

Planning Commission Meeting

Monday, October 4, 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 4th day of October, 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 agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the August 30, 2021 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2021-39 Steve Shannon - carport and shed at 1115 Elm Street
 - (b) 2021-40 David Rudolf - storage shed at 915 Sheridan Street
 - (c) 2021-41 Mark Starkey - single family attached dwelling (duplex) at 103 8th Street / 104 9th Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
August 30, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 30th day of August, 2021 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:27 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, Arvilla Jacobs, and Tony Walch. Commission member absent: Connie Becker and Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the July 26, 2021 meeting minutes. Commission member Walch seconded the motion. Commission members Jacobs, Walch, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2021-29 Jason Brummond – deck addition at 719 Sheridan Street
- (b) 2021-30 Judy Kaminski – fence at 909 Farnum Street
- (c) 2021-31 Stephanie Stamp – fence at 405 Grant Street
- (d) 2021-32 Donald & Sally McClain – fence at 613 6th Street
- (e) 2021-33 Jason & Angela Dibbert – fence at 1315 Wallace Street
- (f) 2021-34 Ronda Sternberg – fence at 1021 Sheridan Street
- (g) 2021-35 Robert Radke – children's play structure at 111 Sheridan Street
- (h) 2021-36 Roy & Barbara Barta – fence at 1425 Indian Street
- (i) 2021-37 Alexander & Charles Borzych – deck at 1321 Wallace Street
- (j) 2021-38 Kathy & Denny Hahn – house at 922 Paul Street

Commission member Walch moved to approve Zoning Permit applications 2021-29 through 2021-38. Commission member Jacobs seconded the motion. Commission members Jacobs, Walch, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting is set for Monday, September 27, 2021 at 12:00 p.m. (noon).

Chairman Woodgate adjourned the meeting at 12:33 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 6,200

PERMIT NUMBER 2021-39

FEE \$25.00

CASH CHECK#

pd by
cc
9/10/21

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 Steve Shannon Contractor Owner

Address 1115 Elm St, Address 11

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

Phone Number 308-750-5086 Cell Phone 11

Complete Legal Description of the Property W 32' of Lot 6 and E 40' of Lot 7, Block 14 Military Add St. Paul

Address of Construction Site 1115 Elm St,
(If none, one must be registered with the City of St. Paul) In the Flood Plain? No

Proposed Structure Carport ^w 12' x ^l 18' Shed ^w 10 x ^l 16 Dimension of Structure Fence 100'

Distance from ^{North} Front property line 108', 132' Rear property line ^{South} 38', 16'

Distance from ^{East} Side property line 16', 15' Second Side property line ^{West} 44', 47'

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

Approximately when will construction Start Oct 15 2021 Finish March 2022

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-14-21
(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

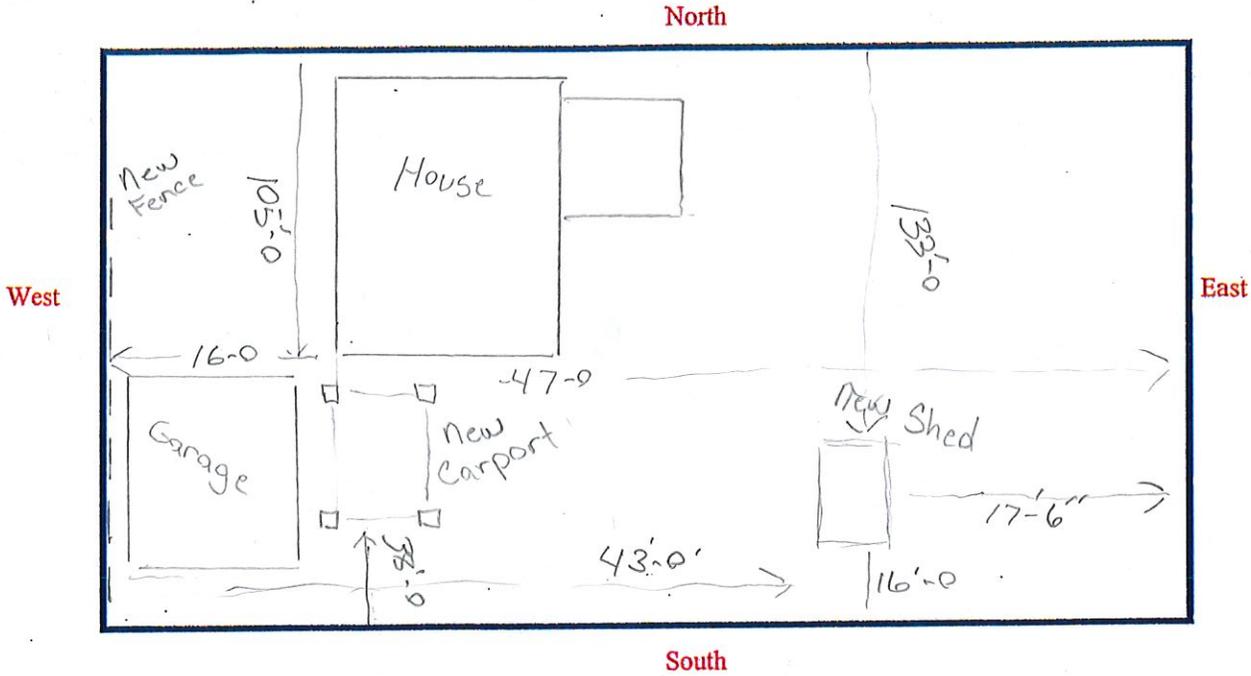
Is a conditional use required for the proposed use? YES NO

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 _____

*As adjoining neighbor, I consent to the fence being located on the property line.
Jules Rasmussen, 1117 Elm

Site Plan Sketch:



Street Name: North boundary Elm South boundary Davis
 Street Name: West boundary Sheridan East boundary Grant

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.

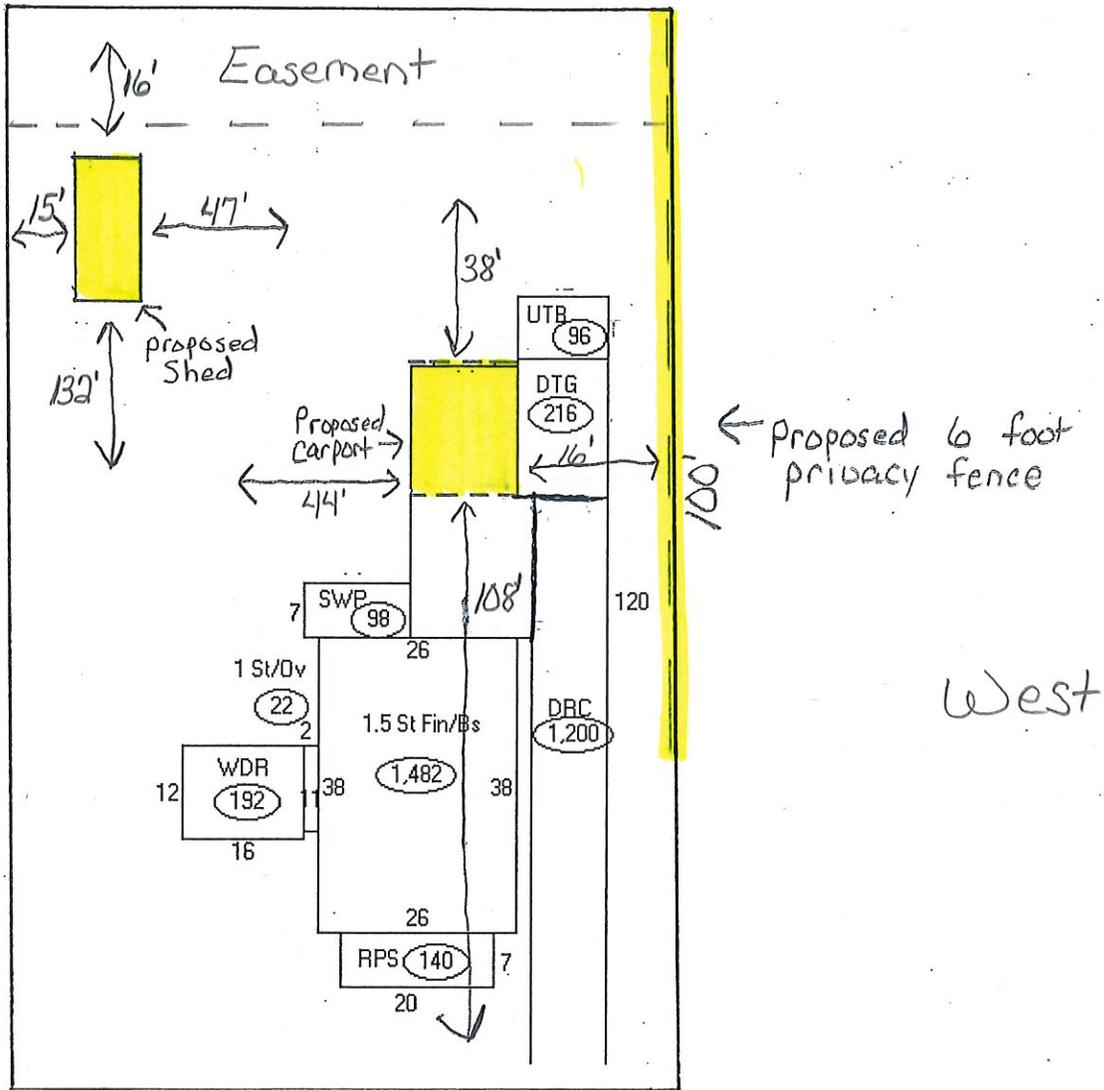
Signature of Applicant Steve Shannon Date 9-10-21

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____

South



West

Elm Street



Zoning Classification R-2

Value \$ 1000.00

PERMIT NUMBER 2021-40

FEE \$25.00

CASH

CHECK# 2551

pd 9/20/21

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 David Rudolf Contractor N/A

Address 915 SHERIDAN ST. Address _____

City, State, Zip St Paul NE Phone Number _____

Phone Number 308-379-9221 Cell Phone _____

Complete Legal Description of the Property 342' of Lots 1, 2, 3; 542' of E 1/2 Lot 4; N 30' of E 33' of Lot 10; N 30' of Lots 11 + 12, Blk 16, Bartle's Addition

Address of Construction Site 915 Sheridan
(If none, one must be registered with the City of St. Paul)

In the Flood Plain? NO

Proposed Structure 6x8 BARN GAMBEL STORAGE SHED Dimension of Structure 6x8x8

Distance from Front property line Backyard 86' Rear property line 40 ft.

Distance from Side property line 30 ft Second Side property line 26 ft

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

Approximately when will construction Start October 2021 Finish October 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-21-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

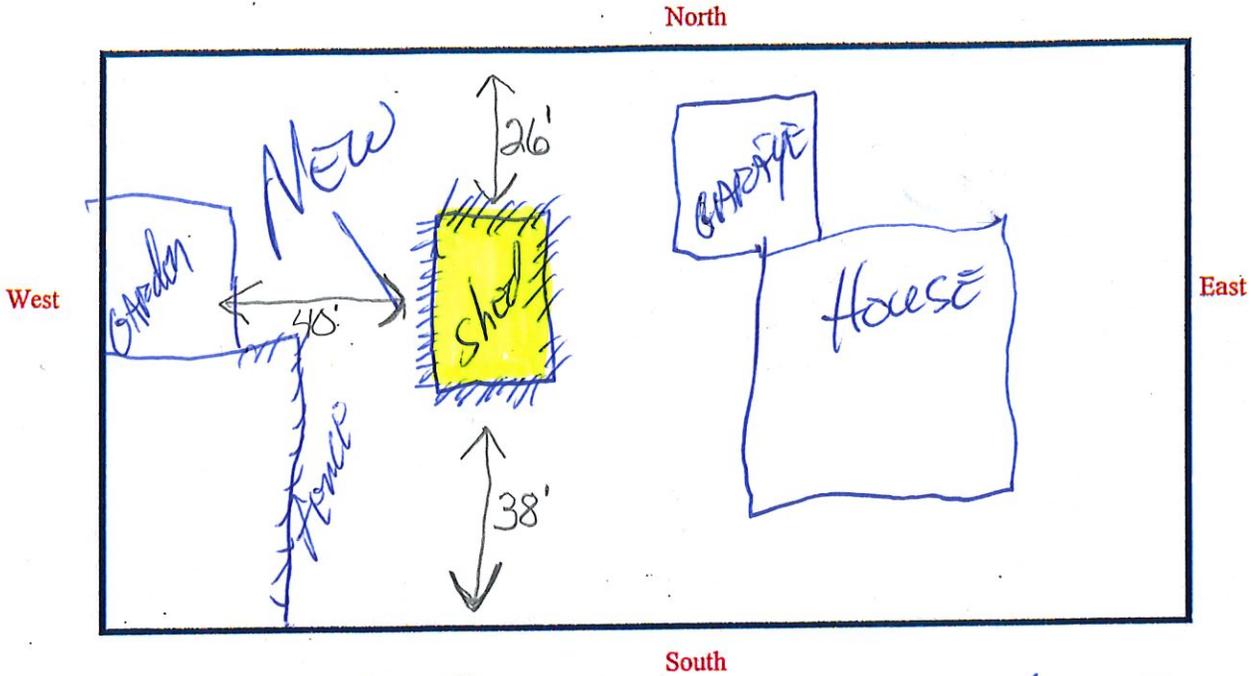
Does the proposed use meet all the required setback distances? ✓ YES _____ NO

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 JAY STREET South boundary INDIAN STREET
 Street Name: West boundary _____ East boundary SHERIDAN STREET

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 9/20/21

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

Reasons for Denial: _____

North. unit C & D. 3 Bed.

single Family Attached Dwelling

Zoning Classification B-2 Value \$ 300,000.00
Please call 811 before completing form

PERMIT NUMBER 2021-41
FEE \$ 25.00 CASH CHECK# 5163
pd 9/20/21

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 requirement information is furnished.

Property Owner Mark Stucky Contractor same

Address 21 Jansen Circle Address

City, State, Zip St Paul 68873 Phone Number

Phone Number 756-7968 Cell Phone

Complete Legal Description of the Property Lot 4 Block 120 OT St. Paul

Address of Construction Site 103 8th and 104 9th St. Paul
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Single Family Attached Dwelling Dimension of Structure See attached drawings

Distance from Front property line 23'

Rear Property Line 23' Side Property Line 6' Second Side Line 6' Between other buildings (Min 10') 12'

Is there a utility easement on either the back or side property? NO If so attach a copy of neighbor approval.

Approximately when will construction Start Oct 15-21 Finish Oct 22

To Whom Should the Improvements be assessed? Mark Stucky

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-20-21
(Matt Helzer's signature)

Recommendations needed before approval:

(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 and the Name of the Lot Split or Subdivision,

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?

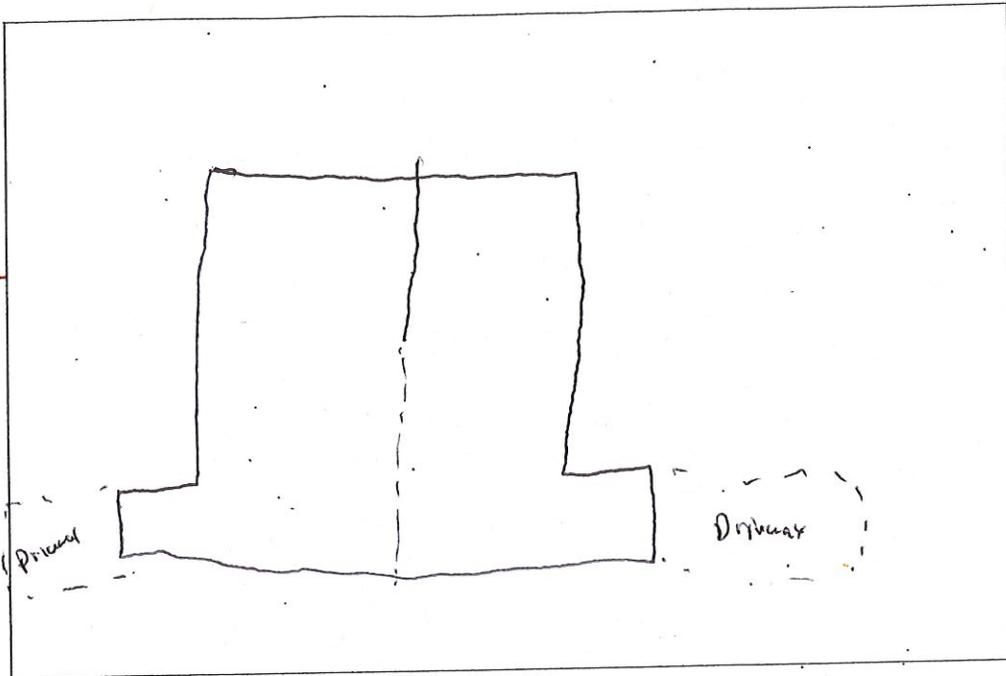
Site Plan Sketch:

North Street Name 6'

Street Name

9th
23'

W



Street Name

8th
23'

E

South Street Name ~~6'~~ 6'

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.

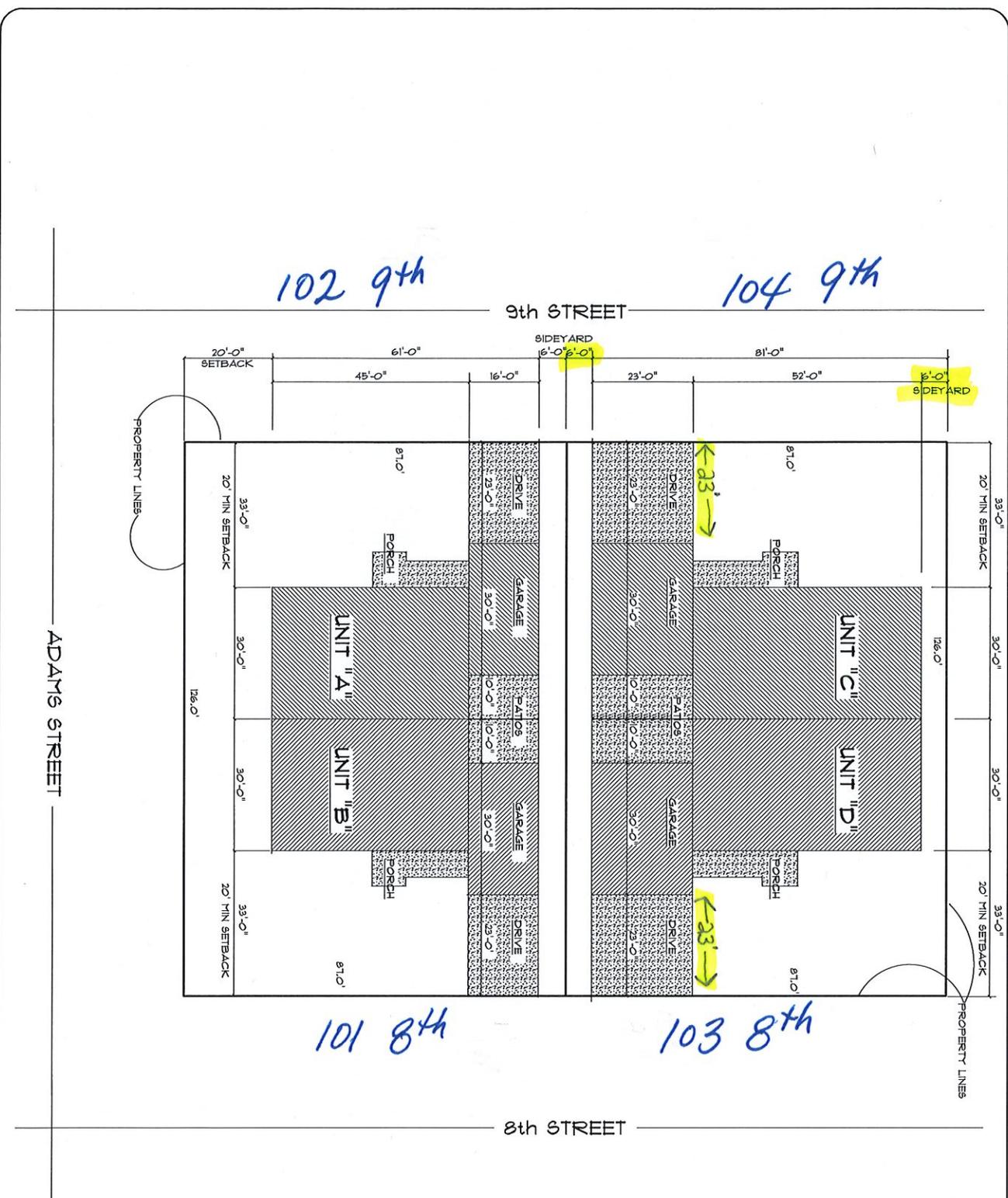
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Mark Eys Date Sept 20/21

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:



LEGAL DESCRIPTION:
 LOTS 4, 4 & 5 BLOCK 103 OF
 5TH PALE, HIGHLAND COUNTY, NEBRASKA
 PARCEL #17000394

1" = 10.0'
SITE PLAN
 NORTH