

Planning Commission Meeting

Monday, October 25, 2021 5:00 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 25th day of October, 2021 at 5:00 p.m. 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 published in the Phonograph Herald, a 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 October 11, 2021 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2021-43 A. Manuel Montanez - Extension to existing shed at 85 Jackson Street
 - (b) 2021-44 Michael Ritter - Extension to existing garage at 215 Nelson Circle
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
October 11, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th 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 12:00 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 October 4, 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) 2021-41 Mark Starkey – single family attached dwelling at 101 8th St./ 103 8th Street
- (b) 2021-42 Greg & Traci Wroblewski – shed and fence at 323 Kelly Street

Commission member Jacobs moved to approve Zoning Permit applications 2021-41 and 2021-42. Commission member Becker 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 25, 2021 at 12:00 p.m. (noon).

Chairman Woodgate adjourned the meeting at 12:11 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification A5R

Value \$ 1900⁰⁰

PERMIT NUMBER 2021-43

FEE \$25.00

CASH CHECK# _____

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 A. Manuel Montano Contractor Self

Address 85 Jackson St Address _____

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

Phone Number 308 227 6425 Cell Phone _____

Complete Legal Description of the Property Lots 1,2,3,4,5,6 in W 1/2 NE 1/4 9-14-10 (6 Acres)

Address of Construction Site 85 Jackson St Paul
(If none, one must be registered with the City of St. Paul)

In the Flood Plain? NO
LOMA # 20-07-0448A

Proposed Structure 12' x 13' 16' x 20' animal shelter Dimension of Structure 16' x 20', 12' x 13'

Distance from ^{East} Front property line 330' Rear ^{West} property line 30 ft

Distance from ^{South} Side property line 375' Second ^{North} Side property line 20'

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

Approximately when will construction Start 10-20-21 Finish 10-20-22

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 10-19-21
(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 _____
 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 [Signature] Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____



Federal Emergency Management Agency

Washington, D.C. 20472

2021-43

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA	A portion of Lots 2 through 6, Section 9, Township 14 North, Range 10 West, 6th Principal Meridian, as described in the Warranty Deed, recorded in Book 94, Pages 1197 and 1198, in the Office of the Register of Deeds, Howard County, Nebraska The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310119	
AFFECTED MAP PANEL	NUMBER: 31093C0255D	
	DATE: 7/7/2014	
FLOODING SOURCE: MIDDLE LOUP RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.204613, -98.466353 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	85 Jackson Street	Portion of Property	X (unshaded)	--	--	1812.2 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	ZONE A
PORTIONS REMAIN IN THE SFHA	SUPERSEDES PREVIOUS DETERMINATION
EXTRATERRITORIAL JURISDICTION	STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

2021-43

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Southeast Corner of Lot 4; thence South 89°48'09" West a distance of 400.55 feet; thence North 00°14'50" East a distance of 435.55 feet; thence North 89°50'01" East a distance of 199.94 feet; thence North 00°17'33" East a distance of 120.66 feet; thence South 50°17'25" East a distance of 125.08 feet; thence South 34°41'18" East a distance of 181.33 feet; thence South 00°13'46" West a distance of 326.39 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

EXTRATERRITORIAL JURISDICTION (This Additional Consideration applies to the preceding 1 Property.)

The subject of the determination/comment is shown on the National Flood Insurance Program map as being located in an Extraterritorial Jurisdiction area for the community indicated on the Determination/Comment Document.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 11/20/2014, for the subject property.

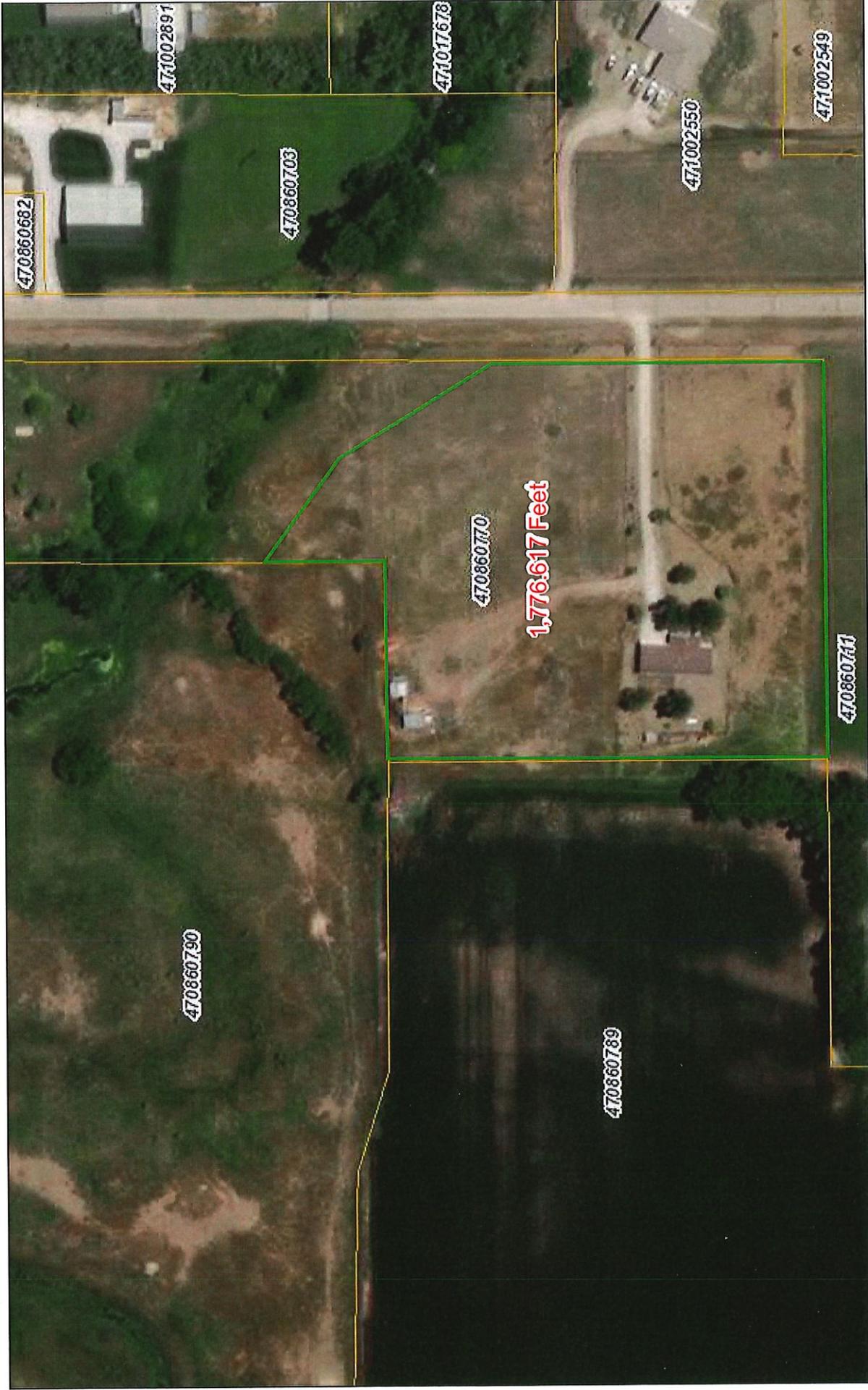
STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

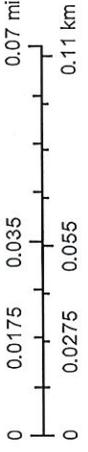
Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

2021-43



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.

1:2,187



October 21, 2021

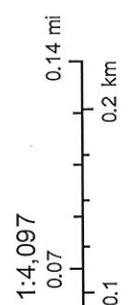
□ Parcels



October 19, 2021
14:58 PM

- Parcels
- Sections

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2021-43



Zoning Classification R-1

Value \$ 30,000.⁰⁰

PERMIT NUMBER 2021-44
FEE \$25.00 CASH CHECK# 1426
pd 10/20/21

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 Michael Ritter Contractor Not hired yet

Address 215 Nelson Circle Address _____

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

Phone Number 308-379-3421 Cell Phone _____

Complete Legal Description of the Property N 15' Lot 31, Lot 32 and S 1/2 Lot 33, Kelly's 1st Add. Lot 39 and S 1/2 Lot 38

Address of Construction Site 215 Nelson Circle
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Add on to Garage Dimension of Structure 36 x 60

Distance from ^{West} Front property line 22' ^{East} Rear property line 36'

Distance from ^{North} Side property line 6' ^{South} Second Side property line 60'

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

Approximately when will construction Start within 1 year Finish _____

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

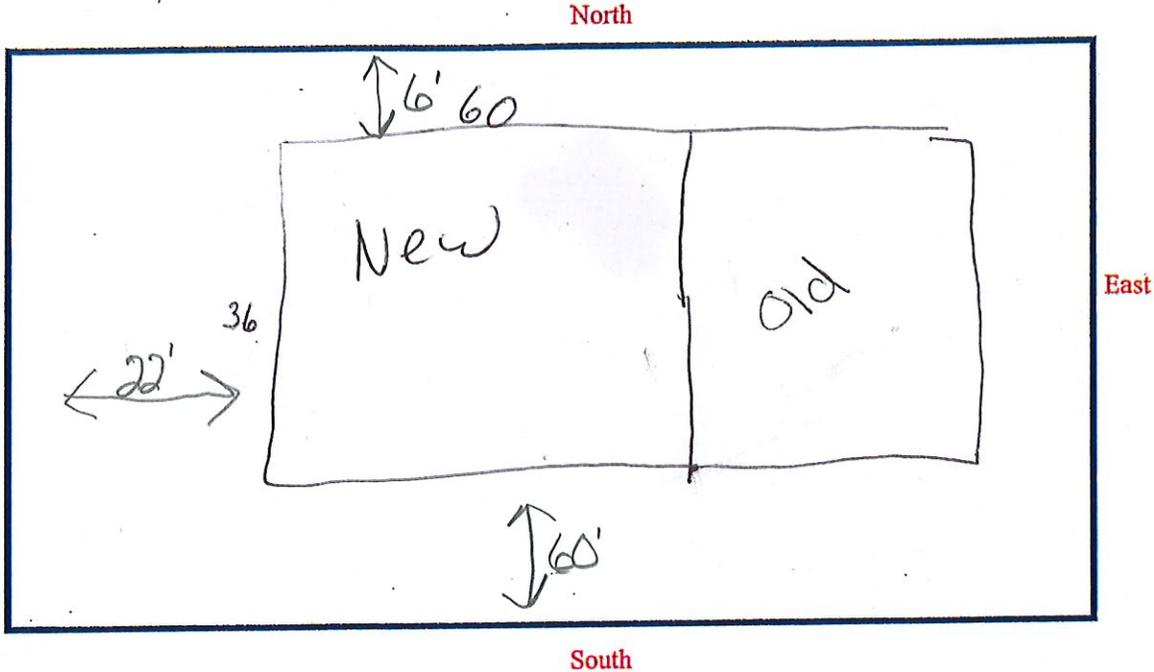
Recommendations needed before approval: _____

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 Custer South boundary Adam
 Street Name: West boundary Kelly East boundary Nelson Circle

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.

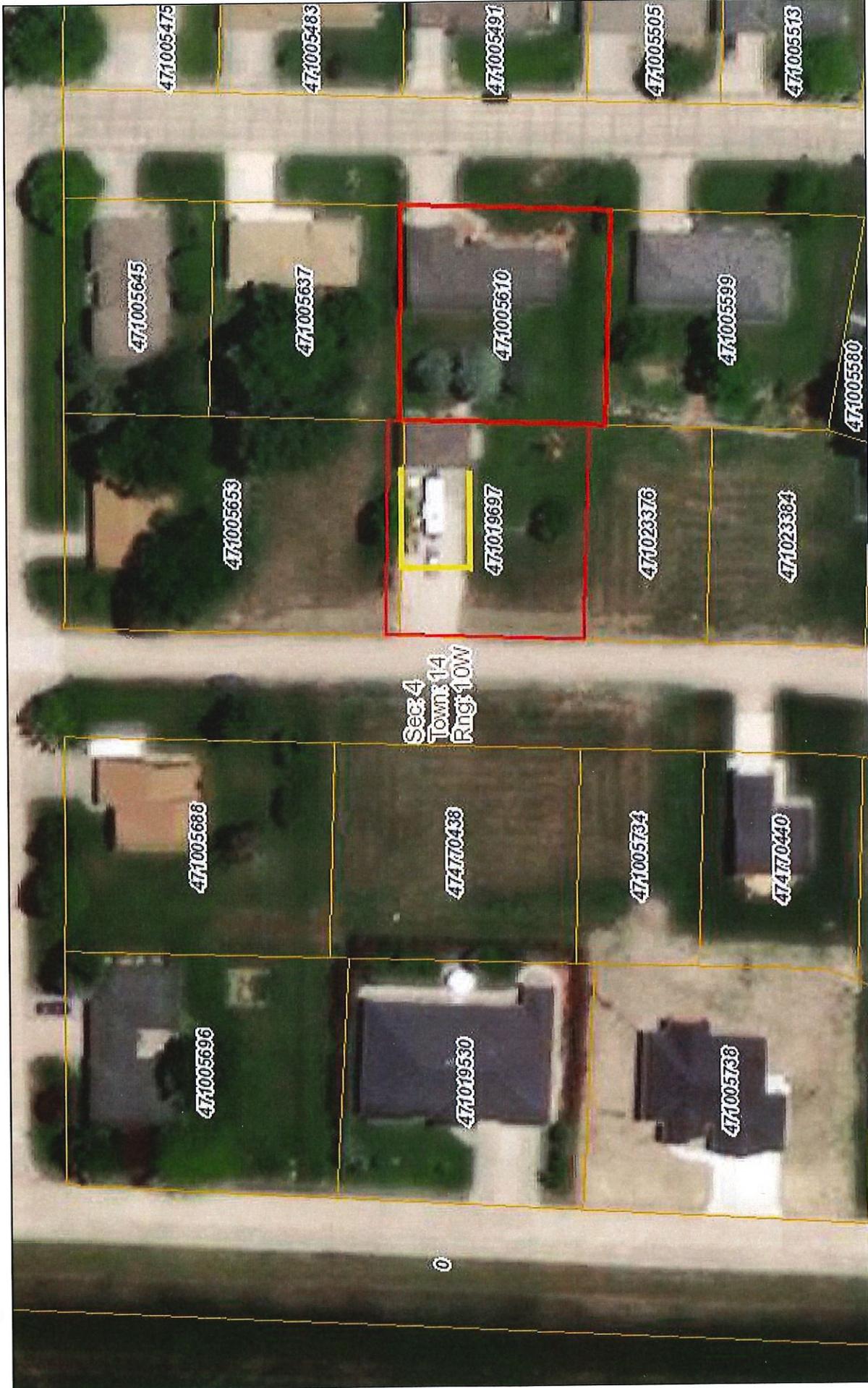
Signature of Applicant [Signature] Date 10-20-2021

For Office Use Only:

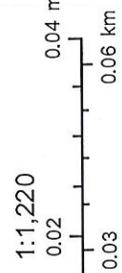
Permit is Approved Denied Zoning Administrator _____ Date _____

Reasons for Denial: _____

2021-44



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October 21, 2021