

Planning and Zoning Commission

Monday, August 26, 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 26th day of August, 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 ___ 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 August 12, 2019 minutes.
4. Chairman Schmid presented the following zoning permits:
 - (a) 2019-52 Edward & Maura Allen - Install fence at 921 Custer Street
 - (b) 2019-53 Bill & Jan Peters - Garage addition at 1119 Elm Street
5. Discuss - Approve / Deny administrative subdivision for Rice's Subdivision
6. Discussion / Reports
7. Chairman Schmid announces the next Planning Commission meeting
8. Public Comments
9. Zoning Administrator Helzer Report
10. Adjournment

St. Paul Planning Commission
August 12, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 12th day of August, 2019 at 12:00 p.m. (noon) in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Planning Secretary Berthelsen called the meeting to order at 12:03 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: Connie Becker, Arvilla Jacobs, and Tony Walch. Absent: Chuck Schmid and Wilber Medbery. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the July 29, 2019 meeting minutes. Commission member Jacobs seconded the motion. Roll call vote of Commission members: Becker, Jacobs, and Walch voted aye, nays none. Motion carried 3/0.

The following zoning permits were presented:

- (a) 2019-45 Stephanie Holdsworth – Install replacement fence at 1217 Elm Street
- (b) 2019-46 Brian & Catey Sack – Install replacement fence at 1104 7th Street
- (c) 2019-47 Bill & Karen Northup – Install fence at 922 Indian Street
- (d) 2019-48 Levander's Body Shop – Construct building at 321 Elm Street
- (e) 2019-49 Glenn Jares – Construct gazebo & deck extension at 422 6th Street
- (f) 2019-50 Douglas & Pamela Ackles – Construction of handicap accessible ramp at 1705 Custer Street
- (g) 2019-51 Margaret Thompson – Demolition of barn at 1604 Paul Street

Commission member Jacobs moved to approve Zoning Permit applications 2019-45 and 2019-51. Commission member Becker seconded the motion. Roll call vote of Commission members: Becker, Jacobs, and Walch voted aye, nays none. Motion carried 3/0.

It was noted that the legal description for Rice's Subdivision had some errors that needed to be corrected. The agenda item will be moved to the August 26, 2019 Planning Commission meeting to allow time for the surveyor to provide corrected documents, and for the property owners to sign the documents.

The next St. Paul Planning Commission meeting will be held on Monday, August 26, 2019 at 7:00 p.m.

The meeting was adjourned the meeting at 12:15 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

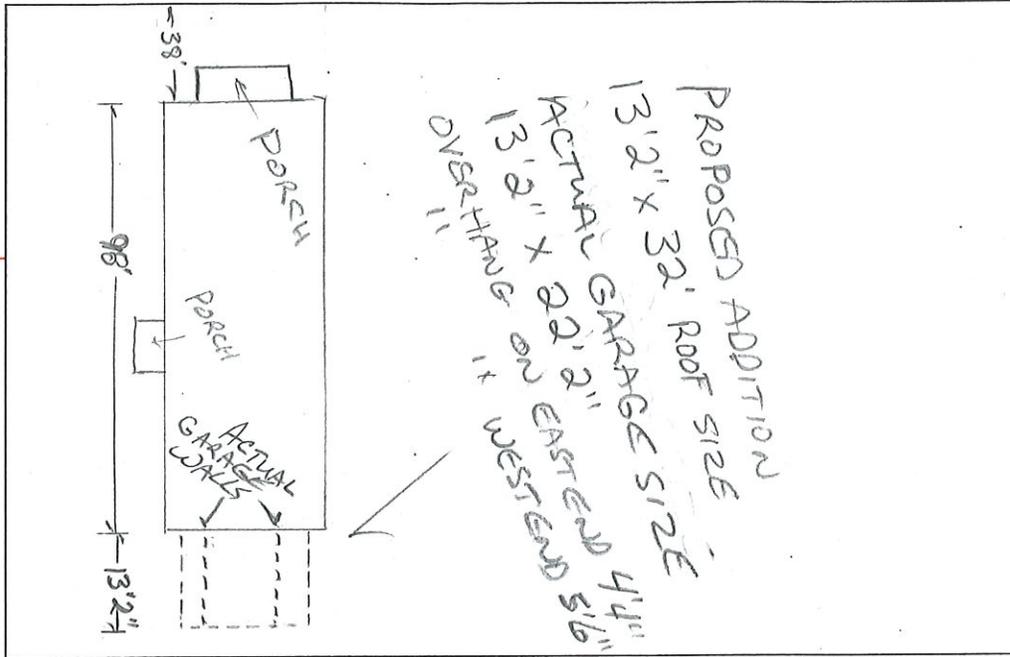
Laura Berthelsen
Planning Secretary

Site Plan Sketch:

North Street Name ELM

Street Name
SHERIDAN

W



Street Name

E

South Street Name _____

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 Bill Pitts Date 8-26-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

Zoning Classification R2 Value \$ 1500⁰⁰

PERMIT NUMBER 2019-52
FEE \$25.00 CASH CHECK# _____ CC _____

pd 8/13/19

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 required information is furnished.

Property Owner Edward & Maura Allen Contractor Self

Address 921 Custer Address _____

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

Phone Number 308-571-0200 Cell Phone _____

Complete Legal Description of the Property W70' of Lot 2, Block 6, Darnall's Add

Address of Fence Site 921 Custer Size & Kind 6' Viny' 115'

Replacement or New Fence: New Fence

Approximately when will the construction: Start August 2019 Finish Sept 2019

To Whom Should the Improvements be assessed? Ed & Maura Allen

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-15-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

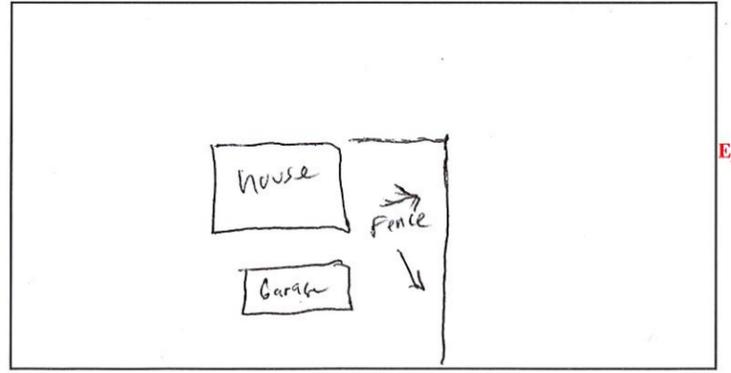
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 Edward Allen Date 8-13-19

N 30'
Drawing:

W 56'

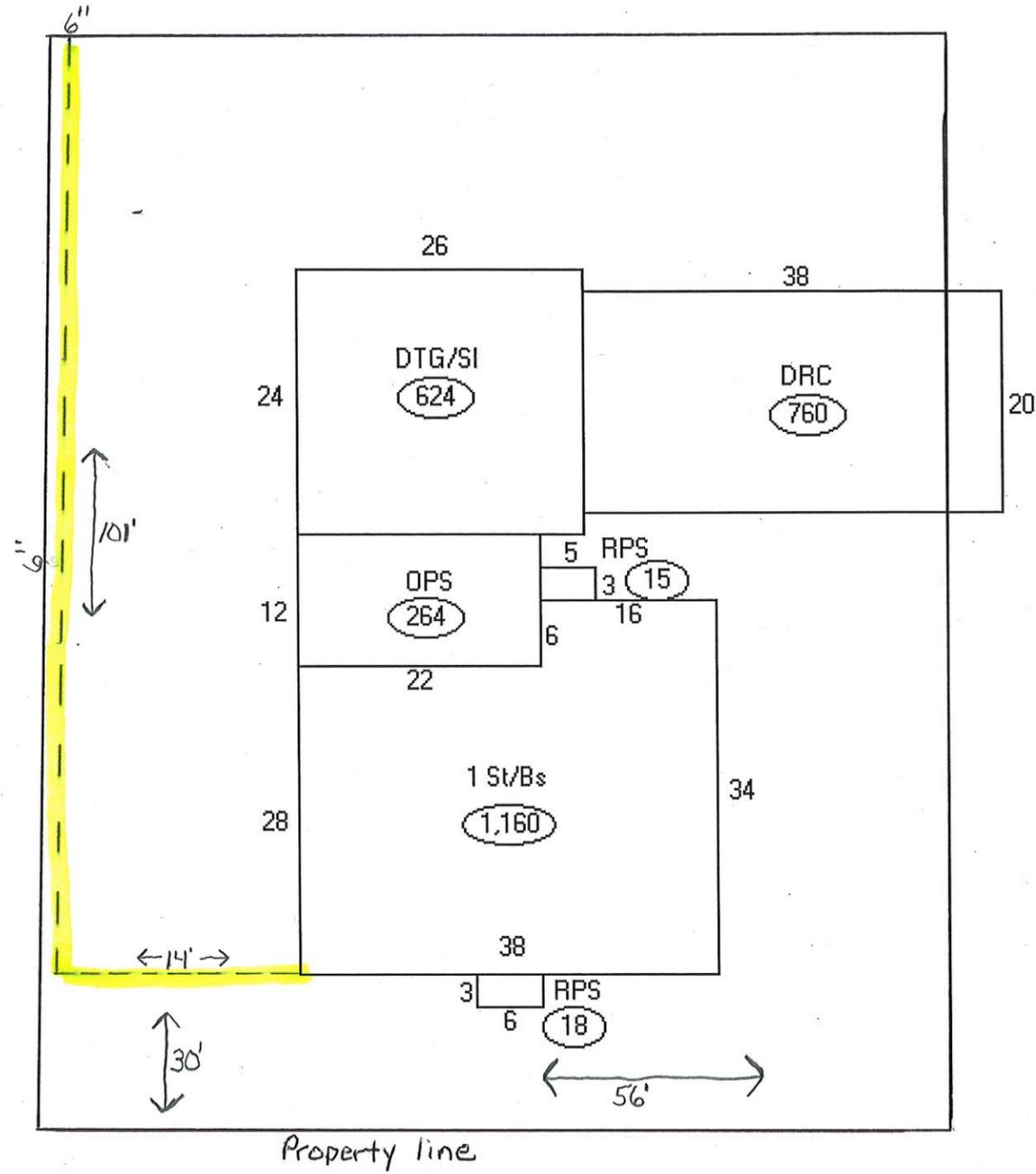


E 6''

For Office Use Only: Permit is Approved _____ Denied _____ S 6'' Date _____
Zoning Administrator

Reasons for Denial: _____

2019-52



Grant Street

Property line

Custer Street