

Planning Commission Meeting

Monday, October 11, 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 11th 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). 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 October 4, 2021 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2021-41 Mark Starkey - single family attached dwelling (duplex) at 101 8th Street / 103 8th Street
 - (b) 2021-42 Greg & Traci Wroblewski - shed and fence at 323 Kelly Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
October 4, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 4th day of October, 2021 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:05 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, Connie Becker, and Arvilla Jacobs. Commission members absent: Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the August 30, 2021 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2021-39 Steve Shannon – carport, shed and fence at 1115 Elm Street
- (b) 2021-40 David Rudolf – storage shed at 915 Sheridan Street
- (c) 2021-41 Mark Starkey – single family attached dwelling at 103 8th St./ 104 9th Street

Zoning Permit application 2021-41 was withdrawn prior to the meeting by the applicant. Commission member Becker moved to approve Zoning Permit applications 2021-39 and 2021-40. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting is set for Monday, October 11, 2021 at 12:00 p.m. (noon).

Chairman Woodgate adjourned the meeting at 12:14 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 300,000

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 required information is furnished.

Property Owner Mark Starkey Contractor Same

Address 121 Jansen Circle Address _____

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

Phone Number 308-750-7968 Cell Phone _____

Complete Legal Description of the Property Lot 4 and 5 Block 120 OT St. Paul

Address of Construction Site 101 8th and 103 8th St. Paul
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure 6' privacy fence
Single Family Attached Dwelling Dimension of Structure See attached drawings

Distance from Front property line East 30' Rear property line West 43'

Distance from Side property line North 16' Second Side property line South 37'

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

Approximately when will construction Start Oct 2021 Finish Oct 2022

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 10-5-21
(Matt Helzer's signature)

Recommendations needed before approval: Privacy fence will be 20' east of west property line

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

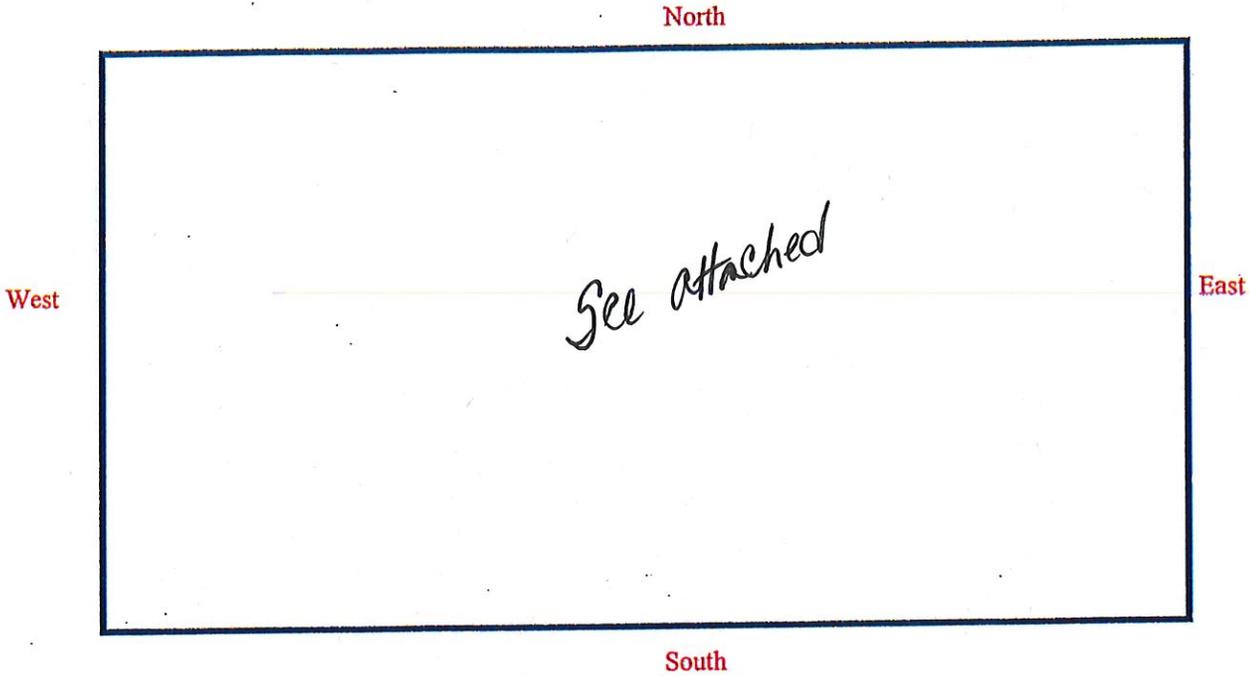
Is a conditional use required for the proposed use? _____ YES ✓ NO

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.

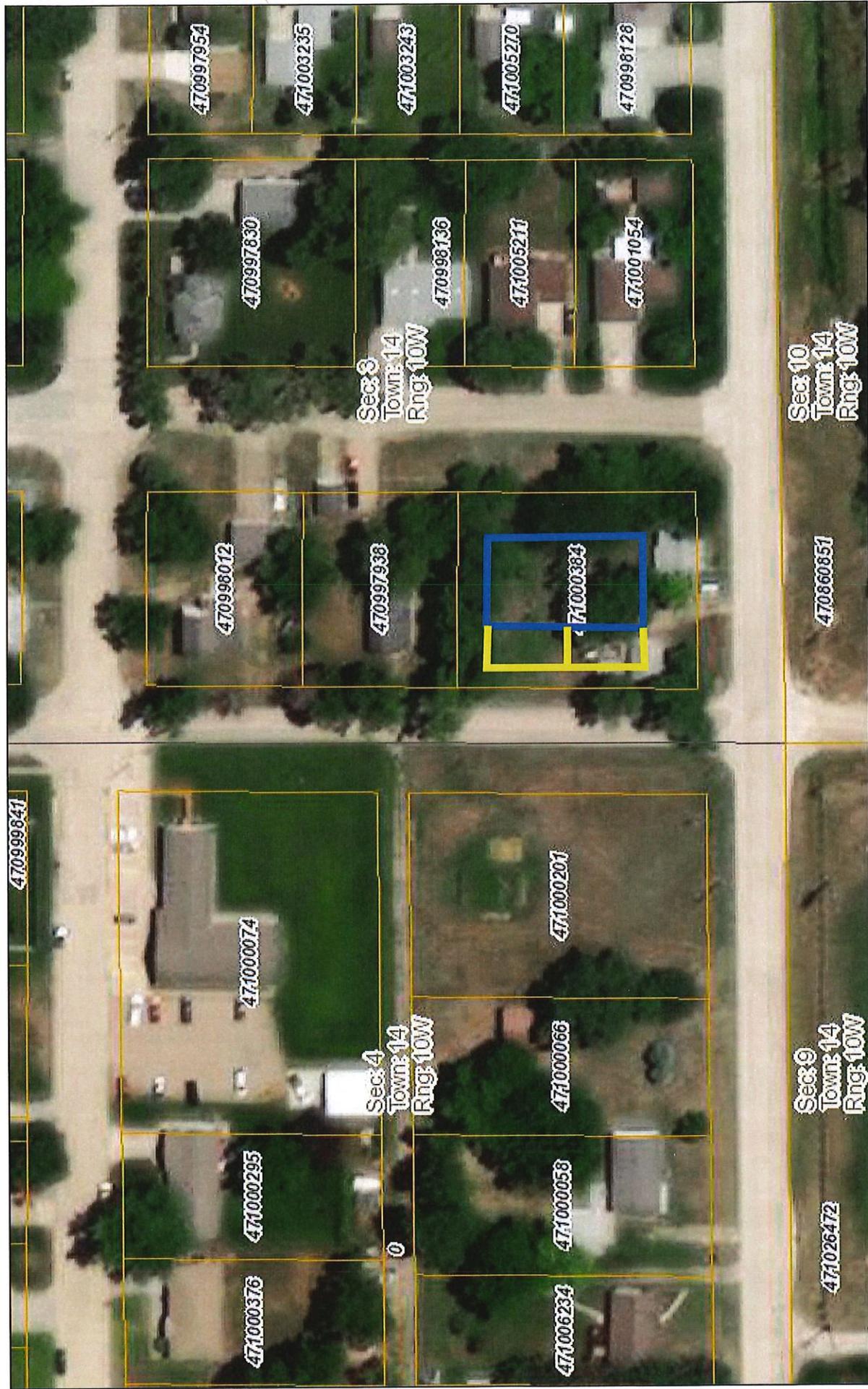
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Meh Sz Date 10/5/21

For Office Use Only:

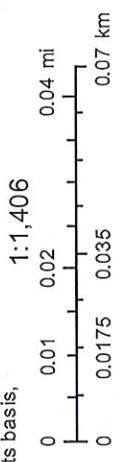
Permit is Approved _____ Denied _____ Date _____
 _____ Zoning Administrator

Reasons for Denial: _____



October 5, 2021 08:45 AM
 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.

- Parcels
- Sections



Yellow - 6' Privacy fence
Blue - Single Family Attached Dwelling

2021-41

BAXTER STREET

OFFICIAL SURVEY RECORD

Lot 4 and Lot 5, Block 120, Original Town of St. Paul,
Howard County, Nebraska

N-LINE



LAND SURVEYING
P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

Nebraska
Survey Record Repository
RECEIVED
\$ 5.00
FEB 03 2021
HOWARD
1505-2104

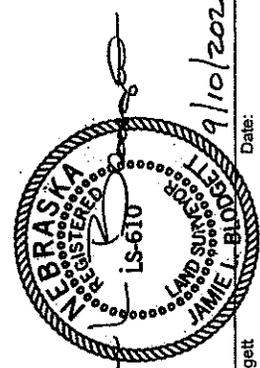
SURVEYOR'S NOTES:

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

Legal Description:

Lot Four (4) and Lot Five (5), Block One Hundred-Twenty (120), Original Town of St. Paul, Howard County, Nebraska.

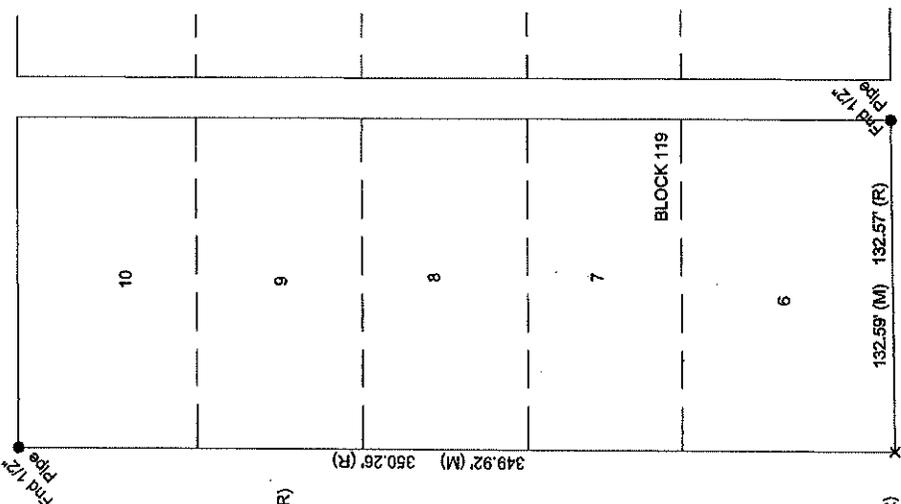
I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Date: 9/10/2020

Jamie L. Bloodgett
License Number 610
Pages covered by this seal 1

DATE OF SURVEY 9/10/2020
JOB NUMBER 20119



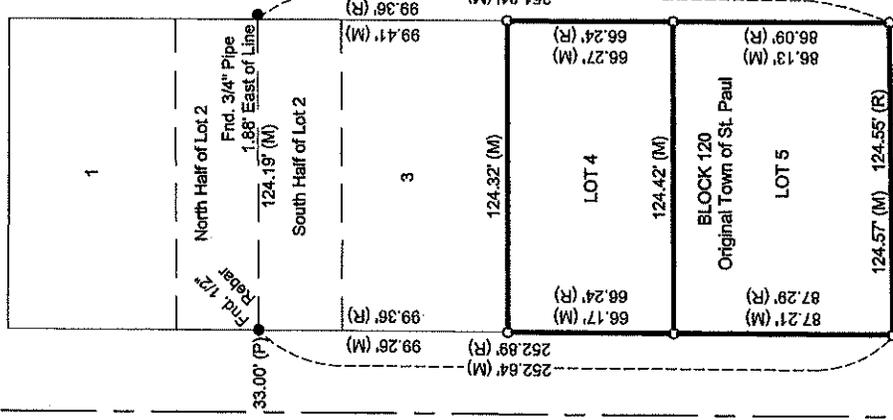
Legend

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

BAXTER STREET

8th STREET

ADAMS STREET



SOUTHWEST CORNER SECTION 3 (T. 14 N. R. 10 W.)
Found Engine Valve
ENE 62.09' Nail in Lone Post
NW 38.70' Near Side of Light Pole
SW 49.68' Nail in Corner Fence Post
SE 57.09' Nail in Power Pole

SOUTH QUARTER CORNER SECTION 3 (T. 14 N. R. 10 W.)
Found "X" in Cont. RR Crossing
SW 51.49' Nail in Cable Warning Post
NE 32.75' MAG Nail in Power Pole
SE 48.26' Nail in Power Pole
S 0.63' Steel Plug (Erroneous Corner)

House Plans, PRO



1320 SF

MENU

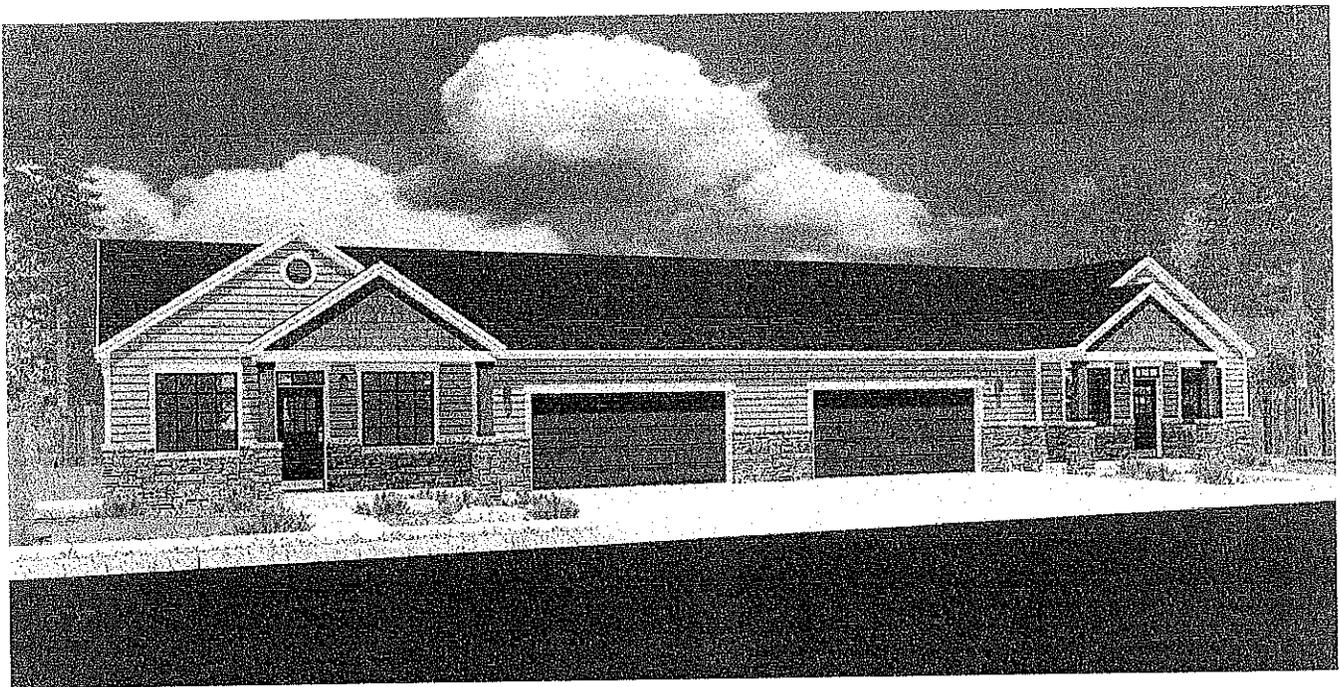
2021-41

Search

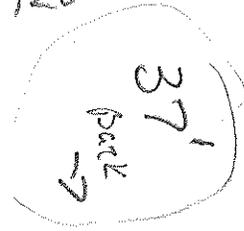
GO

- [Duplex Plans \(/plans/type/3\)](#)
- [3 & 4 Plex \(/plans/type/12\)](#)
- [5+ Units \(/plans/type/13\)](#)
- [House Plans \(/plans/type/1\)](#)
- [Garage Plans \(/plans/type/5\)](#)
- [About Us \(/company\)](#)
- [Sample Plan \(/plans/plan/bid\)](#)

One level ranch duplex design 3 car garage D-649



Adams Ln 126'
20' min.



AT&T

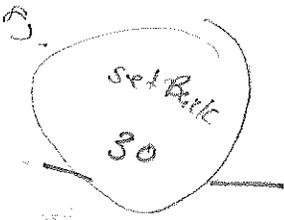
47'

65'

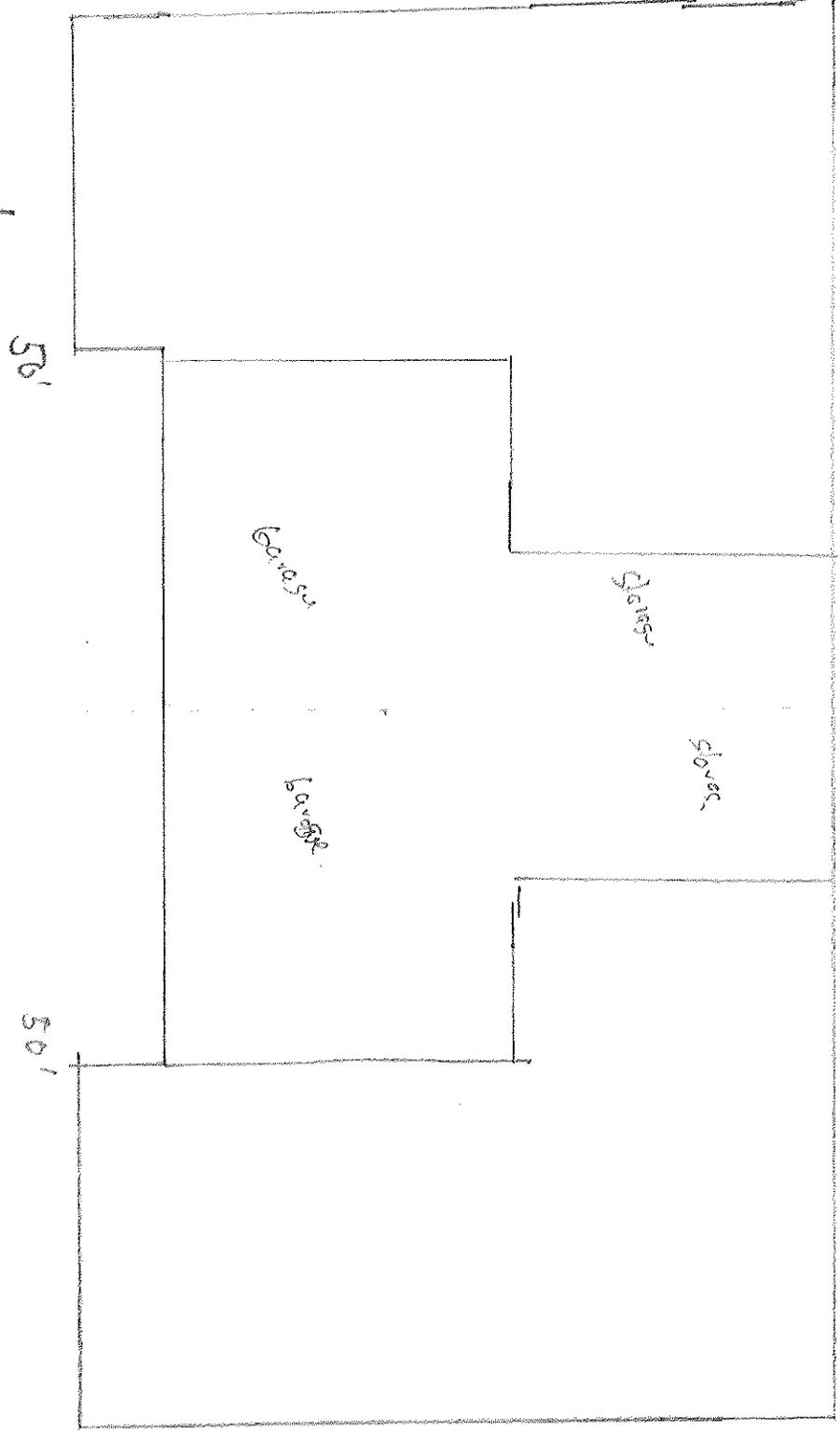
66'

2021-41

84'
54'



57'



50'

50'

50'

50'

50'

50'

Lot line



Total 100'

E

20' min

66'

80' setback



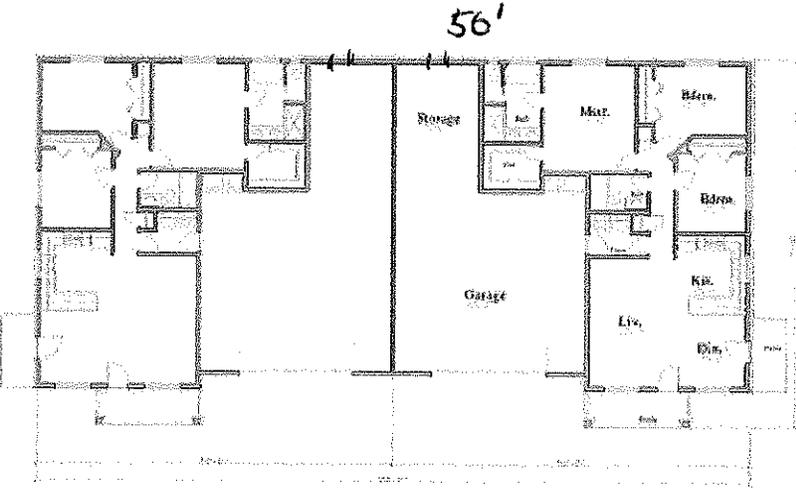
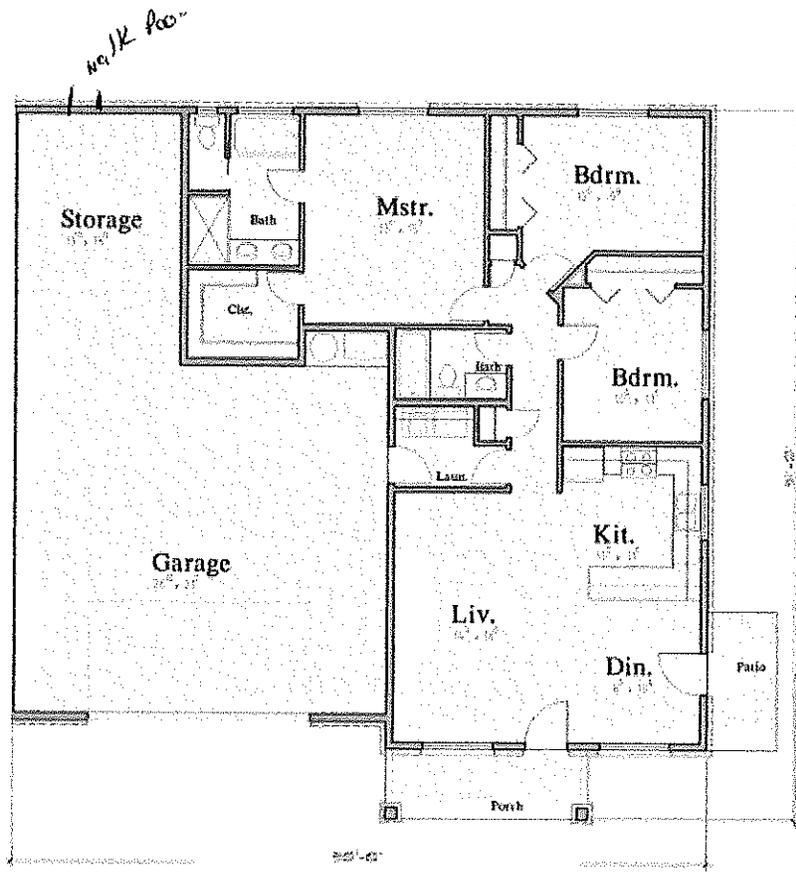
57'

126'

20' min

2021-41

Main Floor Plan



Plan D-649

[Printable Flyer](#) (/assets/plans/752/one_level_ranch_duplex_design_3_car_garage_page_d-649.pdf)

- Total sq. ft.: 1,320
- Bedrooms: 3
- Bathrooms: 2
- Garage Stalls: 3
- Width: 100' 0"
- Depth: 51' 0"
- Ridge Height: 19' 8"
- Foundations Available: Slab

Zoning Classification R-1

Value \$ 6,094⁰⁰

PERMIT NUMBER 2021-42
FEE \$25.00 CASH CHECK# Paid 9-3-21

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 Ereg & Traci Wroblewski Contractor American Fence / Homeowner (shed)
Address 323 Kelly Street, St. Paul, NE Address 1605 Shady Bend Rd, Grand Island, NE
City, State, Zip St. Paul, NE, 68873 Phone Number 308-395-0793
Phone Number 406-208-7468 Cell Phone 308-379-0606
Complete Legal Description of the Property Lot 3 of S 1/2 lot 2, Block 3 Kelly's Add. St. Paul
Address of Construction Site 323 Kelly Street, St. Paul, NE 68873
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure 4' chain link fence, shed Dimension of Structure 8'x14' shed
Distance from Front property line 97' Rear property line 6'
Distance from Side property line 6' Second Side property line 84'
Is there a utility easement on either the back or side property? Back
Approximately when will construction Start Oct. 2021 Finish Nov 2021

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 10-5-21
(Matt Helzer's signature)

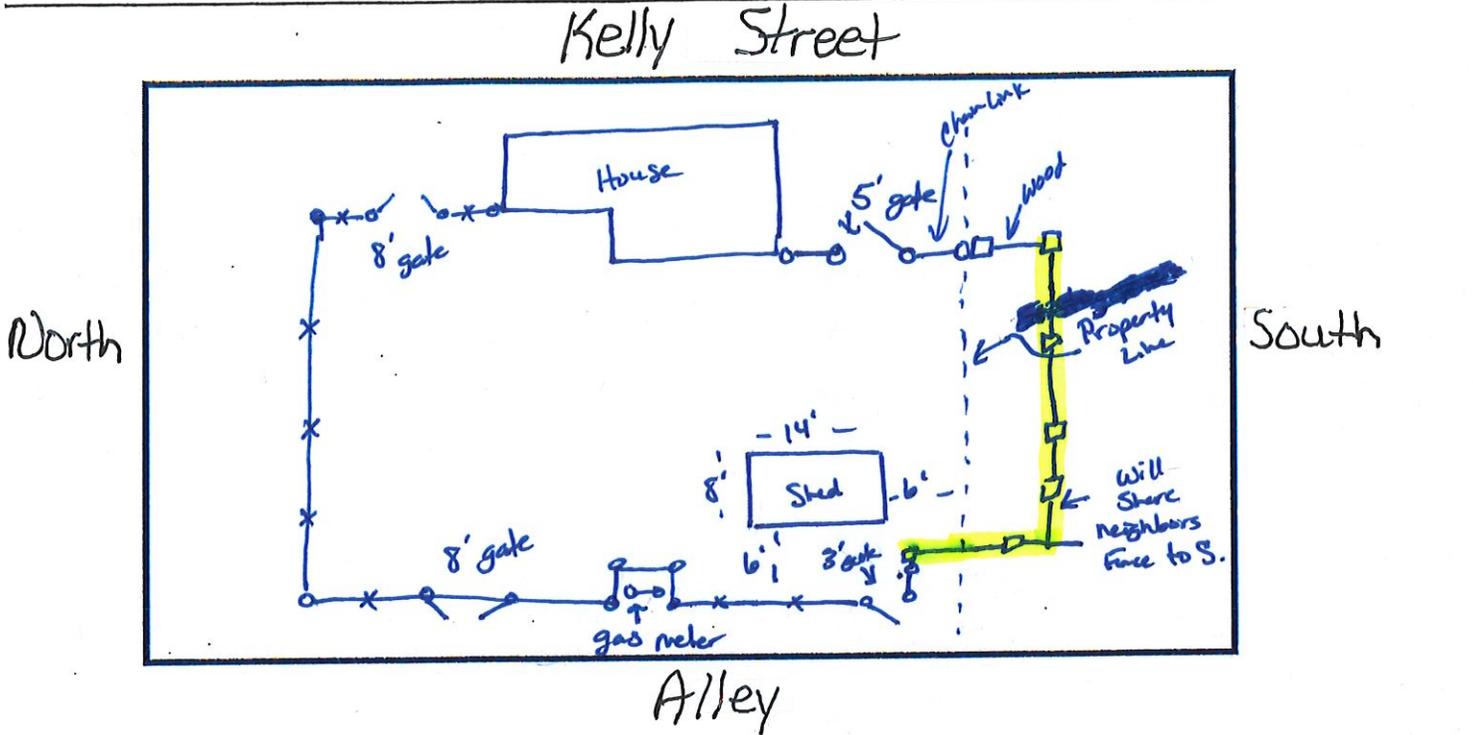
Note:
~~Recommendations needed before approval:~~ Existing wooden fence on south side is owned by 317 Kelly St. owners.

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 Kelly

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] Abbie Kelley Rott Date 09/09/2021

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

Reasons for Denial: _____