

Planning Commission Meeting

Monday, December 27, 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 27th day of December, 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 November 29, 2021 minutes.
4. Discuss - Approve / Deny the Final Plat of B. Luke Farms Inc. Subdivision No. 2
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2021-48 Loren & Barb Wroblewski - demolition of two houses at 616 and 618 6th Street
 - (b) 2021-49 Loren & Barb Wroblewski - move shed from 618 5th Street to 409 Grand Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
November 29, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 29th day of November, 2021 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 5:00 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 published in the Phonograph Herald, a 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).

At 5:01 p.m., Chairman Woodgate opened the Public Hearing on the Preliminary Plat of B. Luke Farms Inc. Subdivision No. 2.

Commission member Jacobs moved to approve the October 25, 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 applications:

- (a) 2021-45 Billy Joe Lewis Jr. – privacy fence at 416 7th Street
- (b) 2021-46 Kirby Killinger – demolish old shed and construct pole barn at 1132 Hardy Road
- (c) 2021-47 Chris Meyer – demolition of house at 1012 8th Street

Commission member Becker moved to approve Zoning Permit applications 2021-45 through 2021-47. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0.

Subdivider Brian Lukasiewicz provided information about the proposed B. Luke Farms Inc. Subdivision No. 2. No public comments were made. Chairman Woodgate closed the Public Hearing at 5:15 p.m.

Commission member Solko moved to approve the Preliminary Plat of B. Luke Farms Inc. Subdivision No. 2. Commission member Becker 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, December 27, 2021 at 12:00 p.m. (noon)

Chairman Woodgate adjourned the meeting at 5:29 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Date: 9/23/2021

Permit #: _____
Filing Fee: \$250.00 Ck Cash

Application for Subdivision

City of St. Paul, Nebraska

Items 1 through 14 must be filled out completely before acceptance of this application for processing.

1. Subdivision Name: B. Luke Farms Subdivision II
2. Applicant's Name: Brian & Audrey Lukasiwicz
3. Applicant's Address and Phone: 1350 Hiway 281 ST, Paul, NE. 68873 (308) 750-642
(308) 750-5433
4. Legal Description of Property from which the Subdivision is being made: Tract B
In E 1/2 Exc. Sub. B4-15-10
5. Owner's Name, Address and Phone numbers (home/work/cell): Brian & Audrey Lukasiwicz
1350 Hiway 281 308-750-6429/308-750-5433
6. Present use of subject property: PASTURE
7. Desired use of subject property: HOUSE
8. Area from which the Subdivision is being taken _____ Area in proposed Subdivision _____
9. Will the Subdivision result in any increases in service requirements such as utilities, schools, traffic control, streets, bridges, etc., or will it interfere with maintaining existing service levels? Yes _____ No X
10. Is there direct access to an improved road or street? Yes X No _____
11. Has the proposed tract been previously split in accordance with these regulations or the zoning regulations?
Yes _____ No X. [If Yes, complete the Vacating Subdivision application and fee.]
12. Is there a Plat or site plan to attach now? Yes X No _____
13. Engineer's name, address & phone numbers: _____
14. Signature of Land Owner (all names on deed): Brian & Audrey Lukasiwicz

FOR OFFICE USE:

Date of Pre-plat conference: _____ Date of Notifications: 11/2/21
Notifications: School Dist. County HGRPPD Fire FID NDOR
Does the proposed plat meet all the subdivision requirements? Yes No _____ If not, list the discrepancies:

Date Plat before P&Z Comm: Preliminary 11/29/21 Final _____ Approved _____ Not Approved _____
Date Plat before City Council: Preliminary _____ Final _____ Approved _____ Not Approved _____

P&Z Chairman's signature: _____ Mayor's signature: _____



B. LUKE FARMS INC. SUBDIVISION NO. 2
A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4)
SECTION 34, TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA

B. LUKE FARMS INC. SUBDIVISION NO. 2 DESCRIPTION:

A part of a tract of land, recorded and described in Book 09, page 3710, of the Howard County Clerk's Office, and is located in that part of the East Half of the Northeast Quarter (E1/2, NE1/4) of Section 34, Township 15 North, Range 10 West of the 6th P.M., Howard County Nebraska, and is more particularly describes as follows:

BEGINNING at the Northwest Corner of the said East Half of the Northeast Quarter (E-1/2, NE1/4); thence on an assigned bearing of North 88°20'16" East on the northerly line of said East Half of the Northeast Quarter (E-1/2, NE1/4) a distance of 532.00 feet; thence South 35°48'05" West a distance of 628.08 feet; thence South 87°46'05" West a distance of 145.00 feet to the westerly line of said tract of land, recorded and described in Book 09, page 3710, of the Howard County Clerk's Office; thence North 02°13'55" West on said westerly record tract of land a distance of 500.00 feet to the point of beginning containing a calculated area of 3.88 Acres, more or less. Subject to all easements and restrictions of record.

CITY OF SAINT PAUL APPROVAL

This Plat of B. LUKE FARMS INC. SUBDIVISION NO. 2 has been submitted to and approved by the City of Saint Paul on _____ 20____

Mayor _____ City Clerk _____

APPROVAL OF PLANNING AND ZONING COMMISSION

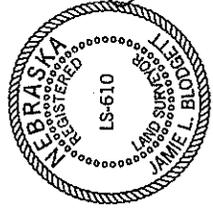
This Plat of B. LUKE FARMS INC. SUBDIVISION NO. 2 has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on _____ 20____

Chairman _____ Secretary _____

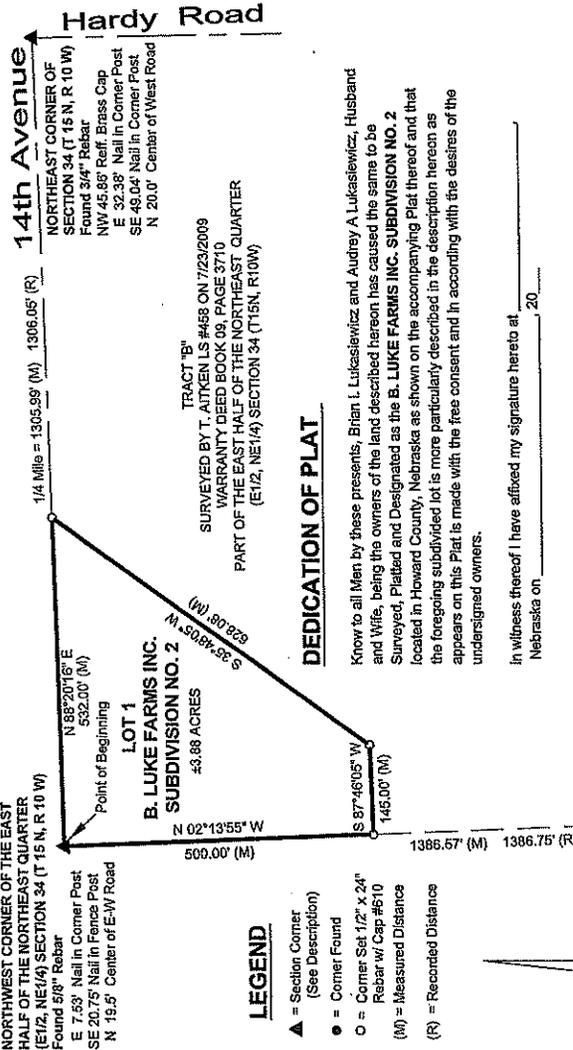
SURVEYOR'S CERTIFICATE

I hereby certify that this Subdivision Survey 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.

Paul L. Blodgett
Date: 10/14/2021
Jammie L. Blodgett
License Number 610



DATE OF SURVEY: 10/13/2021
JOB NUMBER: 21123



DEDICATION OF PLAT

Know to all Men by these presents, Brian I. Lukaszewicz and Audrey A. Lukaszewicz, Husband and Wife, being the owners of the land described hereon has caused the same to be Surveyed, Platted and Designated as the B. LUKE FARMS INC. SUBDIVISION NO. 2 located in Howard County, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in accordance with the desires of the undersigned owners.

In witness whereof I have affixed my signature hereto at _____ 20____
Nebraska on _____

Brian I. Lukaszewicz }
Audrey A. Lukaszewicz }
State of Nebraska } SS
County of _____ }
Notary

on this _____ Day of _____ 20____
before me, a Notary Public in and for said County and State, came Brian I. Lukaszewicz and Audrey A. Lukaszewicz, to me personally known to be the same, acknowledged the execution of the same in testimony whereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public _____
My Comm. Expires: _____

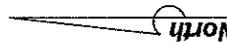
COUNTY TREASURERS CERTIFICATE

I hereby certify that on this _____ day of _____ 20____ the records of my office show no taxes due or delinquent upon the property described in the Legal Description on this plat.

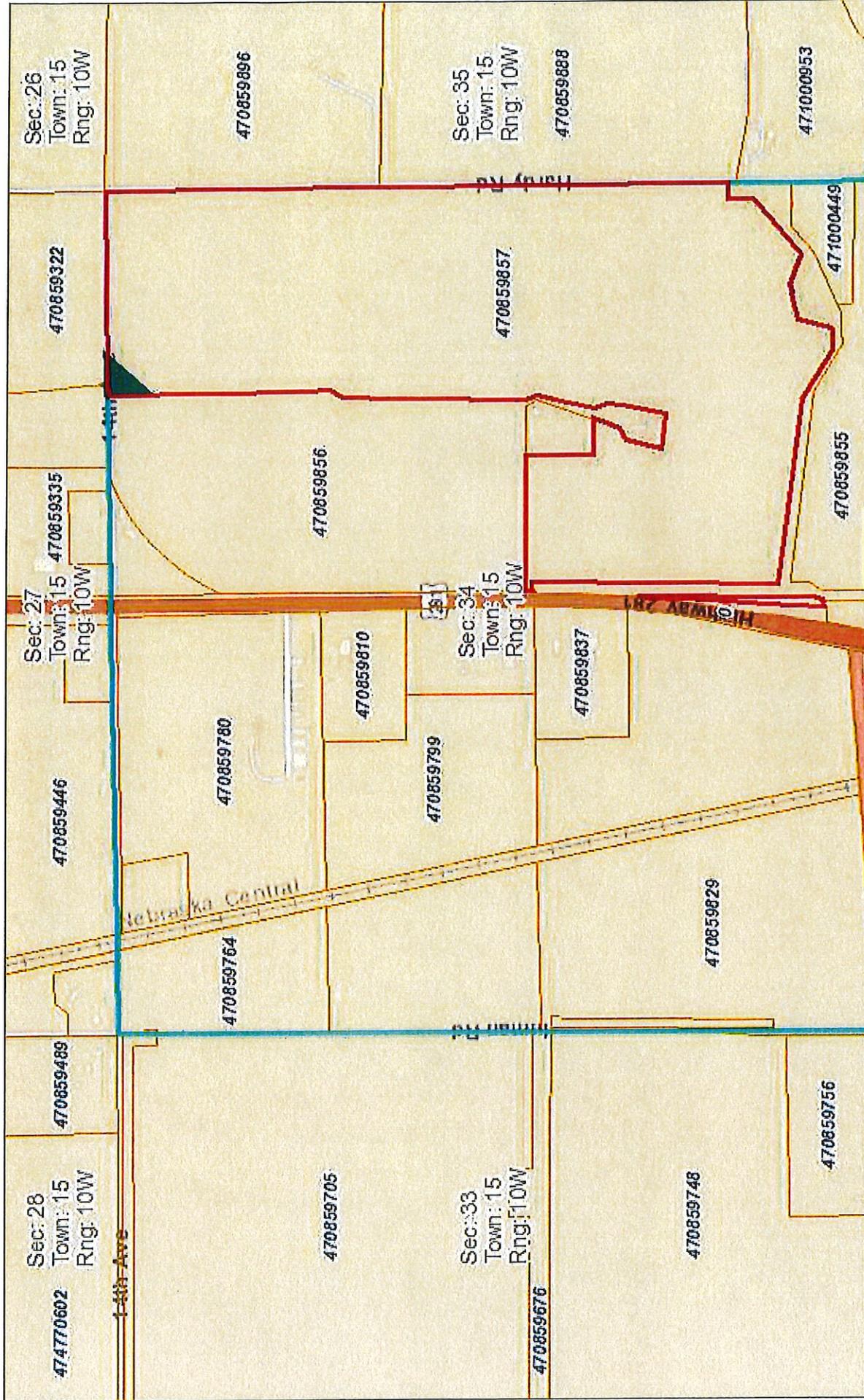
County Treasurer _____

LEGEND

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



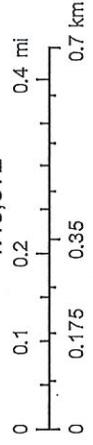
Scale: 1" = 200'



November 2, 2021
 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

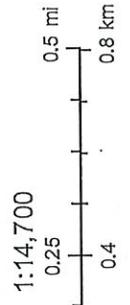
1:13,872





November 2, 2021
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- Parcels
- Sections

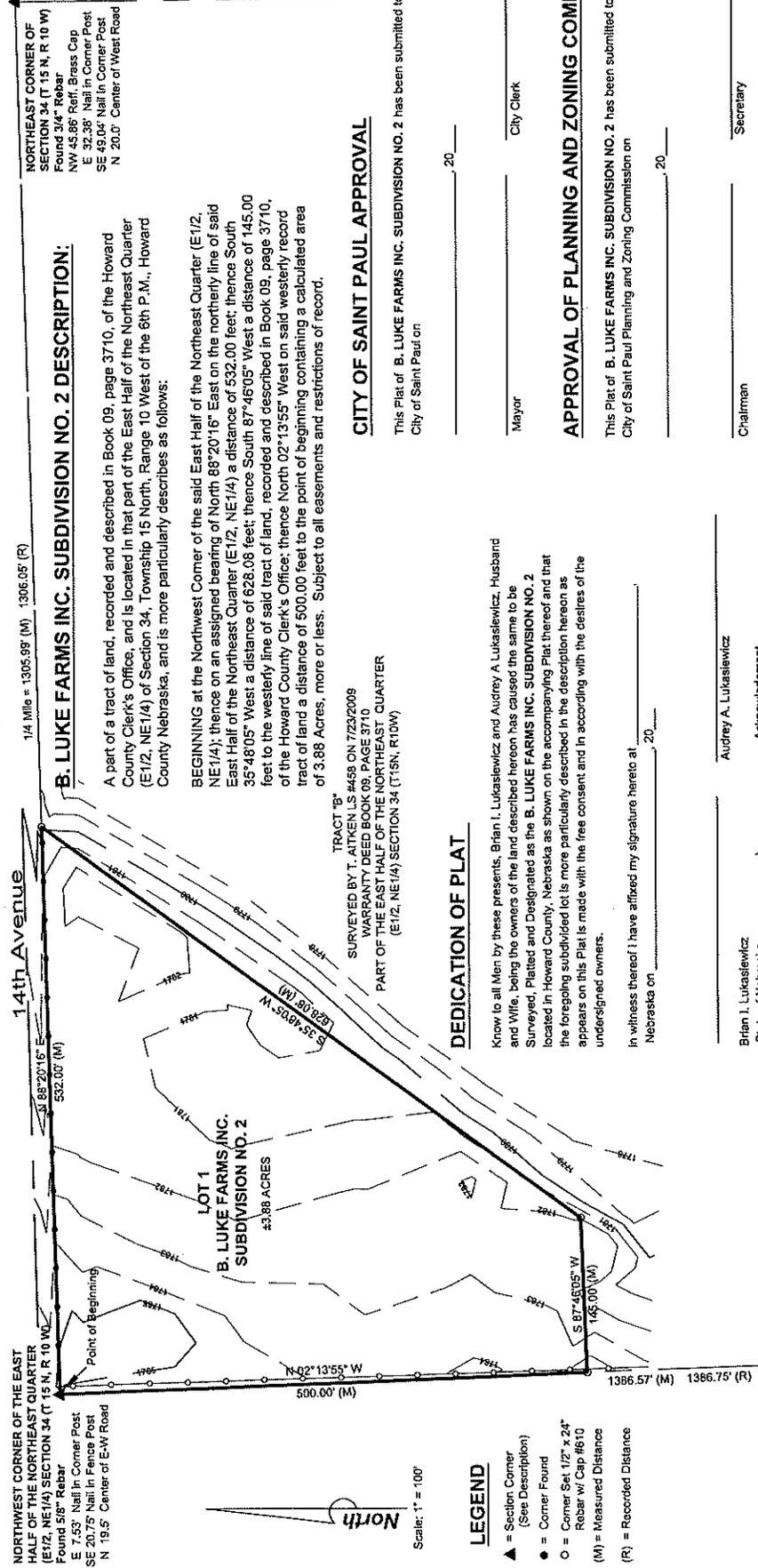




N-LINE LAND SURVEYING
 P.O. BOX 173
 Central City, NE 68826
 Phone: 306-346-3601

B. LUKE FARMS INC. SUBDIVISION NO. 2
 A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4)
 SECTION 34, TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6th P.M., HOWARD COUNTY, NEBRASKA

Preliminary Plat



CITY OF SAINT PAUL APPROVAL
 This Plat of B. LUKE FARMS INC. SUBDIVISION NO. 2 has been submitted to and approved by the City of Saint Paul on _____, 20____
 Mayor _____ City Clerk _____

APPROVAL OF PLANNING AND ZONING COMMISSION
 This Plat of B. LUKE FARMS INC. SUBDIVISION NO. 2 has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on _____, 20____

SURVEYOR'S CERTIFICATE
 I hereby certify that this Subdivision Survey 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.

 Chairman

 Secretary

COUNTY TREASURERS CERTIFICATE
 I hereby certify that on this _____ day of _____, 20____, the records of my office show no taxes due or delinquent upon the property described in the Legal Description on this plat.

 County Treasurer

NOTARY PUBLIC
 I, Audrey A. Lukasiewicz, Notary Public, do hereby certify that the foregoing plat was duly and lawfully executed and acknowledged before me on this _____ day of _____, 20____, by Brian I. Lukasiewicz and Audrey A. Lukasiewicz, both of whom are personally known to me to be the same, acknowledged the execution of the same in testimony whereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

 Notary Public

ACKNOWLEDGMENT
 Audrey A. Lukasiewicz
 State of Nebraska
 County of _____ } SS
 Acknowledgment of Notary

DATE OF SURVEY 10/30/2021
JOB NUMBER 21129

DATE OF SURVEY 10/30/2021
PAGES COVERED BY THIS SEAL 1 of 1

DATE OF SURVEY 10/30/2021
PAGES COVERED BY THIS SEAL 1 of 1

DATE OF SURVEY 10/30/2021
PAGES COVERED BY THIS SEAL 1 of 1

Zoning Classification R-3

PERMIT NUMBER 2021-48
FEE \$10.00 CASH _____ CHECK# 13719
pd 12/7/21

APPLICATION FOR A DEMOLITION 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 Loren Wroblewski
Barbara A. Wroblewski Contractor _____

Address 706 'd' St. Address _____

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

Phone Number 308-750-0035 Cell Phone _____

Complete Legal Description of the Property Lots 11,12,13,14,15,16,17,18 Block 23, O.T. St. Paul

Address of Demolition Site 616 + 618 5th St., St. Paul Howard County, NE

Structure to be demolished Two houses- 3-4 builds, trees (not metal garage) but it will be moved

Approximately when will demolition Start 2022 Finish 2022

Asbestos Inspection Conducted? Yes No _____ **Attach inspection report.**

To Whom Should the Improvements be assessed? Loren + Barbara A. Wroblewski

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Date of visit Matt Helzer 12-8-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

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.

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

Signature of Applicant Barbara A. Wroblewski Date 11-22-21

Taxes must be paid in full prior to demolishing/removing any structure. Treasurer's certificate of approval to move or demolish the building MUST be attached.

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

2021-48

11-11-21

Eldon's Inspections, LLC
Eldon Kieborz
79094 474th Ave
Loup City, NE 68853
308.745.0293
NE License # 710

Mr. Forem W. Robelewski
706⁰ St.
St. Paul, NE 68873

House @ 618 5th St.

The house at the above address contains
wood floors that are carpet covered.

Some floors are covered with linoleum.

The walls are covered with sheet rock.

Ceilings also sheet rock covered.

Basement has cement ^{block} walls and floor
is cement.

No asbestos was found therefore the
above building may be destroyed.

Sincerely,



Eldon Kieborz
AHERA Inspector & Management Planner
NE License #710

2021-48

Loren + Barb Wroblewski

Treasurer's Certificate

Prior to demolishing or removing any building or structure from property within the City limits, all taxes and liens must be paid on the property. The City of St. Paul requires the Howard County Treasurer to certify that all taxes on the property are paid, and that no liens exist on the property.

Type of Structure(s) to be Demolished: moved ~~_____~~ metal two car garage to 4th + Grand St,
Two houses, 3-4 out building, trees

Property Address: 616 + 618 5th St., St. Paul

Legal Description of Property: Parcel # 470994629 Lots 11-14, Block 23, O.T,
Parcel # 470995137 Lots 15-18, Block 23, O.T,
of St. Paul, Howard Co, Nebr,

I hereby certify that no taxes are due on the above-described property.

Date: 12-7-21

Howard County Treasurer's Office



By: Jackie Synowski
Jackie Synowski (Printed Name)

Zoning Classification I-1 Value \$ _____

PERMIT NUMBER 2021-49
FEE \$20.00 CASH _____ CHECK# 13720CC
pd 12/7/21

APPLICATION FOR MOVING A BUILDING/ MOBILE HOME 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 Loren Wroblewski Contractor SELF (mover to be decided)

Address 706 0' St. Address _____

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

Phone Number (308) 750-0035 Cell Phone _____

Complete Legal Description of the Property Lots 1 + 2, Block 23, O.T. of St. Paul, Howard

Address of current Site 618 5th St. Address of new location 409 Grand St. Co. Neb.

Structure to be moved Metal two car garage 24' x 36'

Approximately when will the moving: Start 2022 Finish 2022

To Whom Should the Improvements be assessed? Loren Wroblewski

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 12-8-21
(Matt Helzer's signature)

Recommendations needed before approval: _____

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.

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

Signature of Applicant [Signature] Date 11-23-21

Treasurer certificate must be attached showing taxes are paid prior to moving/demolishing the building.

For Office Use Only: **Attach the Treasurer Certificate**

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

2021-49

Loren Wroblewski

Treasurer's Certificate

Prior to demolishing or removing any building or structure from property within the City limits, all taxes and liens must be paid on the property. The City of St. Paul requires the Howard County Treasurer to certify that all taxes on the property are paid, and that no liens exist on the property.

Type of Structure(s) to be ~~Demolished~~ / Moved Two car metal garage

Property Address: 1018 5th St, St. Paul to be moved to 409 Grand St.

Legal Description of Property: Parcel # 470995137 Lots 15-18, Block 23
O.T. of St. Paul, Howard Co., Nebr.

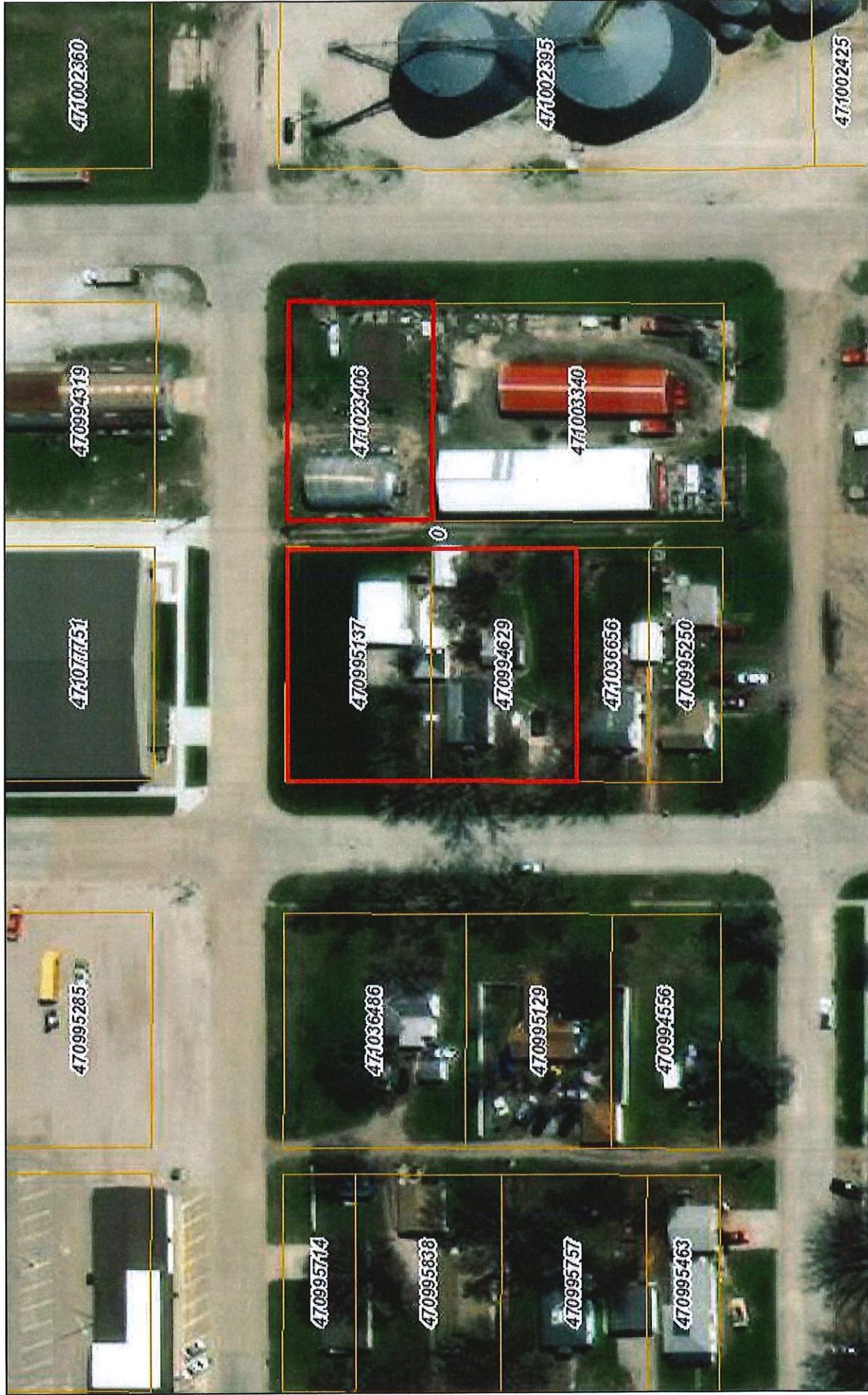
I hereby certify that no taxes are due on the above-described property.

Date: 12-7-21



Howard County Treasurer's Office

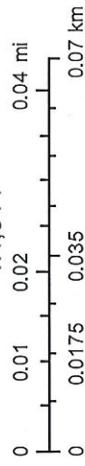
By: Jackie Synowski
Jackie Synowski (Printed Name)



December 8, 2021
 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

1:1,344

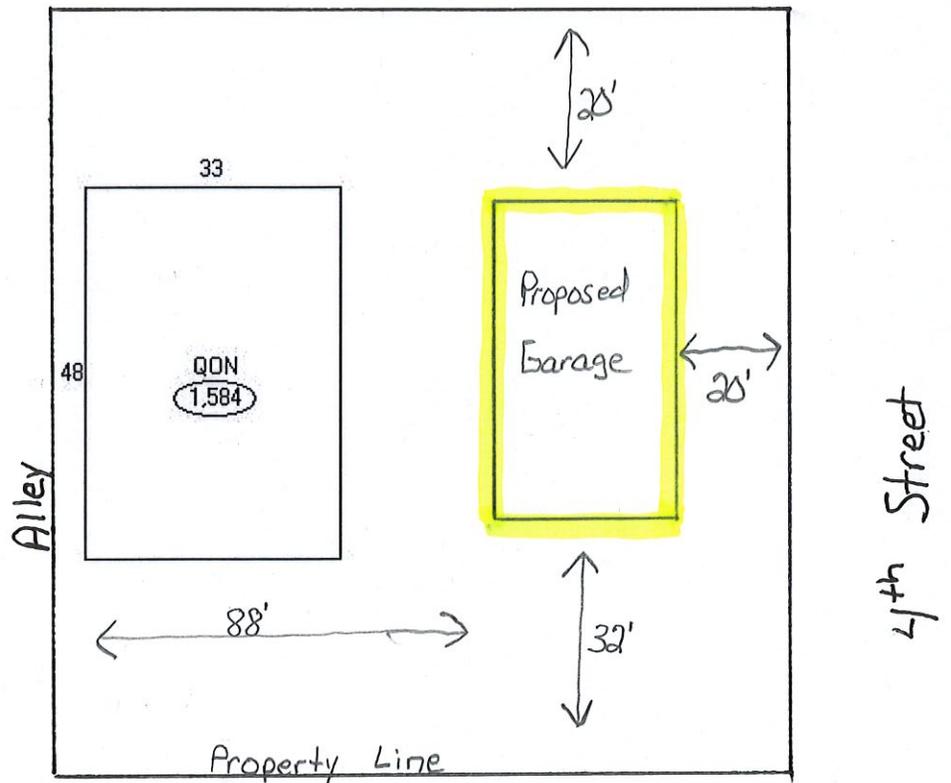


2021-49

North ↑

Grand Street

Parcel #: 471023406



-- Denotes common wall.