

Planning Commission Meeting

Monday, May 9, 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 9th day of May, 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 April 11, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-13 JoAnn Urbanski - demolition of structures at 1408 2nd Street
 - (b) 2022-14 Chris & Gina Elstermeier - pole shed / garage at 119 Nelson Circle
 - (c) 2022-15 Anahuac & Marie Montanez - animal shelter and addition to carport/garage at 85 Jackson Street
 - (d) 2022-16 Todd Wojtalewicz - shed at 1189 Jansen Road
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
April 11, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th day of April, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:02 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 member absent: Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the March 28, 2022 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) 2022-8 Monte & Colleen Brouillette – fence at 1209 Custer Street
- (b) 2022-9 Michael Ritter – commercial metal building at 215 Howard Avenue
- (c) 2022-10 Mark Lucht – fence at 315 Nelson Street
- (d) 2022-11 Dustin Jacobs – demolition of trailer at 416 3rd Street
- (e) 2022-12 Donna Nielsen – fence at 507 Sheridan Street

Commission member Becker moved to approve Zoning Permit applications 2022-8 through 2022-12. 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, April 25, 2022 at 12:00 p.m. (noon)

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

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification HC

PERMIT NUMBER 2022-13
FEE \$10.00 CASH CHECK# pd 4/25/22

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 JOANN A URBANSKI Contractor Dobesh LAND Leveling Llc

Address 1311 JACKSON ST Address 3500 West Second C.I 68803

City, State, Zip 68873-1021 Phone Number 308-384-9714

Phone Number 1-308-754-5200 Cell Phone 383-0131

Complete Legal Description of the Property Part Lot 2, All Lots 3,4,5,6 and 7 Exc N 51' and Vacated N Street Block 48 OT St. Paul

Address of Demolition Site 1408 2nd Street St. Paul, NE 68873

Structure to be demolished House and small outbuildings See attached pictures

Approximately when will demolition Start April - 2022 Finish April - 2022

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

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Date of visit 4-25-22
(Matt Helzer's signature) Matt Helzer

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 Jo Ann A. Urbanski Date 4-25-22

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. Paid 4-12-2022 886.16 ATTACH

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

2022-13



2022-13



2022-13



2022-13



2022-13



2022-13

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 House and small outbuildings

Property Address: 1408 2nd Street St. Paul, NE 68873

Legal Description of Property: Part Lot 2, All Lots 3, 4, 5, 6, and 7 Exc N 51' and Vacated N Street Block 48 OT St. Paul

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

Date: 4-12-22

Howard County Treasurer's Office



By: Jackie Synowski
Jackie Synowski (Printed Name)

2022-13

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

John Urbanski
1311 Jackson St.
St. Paul, NE. 68813

Re: Asbestos susp.

The house on 1408 2nd Street is a wood structure with wood floors. Walls and ceiling are hardboard. Tile has been removed. Asbestos siding also removed.

The above house can be destroyed.

Sincerely,

Eldon Kieborz

Eldon Kieborz
AHERA Inspector & Management Planner
NE License #710

Zoning Classification R-1 Value \$ 14,000 PERMIT NUMBER 2022-14
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 10929
 pd 4/18/22

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 Chris and Gina Elstermeier Contractor Dustin Nielsen
 Address 119 Nelson Circle Address 1022 Jansen Rd St. Paul, NE 68873
 City, State, Zip St. Paul, NE 68873 Phone Number _____
 Phone Number 308-750-3427 Cell Phone 308-750-1157

Complete Legal Description of the Property Lot 30 and 31 Exc 15' of 31, Lot 40 Kelly's First Add St. Paul

Address of Construction Site 119 Nelson Circle
 (If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure Pole Shed - Garage Dimension of Structure 30' x 36'
 Distance from ^{West} Front property line 64' Distance from ^{East} Rear Property Line 19'
 Distance from ^{North} Side Property Line 16' Distance from ^{South} Second Side Line 22'

Is there a utility easement on either the back or side property? YES If so attach a copy of neighbor approval.
 Approximately when will construction Start 6-1-22 Finish 7-1-22

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-3-22
 (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 _____

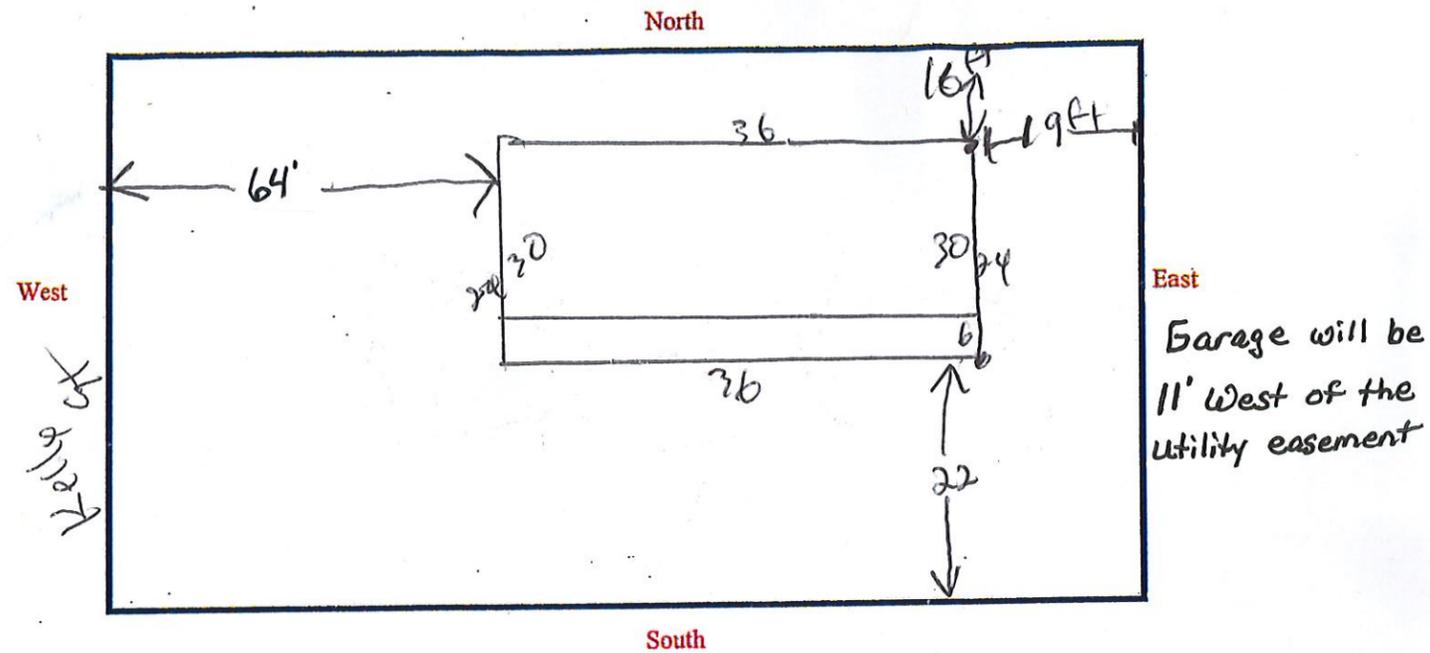
Does the proposed use meet all the required setback distances? YES NO _____

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:



Street Name: North boundary _____ South boundary _____

Street Name: West boundary Kelly St 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.

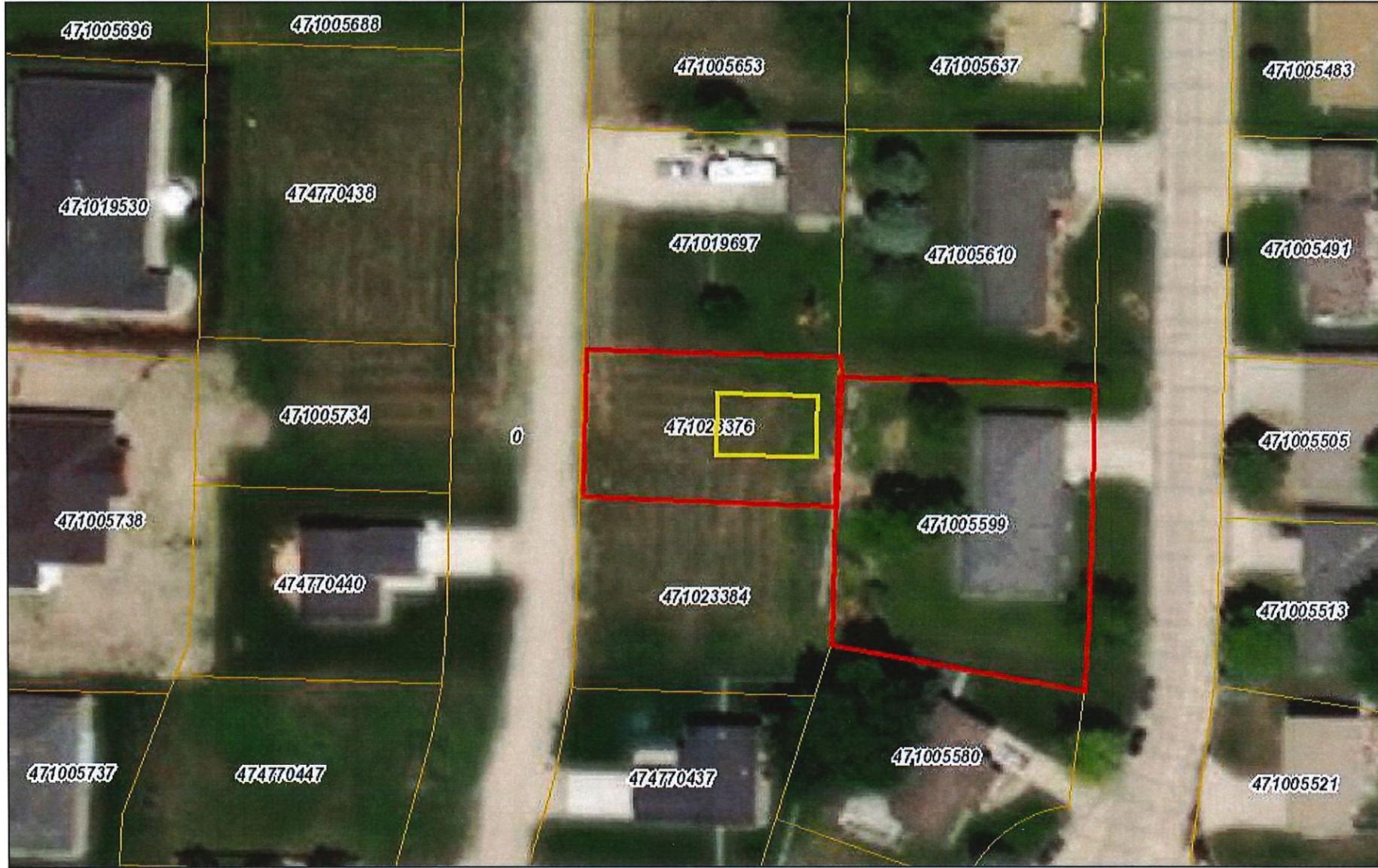
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Christopher Steiner Date 4/18/22

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

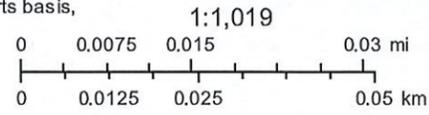
Reasons for Denial: _____



May 3, 2022

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



Zoning Classification A6R

Value \$ 10,000

PERMIT NUMBER

2022-15

Please call 811 before completing form

FEE \$25.00

CASH

CHECK#

pd 5-3-22

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 Anahuar + Marie Montanez

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 Street St. Paul, NE 68873

(If none, one must be registered with City of St. Paul)

In the Flood plain NO?

Proposed Structure Animal Shelter, Casport/garage
Addition to

Dimension of Structure 12'x20', 10'x30', 10'x20'

Distance from Front property line See

Distance from Rear Property Line See

Distance from Side Property Line Attached

Distance from Second Side Line Attached

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 May 2022

Finish Dec 2022

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection.

Matt Helzer

Date of visit 5-3-22

(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?

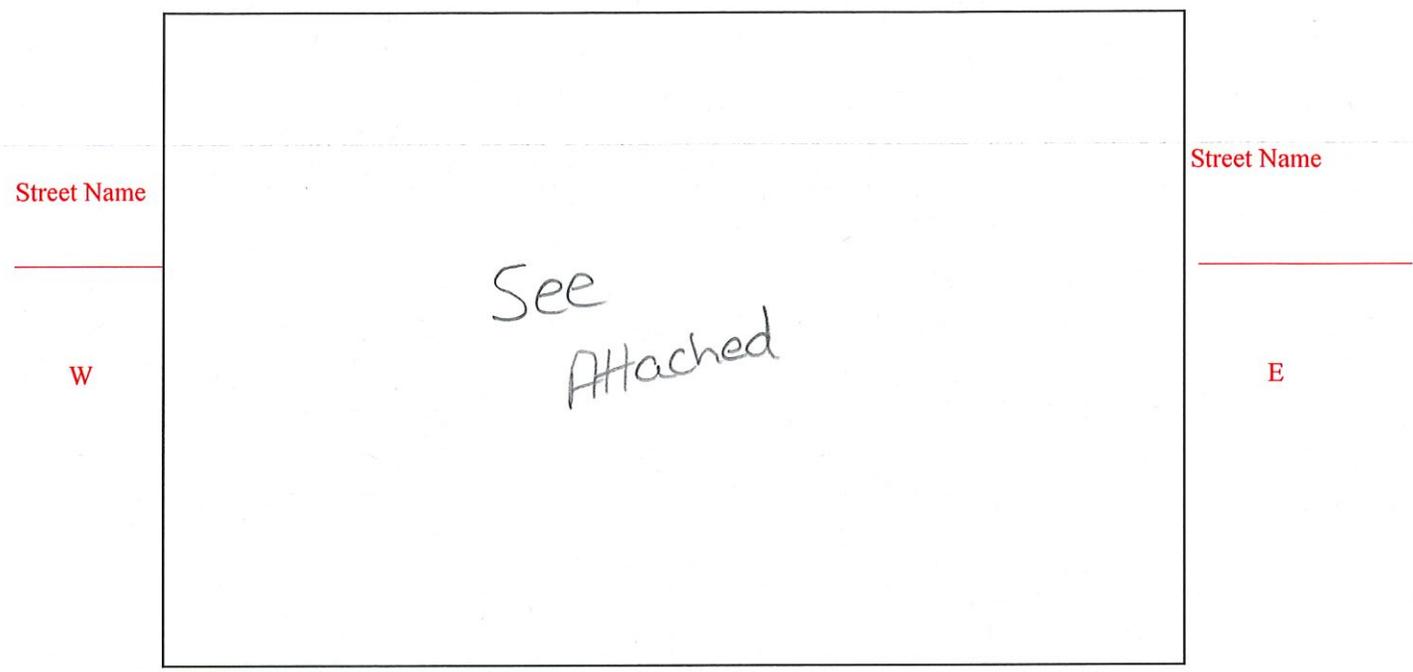
YES _____

NO

If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____



South Street Name _____

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  Date 5-3-22

For Office Use Only:

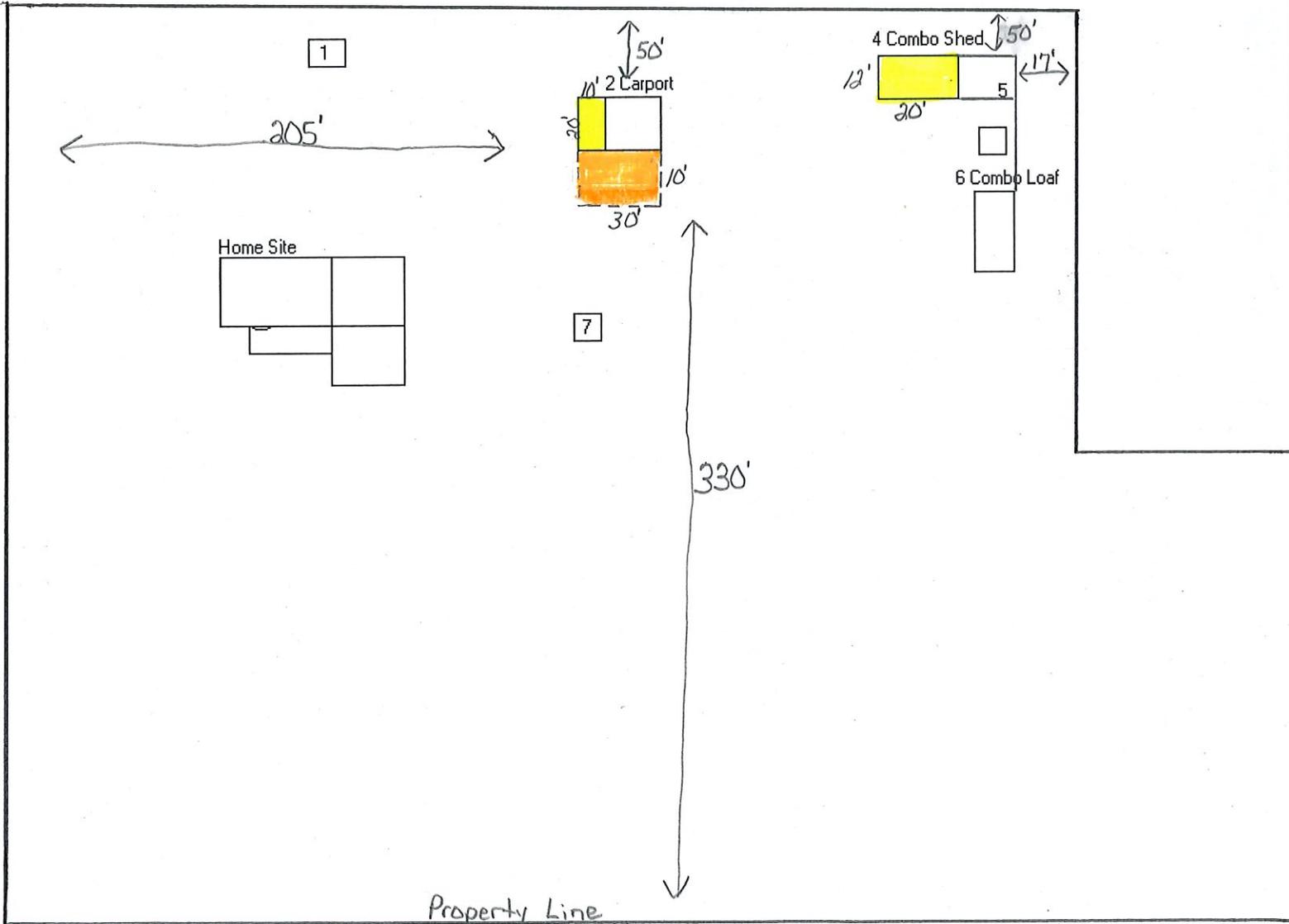
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

2022-15

North →

Replacement for section that was destroyed by fire ↓



Jackson Street

2022-15



2022-15



Zoning Classification AGR

Value \$ 7,000

PERMIT NUMBER 2022-16

Please call 811 before completing form

FEE \$25.00

CASH

CHECK# 3819

pd 5/5/22

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 Todd Wojtalowicz Contractor SELF

Address 1189 Jansen Rd Address _____

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

Phone Number 308 750 0033 Cell Phone _____

Complete Legal Description of the Property (CSP TWP) NE 1/4 8-14-10 (160 Acres)

Address of Construction Site 1189 Jansen Rd.
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure shed Dimension of Structure 12-20

Distance from ^{East} Front property line 620' Distance from ^{West} Rear Property Line 1,980'

Distance from ^{North} Side Property Line 290' Distance from ^{South} Second Side Line 2,200'

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 MAY 2022 Finish MAY 2022

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-5-22
(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 _____

Street Name _____

Street Name _____

W _____ E

See Attached

South Street Name _____

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 [Signature] Date 5-5-2022

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2022-16



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.

May 5, 2022

- Parcels
- Sections

