

Planning Commission Meeting

Monday, June 28, 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 28th day of June, 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). Notice of the meeting was published in the Phonograph Herald, a legal newspaper in Howard County, Nebraska. 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 June 14, 2021 Planning Commission minutes.
4. Discuss - Approve / Deny Zoning Permit Application:
 - (a) 2021-22 Keith & Randi Brown - Install utility shed at 203 6th Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
June 14, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 14th day of June, 2021 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:06 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the 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: Chairman Jerry Woodgate, Tyler Solko, and Tony Walch. Commission members absent: Connie Becker and Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Walch moved to approve the May 24, 2021 meeting minutes. Commission member Solko seconded the motion. Commission members Solko, Walch, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2021-19 Bill Lothrop – Construct shed at 1423 9th Street
- (b) 2021-20 Todd Peters – Install commercial sign at 302 2nd Street
- (c) 2021-21 Donald Snyder – Install commercial sign at 904 2nd Street

Commission member Walch moved to approve Zoning Permit applications 2021-19 through 2021-21. Commission member Solko seconded the motion. Commission members Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting is set for Monday, June 28, 2021 at 12:00 p.m. (noon).

Chairman Woodgate adjourned the meeting at 12:13 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 1,500

PERMIT NUMBER 2021-22
FEE \$25.00 CASH CHECK# pd 6/15/21

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 Keith + Randi Brown Contractor Self

Address 203 6th Street Address _____

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

Phone Number 308-750-2644 or 308-750-0668 Cell Phone _____

Complete Legal Description of the Property Lots 3 + 4 Block 107 OT St. Paul

Address of Construction Site 203 6th Street
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure 12x24 Utility Shed Dimension of Structure 12x24

Distance from ^{South} Front property line 98' Rear ^{East} property line 96'

Distance from ^{North} Side property line 10' Second ^{West} Side property line 24'

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

Approximately when will construction Start June 2021 Finish July 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 6-18-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

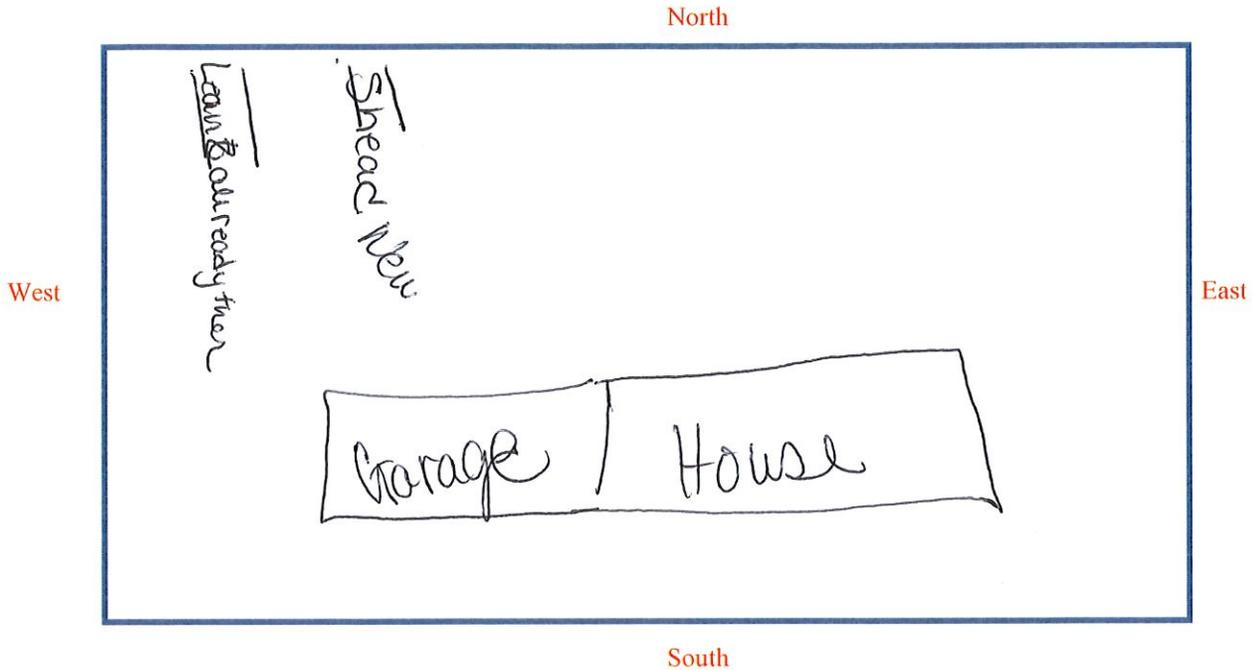
Does the proposed use meet all the required setback distances? YES NO

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 Baxter
 Street Name: West boundary _____ East boundary 6th 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 Randi Bon Date 10/15/21

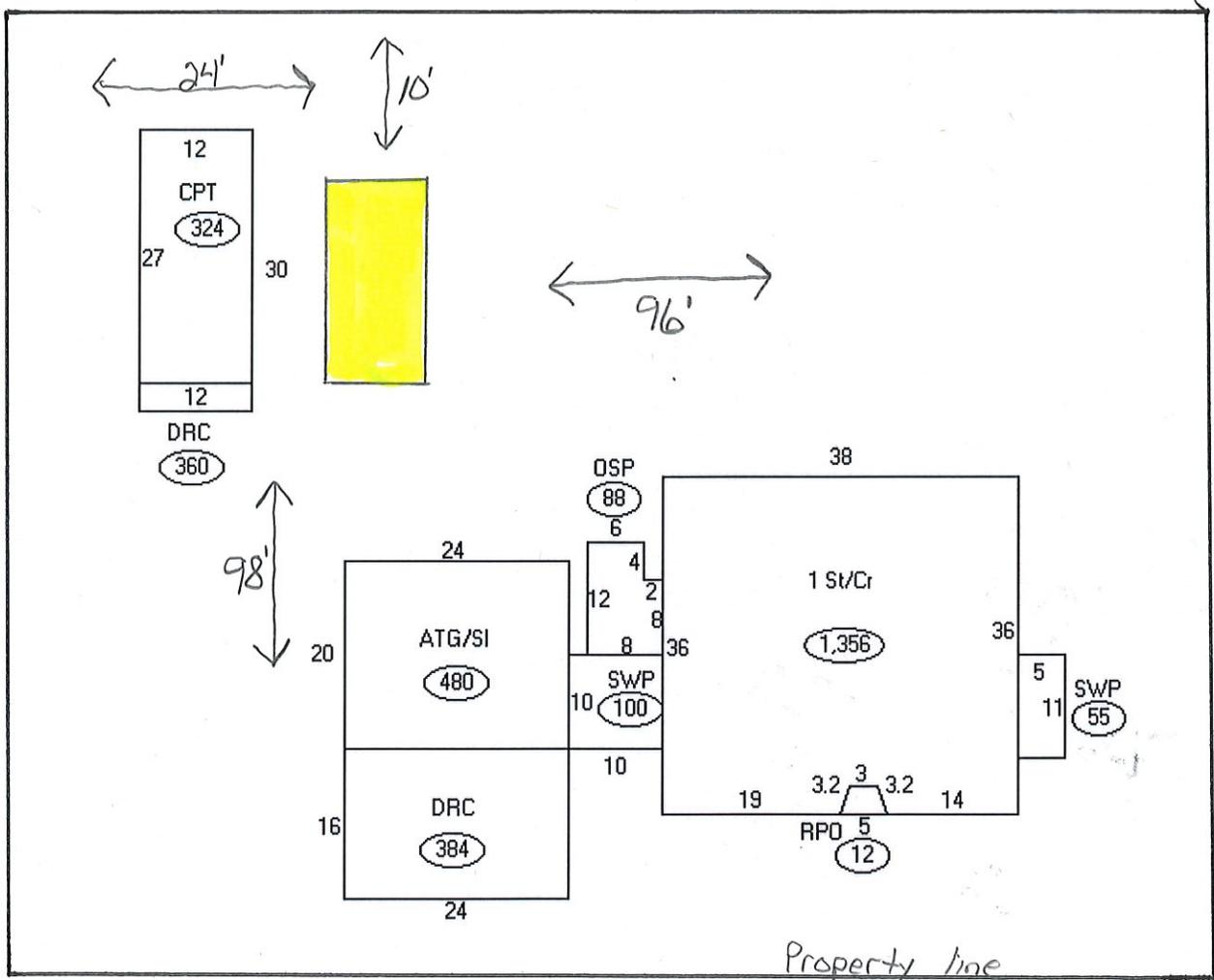
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____

2021-22

Alley



6th

Baxter