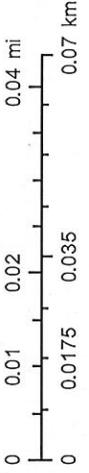


March 10, 2021  
12:23 PM

Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,300



TIF Project

Zoning Classification R-2

Value \$ 380,000

PERMIT NUMBER 2021-3  
FEE \$25.00 CASH      CHECK# 2385

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 required information is furnished.

Property Owner SAME Contractor CHRIS MEYER

Address      Address 1406 BRUCE STREET

City, State, Zip      Phone Number 308-750-5941

Phone Number      Cell Phone SAME

Complete Legal Description of the Property Lots 21, 22 Paire Falls Sub. St. Paul

Address of Construction Site 608 Paul Street  
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure New home Dimension of Structure See floor plans

Distance from Front property line 25' South Rear property line 38' North

Distance from Side property line 15' West Second Side property line 6' East

Is there a utility easement on either the back or side property? N/A

Approximately when will construction Start April 2021 Finish Sept 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-10-21  
(Matt Helzer's signature)

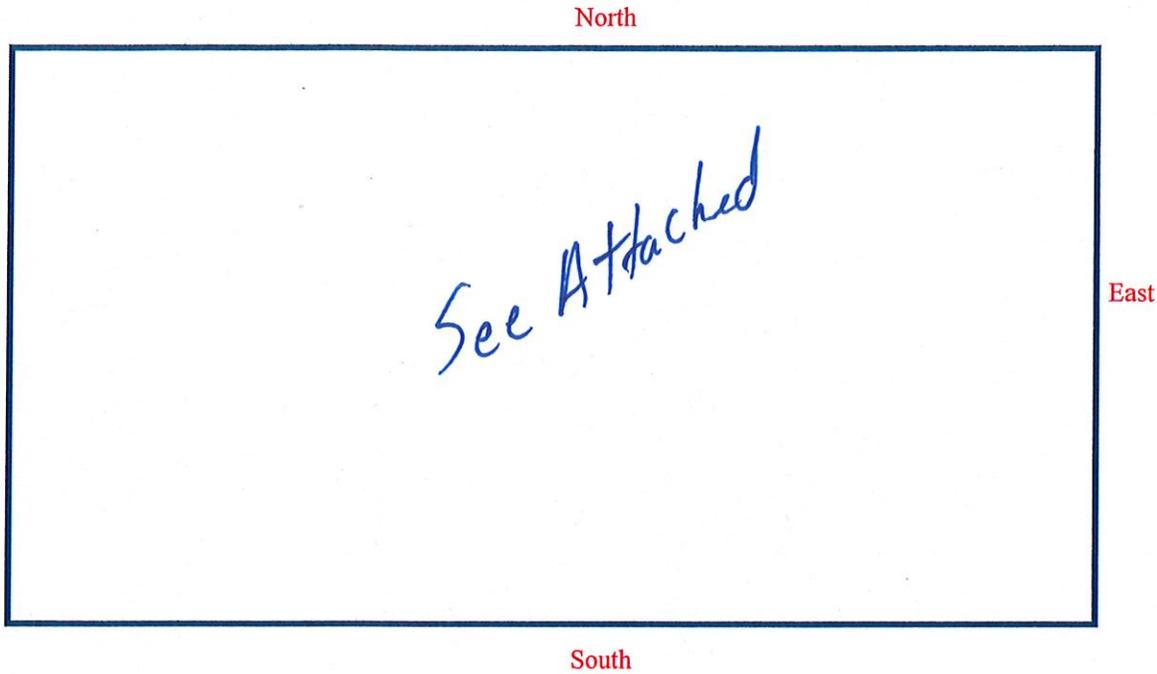
Recommendations needed before approval:     

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?     

(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     . Name of the Lot Split or Subdivision

Site Plan Sketch:



Street Name: North boundary \_\_\_\_\_ South boundary \_\_\_\_\_  
 Street Name: West boundary \_\_\_\_\_ East boundary \_\_\_\_\_

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.**

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**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 [Signature] Date 3/10/2021

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_  
 \_\_\_\_\_



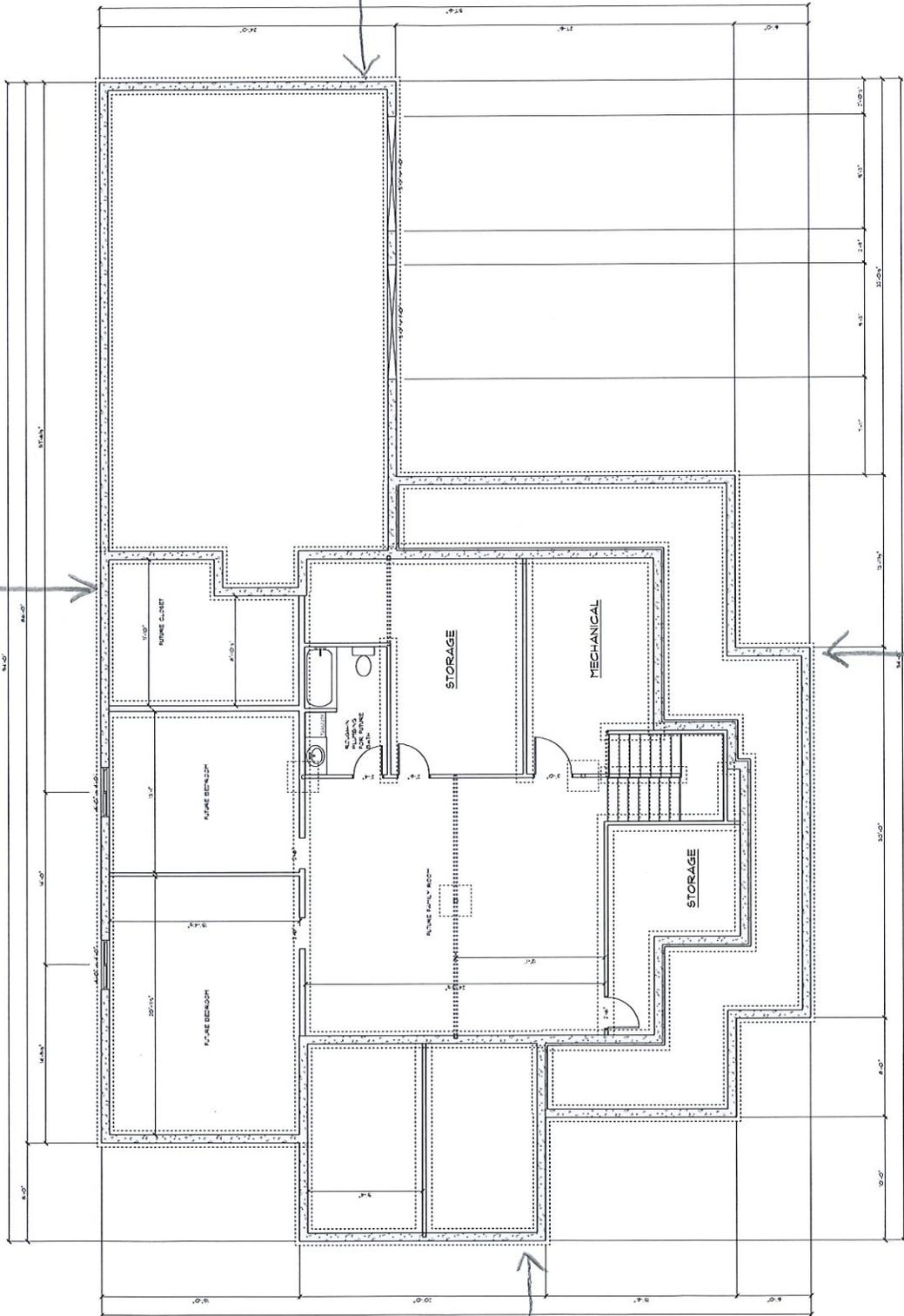
2021-3

38'

6'

25'

15'



FOUNDATION/BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

**Builders**  
1-309-382-9996  
LUMBER & BUILDING CENTER

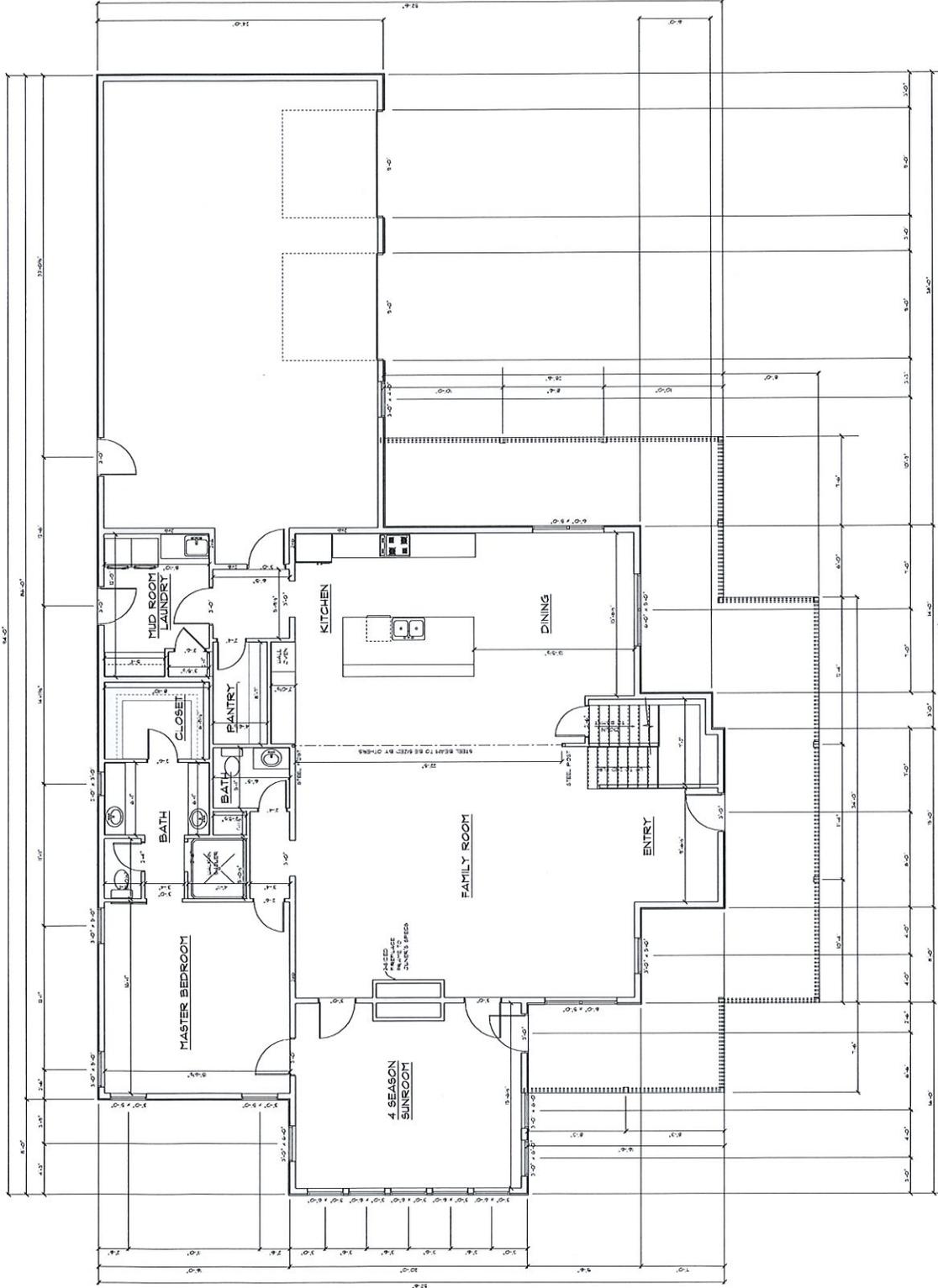
RESIDENCE DESIGNED FOR  
CHRIS METER CONSTRUCTION  
KENT PATT METER  
871 PALLA NE

DATE: 1/28/21  
PAGE: 1

DATE: 1/27/21  
PAGE: 4  
PROJECT NO: 2021-3  
DRAWING NO: 12-405

Pawl Street

2024-3



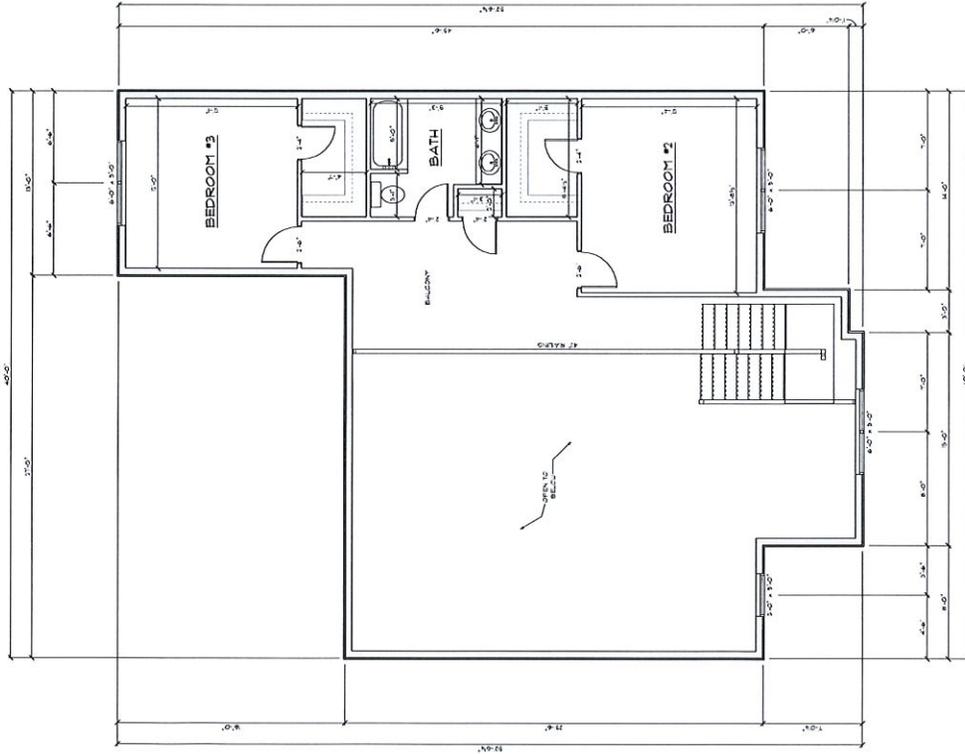
MAIN FLOOR LAYOUT  
SCALE: 1/4" = 1'-0"  
2373 SF

**Builders**  
LUMBER BUILDING CENTER

RESIDENCE DESIGNED FOR  
CHRIS HETER, CONSTRUCTION  
MANAGER  
1000 W. MAIN ST., PAULINE, MO

DATE	PAGE
1/28/21	1
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1/28/21	4
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1/28/21	49
1/28/21	50

2021-3



2ND FLOOR PLAN  
SCALE 1/4" = 1'-0" 135 SF

2021  
1/27/21  
1/27/21

<p><b>Builders</b> BUILDING CENTER</p>	RESIDENCE DESIGNED FOR	PACKAGE
	CHRISTOPHER CONSTRUCTION	PLAN
	1801 1ST AVE. S.W.	4
	1801 1ST AVE. S.W. P.A.U.L. NE	4
<small>THIS DOCUMENT IS THE PROPERTY OF BUILDERS BUILDING CENTER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BUILDERS BUILDING CENTER IS STRICTLY PROHIBITED.</small>		DD-05

Paid cash on  
3-22-21

Zoning Classification R-2

Value \$ 50,000

PERMIT NUMBER 2021-4

FEE \$25.00

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 required information is furnished.

Property Owner Lamir + Janice Jelinek Contractor Chris Meyers

Address 705 Custer St Address 1406 Bruce Street

City, State, Zip ST Paul NE 68893 Phone Number \_\_\_\_\_

Phone Number 308-754-2168 Cell Phone 308-750-5941

Complete Legal Description of the Property Lots Land 2 Block 106 Original Town St. Paul

Address of Construction Site 705 Custer St ST Paul  
(If none, one must be registered with the City of St. Paul)

In the Flood Plain? NO

Covered Deck

Ground Deck 12' x 16'

Proposed Structure Garage Shop Storage Dimension of Structure Blind 40' x 60'

Distance from Front property line 20' west of side Rear property line about 52' From alley

Distance from Side property line 12' North of S Second Side property line 26' From House 10' For Deck

Is there a utility easement on either the back or side property? about 50"

Approximately when will construction Start SOON AS POSSIBLE Finish Nov 2021

Contact Utility Superintendent at (308) 754-4483 regarding inspection. Matt Helzer Date of visit 3-22-21  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

For Office Use Only:

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

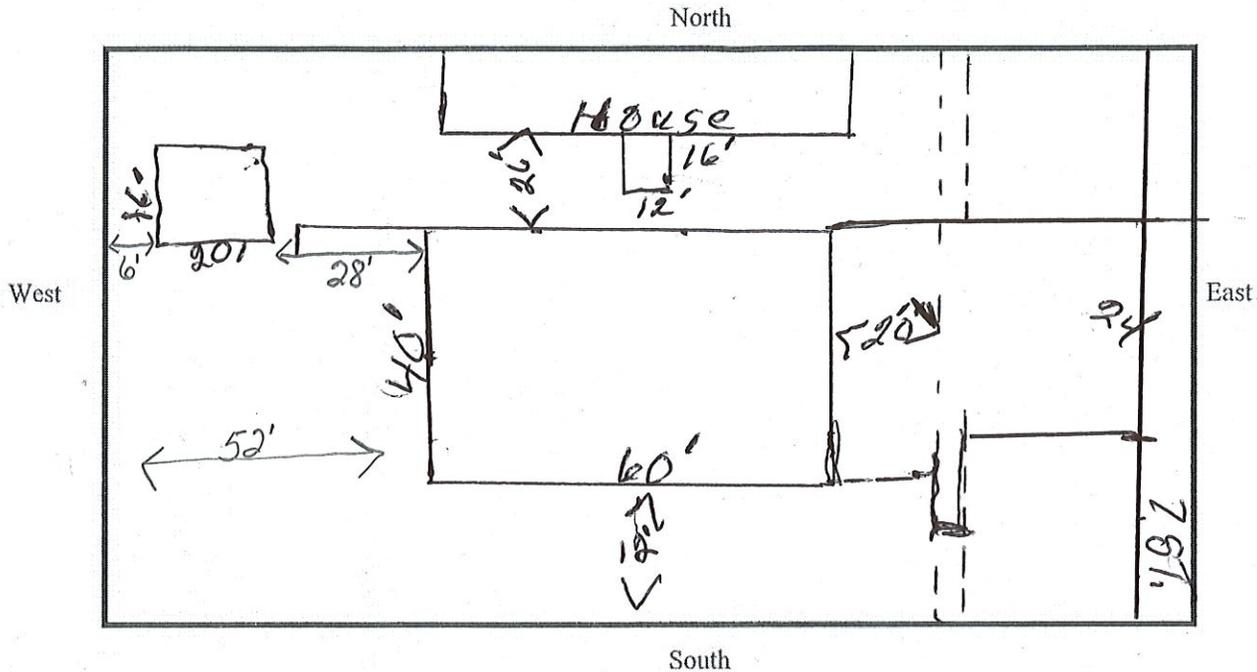
Does the proposed use meet all the required setback distances?  YES  NO

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? \_\_\_\_\_

(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 \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

Site Plan Sketch:



Street Name: North boundary Custer South boundary \_\_\_\_\_  
 Street Name: West boundary Alley East boundary 7 ST

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 [Signature] Date March 17 - 2021

For Office Use Only:

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2021-4

E

7 ST

8" curb Removed

Sid walk

20' High  
10' wide  
sidewalk

110'x10' Over head door  
2 FT Concrete  
10' walls  
Stick wood  
covered by Tin  
12' High

110'x16' Over Head door

20'

12'

Over head door

2 FT Concrete

10' walls

Stick wood

covered by Tin

12' High

36" walk in door

STEPS

16'

12'

Steps

10'

60'

long

From old shed  
To New shed  
Back

Over head door

116'x10' door

Over head door

19'x11'

SOUTH SIDE

Boundary  
of House  
Even on East side

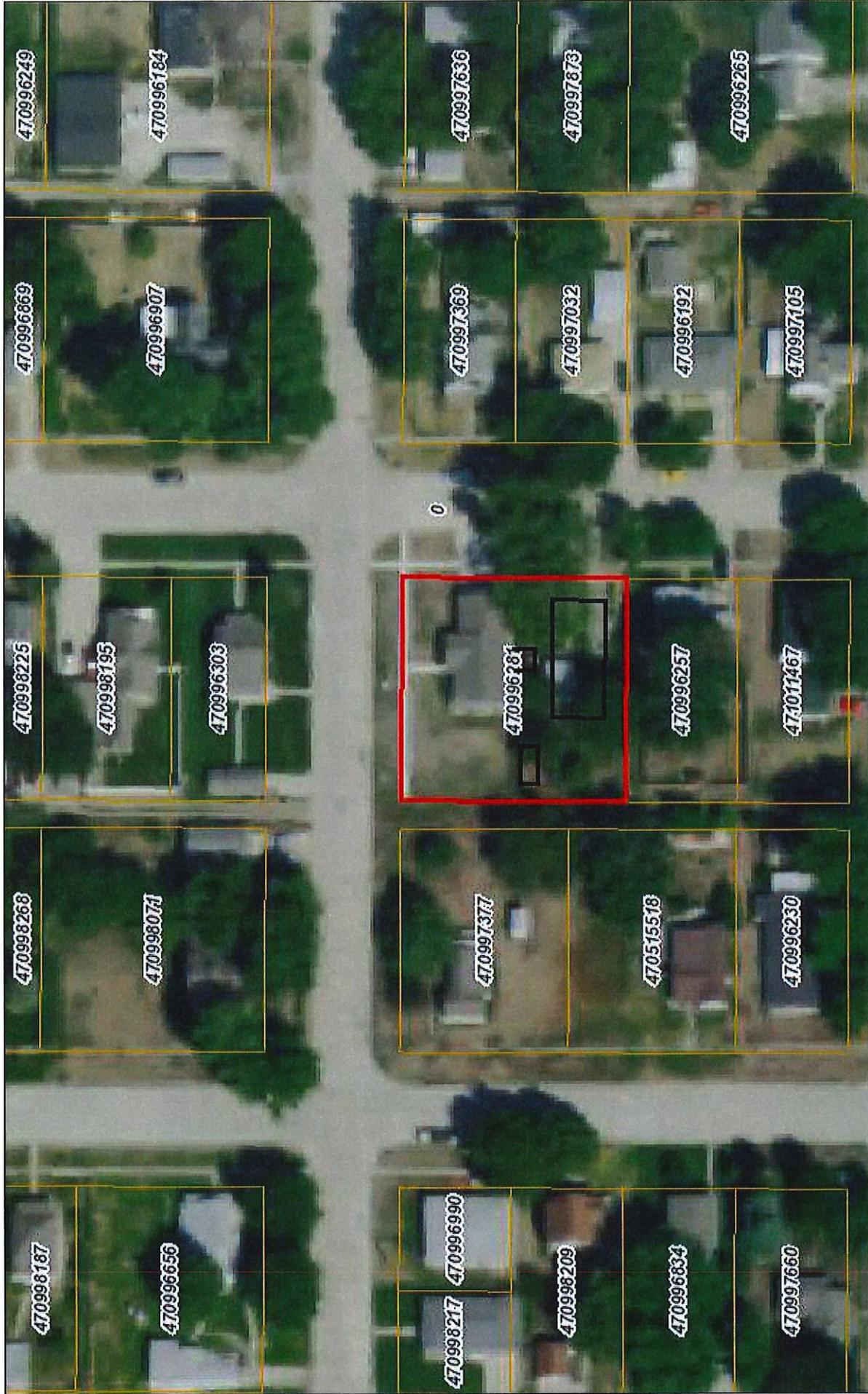
N  
House South Side

From old shed  
Back to alley  
59' 16" =  
Back to shed  
Bw 10' 18" kg  
20'  
Old  
8' 16" 8'  
From alley to old shed

46' wide

M

2021-4

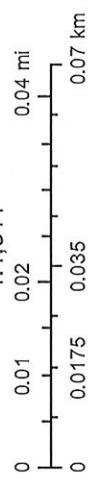


March 22, 2021  
10:38 AM

Parcels

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,311



Zoning Classification R-2

Value \$ 1,800

PERMIT NUMBER 2021-5

FEE \$25.00 CASH  CHECK# 9659 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 Doug + Julie Swanson Contractor Same

Address 205 9th Address "

City, State, Zip St Paul NE 68873 Phone Number "

Phone Number 308-750-7746 Cell Phone "

Complete Legal Description of the Property E 1/2 of the S1/4 44' lot 4 Darnalls Add // Lot 1 Darnalls First Add St. Paul

Address of Fence Site 205 9th st Size & Kind Vinyl

Replacement or New Fence: Replacement

Approximately when will the construction: Start April Finish July

To Whom Should the Improvements be assessed? Doug + Julie Swanson

Contact Utility Superintendent at (308) 754-4483 regarding Inspection \_\_\_\_\_ Date of visit 3-17-21

(Matt Helzer's signature)

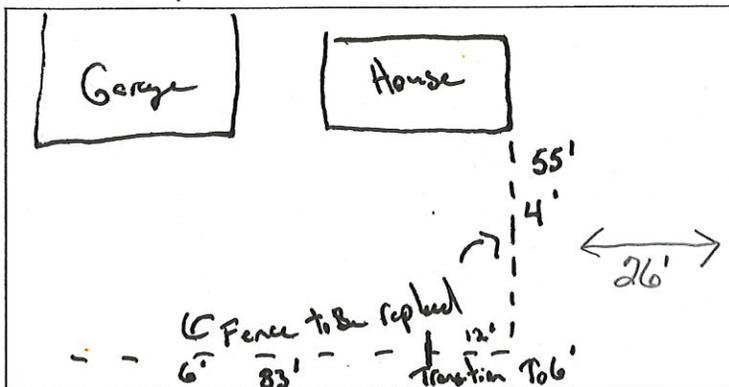
**Recommendations needed before approval:** Existing fence does not meet current regulations  
See Section 9.8.01-land 2, 9.8.02, 9.8.09

**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 Doug Swanson Date 3-12-21

N  
Drawing:



E 82

**For Office Use Only:**  
Permit is Approved  Denied  S. Approx. 1 foot on public ROW Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_  
Zoning Administrator

- 9.7.03 All kennel runs or open areas shall be screened around such areas or at the property lines to prevent the distraction or excitement of the dogs. Such screening may be mature, dense deciduous foliage (double row), solid masonry, brick, or stone wall, louvered wood, stockade, or chain link fence with aluminum strip intertwined, or other equivalent fencing, providing a sight barrier to the dogs.
- 9.7.04 Shall comply with the provisions of Section 6-309 of the St. Paul Municipal Code.

### 9.8 FENCES, WALLS, HEDGES AND TREES

No fence (of any size) or retaining wall (48 inches in height or more) shall be constructed within the zoning jurisdiction of the City unless a permit therefore is approved and issued by the Zoning Administrator and is constructed in conformance with the following requirements, except that if such fence is used for agricultural purposes:

- 9.8.01 The height limitation for fences and wall hedges shall be six feet above ground level except within an identified sight triangle and provided herein. The height of a fence shall be determined by a measurement from the ground beneath the fence to the top of the highest part of the fence. Manmade earth berms, terraces, and retaining walls that elevate the fence shall be considered a part of the fence. It is not intended that any structure other than a fence is permitted on any part of a lot or premises by this section, and all other structures must comply with these regulations.
1. No fence (including privacy, picket, split rail, ornamental corner fencing, and chain link), wall, or hedge, which is located in a required front or corner side yard, on a corner lot, shall exceed a height of 48 inches, unless properties on side of block are similar in orientation without an interior lot, then such fence on that front yard may extend to 6 feet and be of solid construction by conditional use permit.
  2. No fence (including privacy, picket, split rail, ornamental corner fencing, and chain link), wall, or hedge, which is located in a required front yard, on an interior lot, shall exceed 48 inches.
  3. Where it is demonstrated that for security purposes the perimeter fencing around a plant or building located in an area zoned as an Industrial District must be higher than six feet in height may be approved through a Conditional Use Permit
  4. No fence within the residential districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet.
  4. Fences constructed along and parallel to lot lines separating a residential lot from property located in a Commercial or Industrial District shall be a minimum of six feet and shall not exceed eight feet in height.
  5. Fences constructed along and parallel to rear and side lot lines adjoining arterial streets, as designated in the Comprehensive Plan or by the Nebraska Department of Roads, shall not exceed eight feet in height.

- 9.8.02 Fences located within a front yard of a residential lot must qualify within the definition of an open fence, unless provided for in 9.8.01(1).
- 9.8.03 The use of barbed wire in the construction of any fence is prohibited except:
1. Perimeter security fencing of buildings constructed in an Industrial District. The plans and specifications for any such fencing must be approved by the City before commencement of construction.
  2. Agricultural fencing constructed for agricultural purposes on parcels of land in the AGR District, provided they do not abut a residential zoning district. Such fencing does not require a permit.
- 9.8.04 All fences shall be maintained in good repair. The Governing Body shall have the authority to declare a fence in disrepair or unsightly, and so notify, in writing, the owner. The owner shall have 15 days to make needed repairs or have it torn down. If after 15 days it has not been repaired in accordance with said notice, or torn down, the owner shall be subject to penalties found in this Ordinance.
- 9.8.05 For any property containing a swimming pool or bathing facility with a depth of more than 24 inches and a diameter of eight feet or more, a fence with a self-closing, self-latching gate of a minimum of six feet in height but not more than eight feet and having a density of not less than 80% per square foot shall be installed around such pool or facility when located adjacent to a residential zoned district.
- 9.8.06 All fences shall be located inside the boundaries of the property upon which constructed except where two adjacent property owners pursuant to written agreement filed with the City agree to build one fence on the common lot line of adjacent side yards or back yards.
- 9.8.07 Electric Fences. No above ground electric fence shall be constructed or maintained within the City or within its extraterritorial zoning jurisdiction except in the AGR District provided they do not abut a residential zoning district. Such fences in the AGR District shall not require a permit.
- 9.8.08 Facing. The finished surface of all fences shall face toward adjoining property or street frontage. However, in the case of two or more property owners wishing to share a common fence line between their properties, said property owners shall jointly determine upon which side of the common fence line the finished face of the fence shall be placed. Such determination shall be consistent for the entire length of the common fence line.
- 9.8.09 Any existing fence constructed pursuant to a permit issued and approved by the City which was in conformity with the prior to the provisions of this Ordinance may remain without change in accordance with this section notwithstanding same may be in conflict with one or more provisions of this section as amended; provided, however, and replacement or change of said existing fence or addition

of a new fence, must hereby meet the requirements of this section as amended hereby.

9.8.10 Allowed and prohibited materials. Construction of any fence or wall in the following districts shall also comply with the additional fencing regulations.

1. Residential Districts.

- A. Allowed Materials. Fences and walls shall be made of quality, durable materials that require low maintenance. Acceptable materials for a fence include: chain link, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board), or other manufactured material or combination of materials commonly used for fencing.
- B. Prohibited Materials. Fences and walls shall not be made of or contain:
  - i. Scrap materials such as scrap lumber and scrap metal.
  - ii. Materials not typically used for designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps, plywood or livestock fencing materials.

2. Commercial or Industrial Districts.

- A. Allowed Materials. Fences and walls shall be made of quality, durable materials that require minimal maintenance. Acceptable materials for fencing in commercial and industrial districts include, but not limited to chain link, pre-woven chain link with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials, or other manufactured material or combination of materials commonly used for fencing.
- B. Prohibited Materials. Fences or walls shall in commercial or industrial districts shall not be constructed of or contain:
  - i. Scrap materials such as scrap lumber and scrap metal.
  - ii. Materials not typically used for designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps, plywood or livestock fencing materials.

9.8.11 Nothing in this Ordinance shall be deemed to prohibit the erection and maintenance of any trees, shrubs or defined fence in connection with agricultural uses or any retaining wall in the AGR District; provided:

- 1. Any trees, shrubs, fences or material, otherwise exempted herein, shall not be placed in a sight triangle in accordance with Section 9.9.
- 2. Trees, hedges and vegetative matter may be permitted in any required yard or along the edge of any yard, provided that such trees, hedges and vegetative matter other than typical grasses shall be setback from the property line (fence line or public right-of-way) by one foot times the mature height of the landscaping (eg. 1 foot times 25 feet mature height).

9.8.12 No fence shall be constructed closer to the street than the property line. No fence shall be closer than two (2) feet to the sidewalk. No fence shall be located in a recorded or dedicated easement.

2021-5





Zoning Classification R-2

PERMIT NUMBER 2021-6  
FEE \$10.00 CASH  CHECK# \_\_\_\_\_  
*pd 3/2*

**APPLICATION FOR A DEMOLITION 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 John McClellan Contractor Self

Address 1411 Indian Address \_\_\_\_\_

City, State, Zip St Paul, NE 68873 Phone Number \_\_\_\_\_

Phone Number 308-750-1208 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property part Lot 11 Aleshires Sub St Paul

Address of Demolition Site 1520 Paul Street

Structure to be demolished Old Gas station, 12' x 10' Utility Shed

Approximately when will demolition Start March 2021 Finish October 2021

Asbestos Inspection Conducted? Yes \_\_\_\_\_ No  **Attach inspection report.**

To Whom Should the Improvements be assessed? \_\_\_\_\_

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Date of visit Matt Helzer 3-24-21  
(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 demolition site in which this permit is granted at any time until completed.**

Signature of Applicant John McClellan Date 3/24/21

**Taxes must be paid in full prior to demolishing/removing any structure. Treasurer's certificate of approval to move or demolish the building MUST be attached.**

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator

Reasons for Denial: \_\_\_\_\_

2024-6



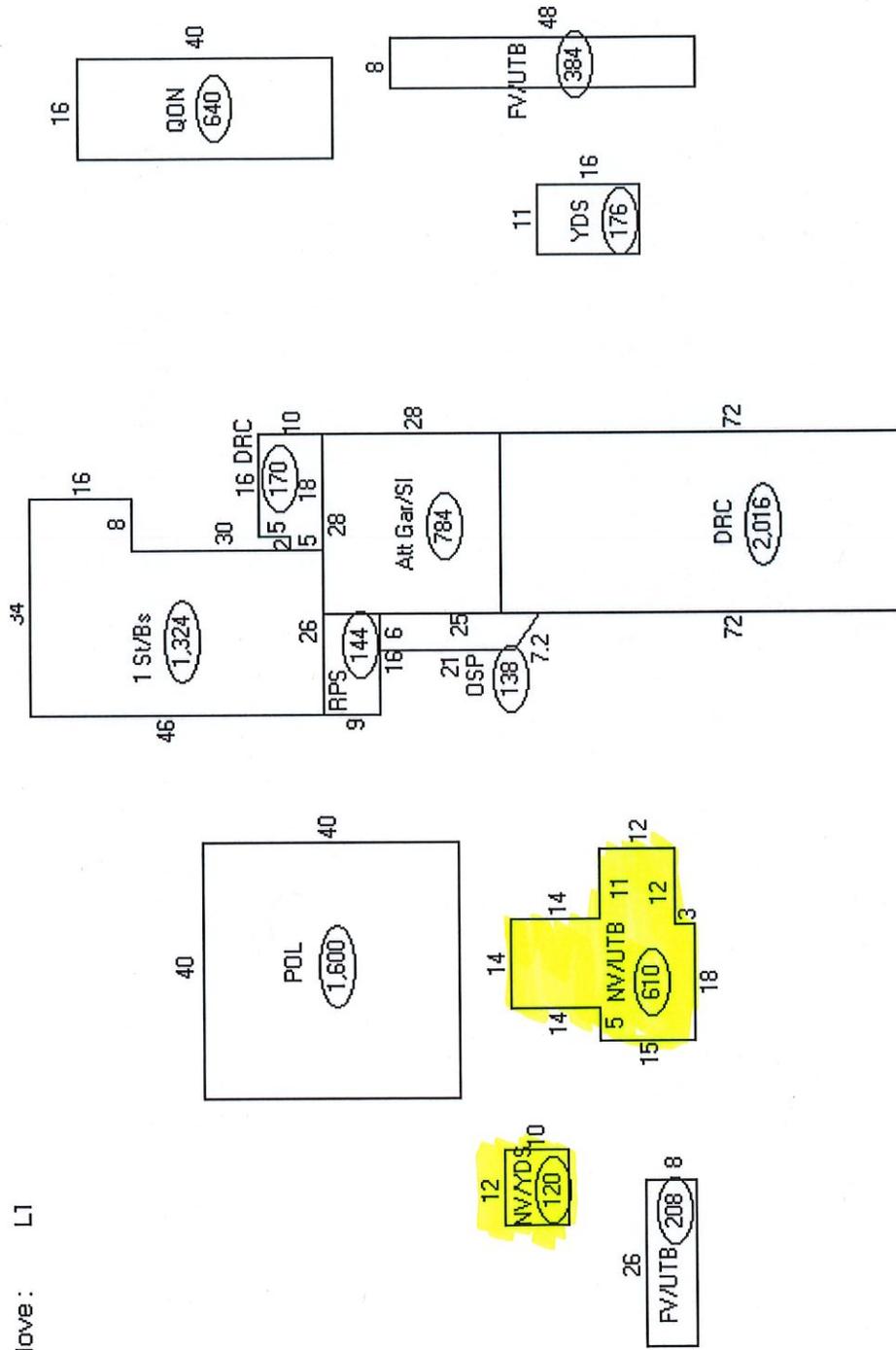
07.26.2016

2021-6



07.26.2016

rrrent Move : L1



Treasurer's Certificate

Prior to demolishing or removing any building or structure from property within the City limits, all taxes and liens must be paid on the property. The City of St. Paul requires the Howard County Treasurer to certify that all taxes on the property are paid, and that no liens exist on the property.

Type of Structure(s) to be Demolished / Moved see attached photos

Property Address: 1520 Paul Street

Legal Description of Property: Part of Lot 11, Aleshire's Subdivision

I hereby certify that no taxes are due on the above-described property.

Date: 3-24-21



Howard County Treasurer's Office

By: Jackie Synowski  
Jackie Synowski (Printed Name)

N-LINE



LAND SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 308-948-3601

Survey Record Repository  
RECEIVED

252

AUG 31 2018

Howard  
1384-406

Scale: 1" = 60'

OFFICIAL SURVEY RECORD

East Half of Lots 9, 10, 11, and 12, Block 27,  
Original Town of St. Paul, Howard County, Nebraska

Legend

- O = Corner Set 1/2" x 24" Rebar w/ Cap #610
- X = Calculated Point
- = Corner Found (See Description)
- (M) = Measured Distance
- (P) = Platted Distance

Legal Description:

East One Half of Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), and the vacated Ten (10) Feet of Fifth Street along the East side of said Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), according to Commissioners Record filed in Book 1, page 374 all in Block Twenty - Seven (27) in the Original Town of St. Paul, Howard County, Nebraska

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

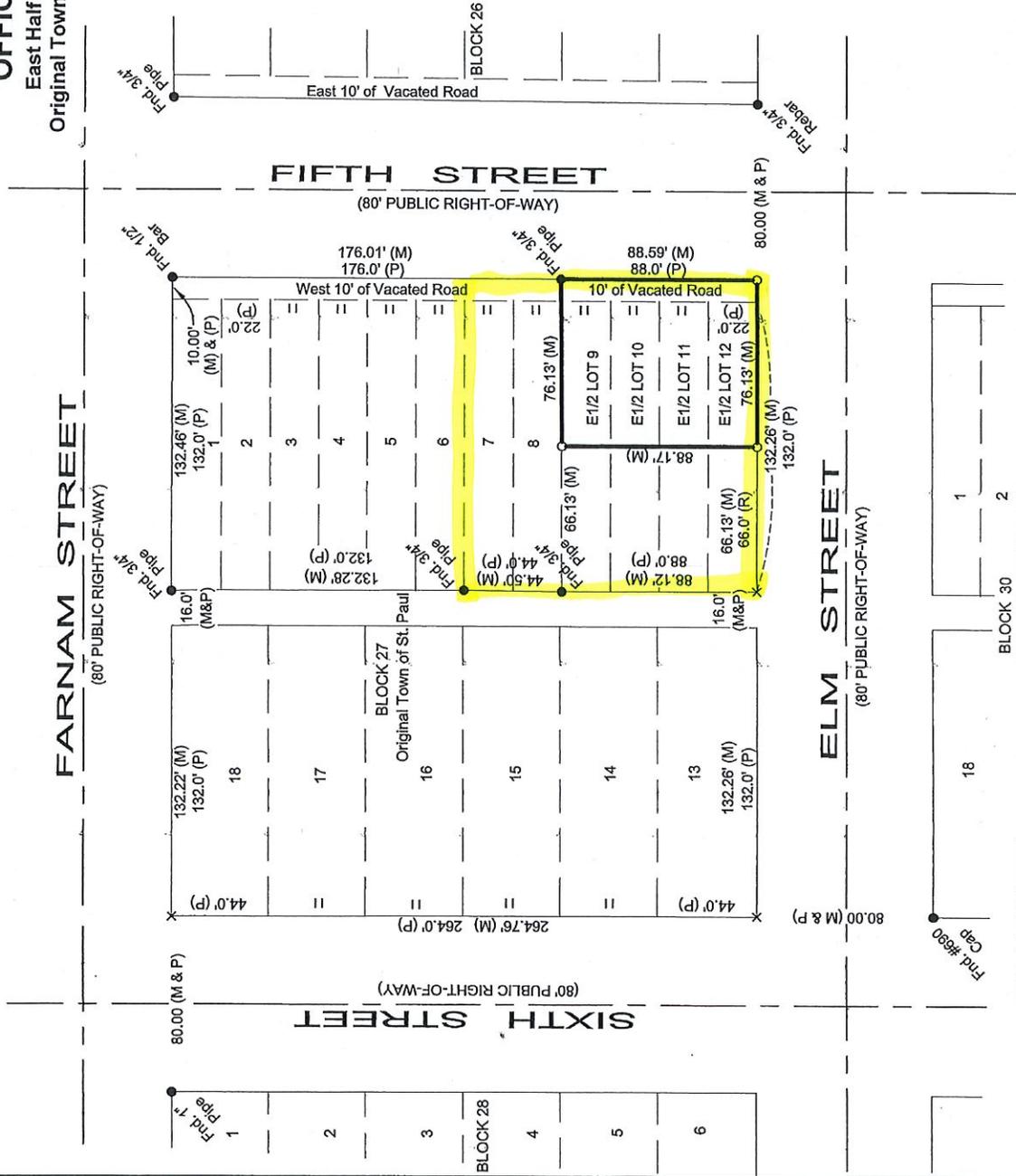


Jamie L. Blodgett  
License Number 610

Date: 7/10/2018  
Pages covered by this seal 1

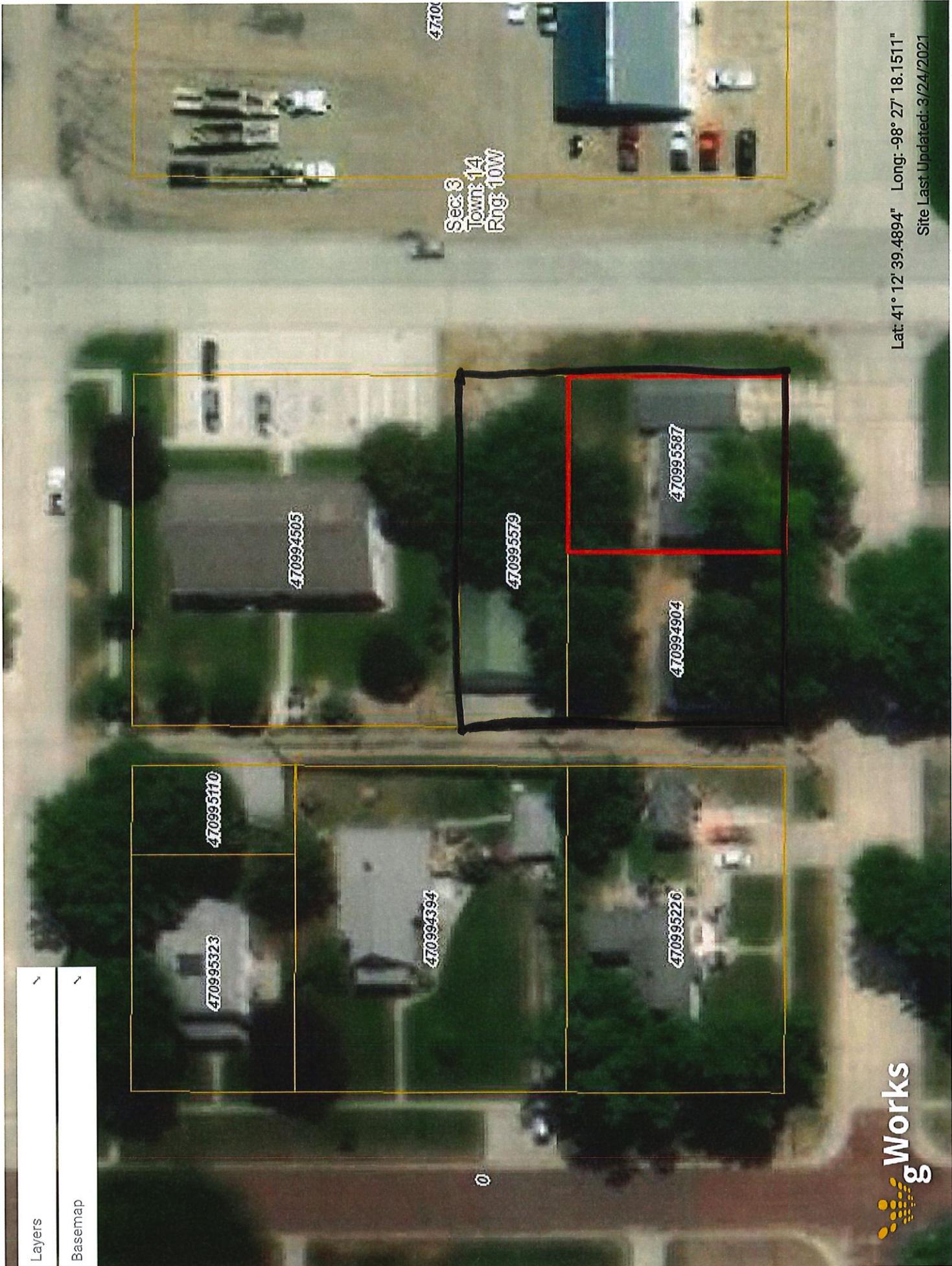
DATE OF SURVEY 6/25/2018

JOB NUMBER 18046



1	2
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BLOCK 30



- Layers
- Basemap



Lat: 41° 12' 39.4894" Long: -98° 27' 18.1511"  
Site Last Updated: 3/24/2021