

Planning Commission Meeting

Monday, July 12, 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 12th 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). The notice of the meeting was posted in four (4) public places. 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 28, 2021 minutes.
4. Zoning Administrator Helzer presents the following Zoning Permit Application:
 - (a) 2021-23 Scott Seaman - install utility shed at 1532 Indian Street
5. Chairman Woodgate announces the next Planning Commission meeting.
6. Public Comments
7. Zoning Administrator Helzer Report
8. Adjournment

St. Paul Planning Commission
June 28, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th 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 12:01 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 published in the Phonograph-Herald, a legal newspaper in Howard County, Nebraska. 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, Connie Becker, Arvilla Jacobs, and Tyler Solko. Commission member absent: Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Solko moved to approve the June 14, 2021 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer presented the following zoning permit application:

- (a) 2021-22 Keith & Randi Brown – Install utility shed at 203 6th Street

Commission member Becker moved to approve Zoning Permit application 2021-22. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0.

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

Chairman Woodgate adjourned the meeting at 12:08 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 600.00

PERMIT NUMBER 2021-23
FEE \$25.00 CASH CHECK# 1087
pd 6/28/21

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 Scott Seaman Contractor Matt McCarty

Address 1532 Indian St Address _____

City, State, Zip St. Paul, NE 68873 Phone Number 308 750 2563

Phone Number 402 440 0705 Cell Phone _____

Complete Legal Description of the Property Lot 6, Dalton Meadows Subdivision

Address of Construction Site 1532 Indian St
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Cement slab for a shed (10x10) (7x8) Dimension of Structure 10 X 10

Distance from East Front property line 150' West Rear property line 34'

Distance from North Side property line 33' South Second Side property line 97'

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

Approximately when will construction Start ~~7/15/21~~ 7/21 Finish ~~7/15/21~~ 8/21

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 6-30-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

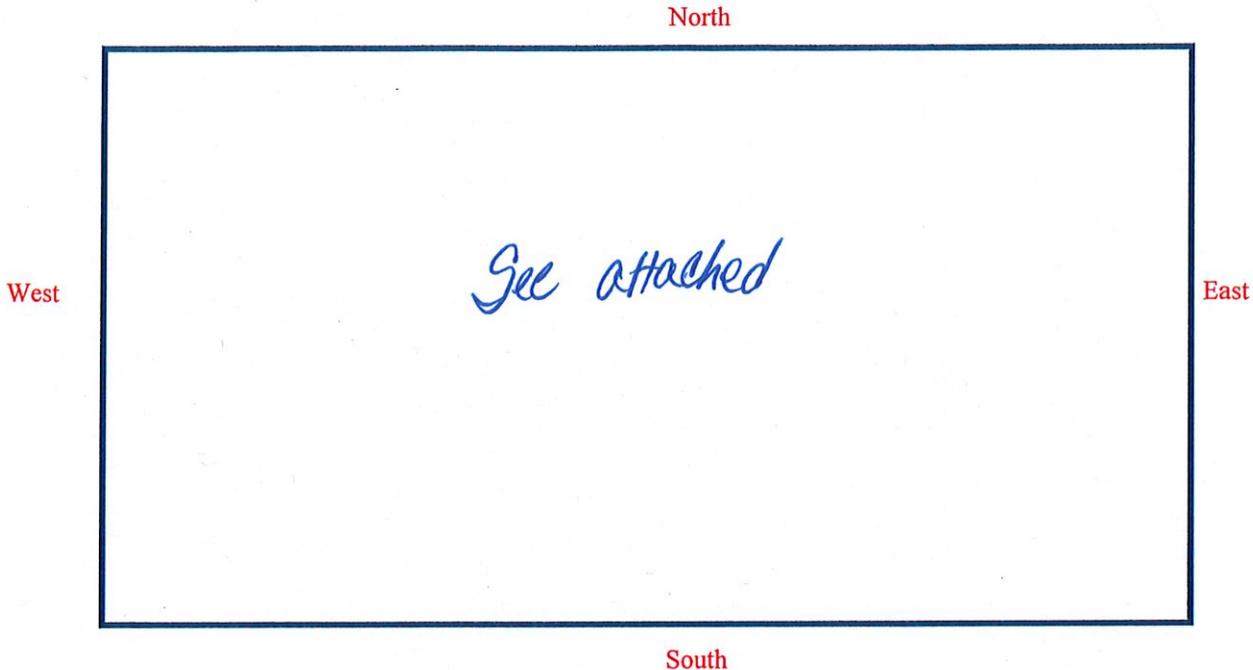
Does the proposed use meet all the required setback distances? ✓ YES _____ NO

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 Howard
 Street Name: West boundary _____ East boundary Indian

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 6/28/2021

For Office Use Only:

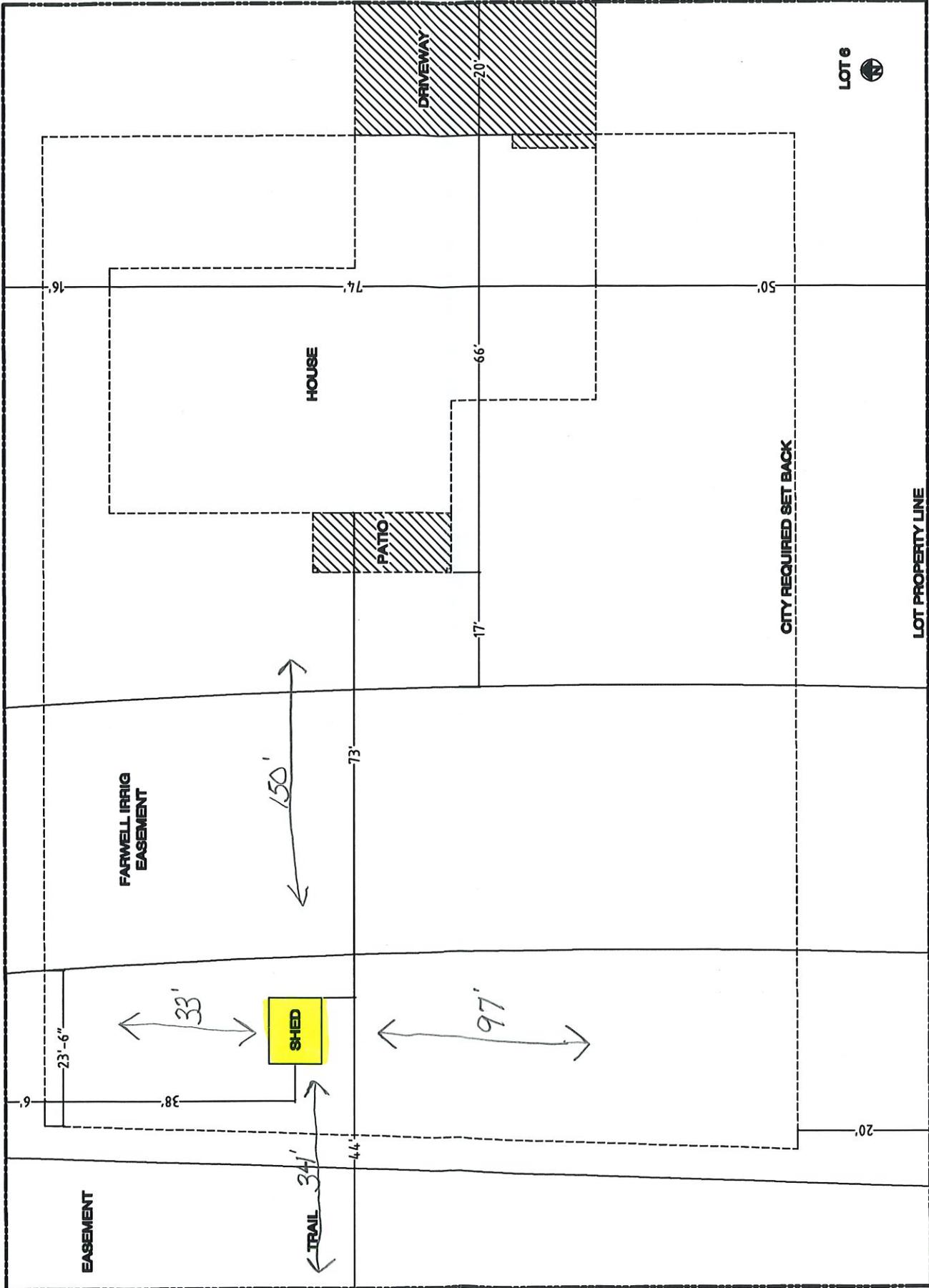
Permit is Approved _____ Denied _____ Date _____

 Zoning Administrator

Reasons for Denial: _____

2021-23

INDIAN ST



HOWARD AVE