

Planning Commission Meeting

Monday, January 31, 2022 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 31st day of January, 2022 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 December 27, 2021 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-1 Chris Meyer - construction of covered patio at 1406 Bruce Street
5. Discuss Howard County Medical Center request for a portable "Clinic in a Can"
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
December 27, 2021
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 27th 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 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 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, and Tyler Solko. Commission member absent: Arvilla Jacobs and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the November 29, 2021 meeting minutes. Commission member Solko seconded the motion. Commission members Becker, Solko, and Woodgate voted aye, nays none. Motion carried 3/0.

Commission member Solko moved to approve the Final Plat of B. Luke Farms Inc. Subdivision No. 2. and to authorize the Planning Chairman to sign the Certificate of Approval for B. Luke Farms Inc. Subdivision No. 2. Commission member Becker seconded the motion. Commission members Becker, Solko, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2021-48 Loren & Barb Wroblewski – demolition of two houses at 616 and 618 5th Street
- (b) 2021-49 Loren & Barb Wroblewski – move shed from 618 5th Street to 409 Grand Street

Commission member Solko moved to approve Zoning Permit applications 2021-48 and 2021-49. Commission member Becker seconded the motion. Commission members Becker, Solko, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting is set for Monday, January 31, 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 R-1

Value \$ 5000⁰⁰

PERMIT NUMBER 2022-1
FEE \$25.00 CASH CHECK# 12/18/21

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 CHRIS MEYER Contractor self

Address 1406 BRUCE STREET Address SAME

City, State, Zip ST. PAUL NE 68873 Phone Number SAME

Phone Number 308-750-5941 Cell Phone SAME

Complete Legal Description of the Property Lot 6, 9 1/2 of Lot 7, Block 3, Christensen's Addition

Address of Construction Site 1406 BRUCE ST.
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Patio Dimension of Structure 16 x 20

Distance from Front property line 76' west Rear property line 28' east

Distance from Side property line South 45' Second Side property line North 55'

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

Approximately when will construction Start Feb. 1 2022 Finish May 1 2022

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 1-5-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

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

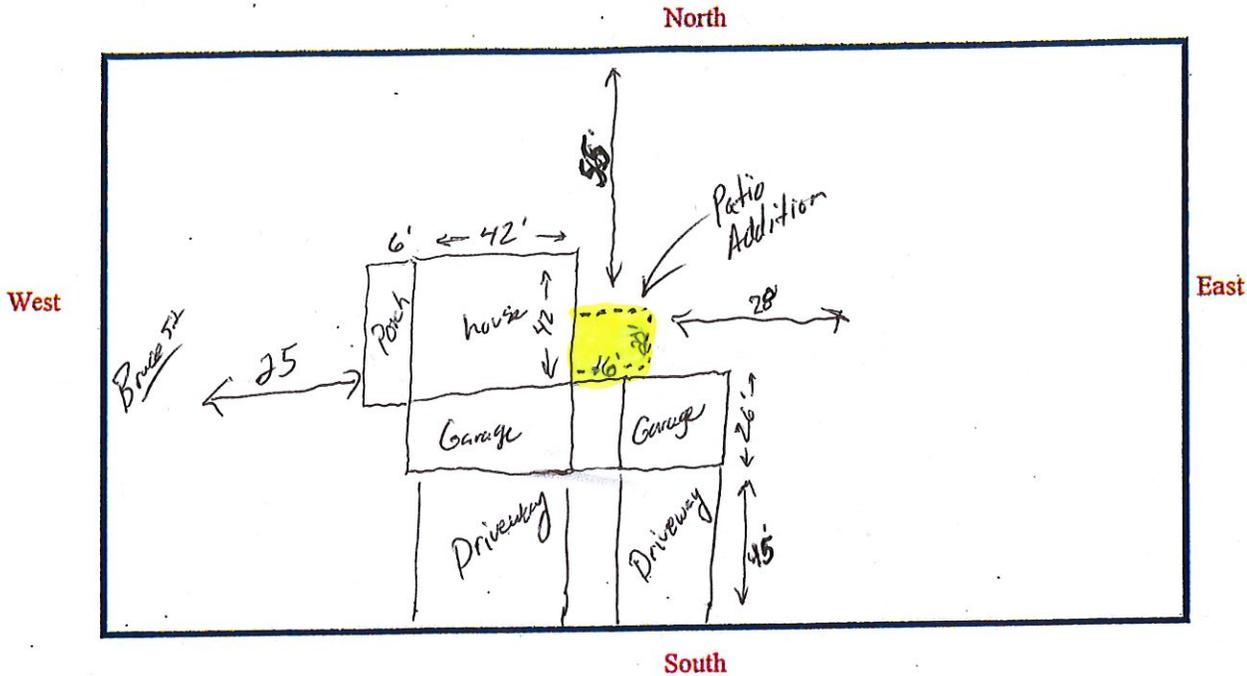
Does the proposed use meet all the required setback distances? YES NO

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 None South boundary _____
 Street Name: West boundary Bruce Street East boundary None

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 12-28-2021

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial: _____

20 foot Split Clinic with Tv

Clinic Base Price: \$63

Clinic with General Exam Room Equ

Clinic with General Exam Room Equipment and SP





CLINIC IN A CAN, Clinic/ICU Container- Isometric View
12 August 2014



CLINIC IN A CAN, Clinic/ICU Container- Plan View
12 August 2014



CLINIC IN A CAN, Clinic/ICU Container- Interior View
22 August 2014



