

Planning Commission Meeting

Monday, June 13, 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 13th day of June, 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 May 9, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-17 Neal & Kaitlin Hahn - playhouse / swing set at 324 Kelly St
 - (b) 2022-18 Emily Vanis - move garage from 915 8th St
 - (c) 2022-19 Chip Bartos & Allie Remmers - remove old deck, install new deck and utility shed at 1221 Custer St
 - (d) 2022-20 Nolan & Emmy Remmers - fence at 604 Paul Street
 - (e) 2022-21 Jordan Nielsen - remove structures, add garage, and extend covered patio at 1320 Paul Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
May 9, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 9th day of May, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:00 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 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 April 11, 2022 meeting minutes. Commission member Solko seconded the motion. Commission members Becker, Solko, and Woodgate voted aye, nays none. Motion carried 3/0.

Commission member Walch joined the meeting at 12:04 p.m.

Zoning Administrator Helzer presented the following 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

Commission member Solko moved to approve Zoning Permit applications 2022-13 through 2022-16. Commission member Becker seconded the motion. Commission members Becker, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

The next St. Paul Planning Commission meeting is set for Monday, May 24, 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 R1

Value \$ 2100.00

PERMIT NUMBER 2022-17

Please call 811 before completing form

FEE \$25.00

CASH CHECK# 5355

pd 5/20/22

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 Neal + Kaitlin Hahn

Contractor SELF

Address 324 Kelly Street

Address _____

City, State, Zip St. Paul, NE 68873

Phone Number 308 750 1971

Phone Number _____

Cell Phone _____

Complete Legal Description of the Property Lot 10, 5 1/2 Lot 11 Block 2 Kelly's Add St. Paul

Address of Construction Site 324 Kelly Street

(If none, one must be registered with City of St. Paul) In the Flood plain No ?

Proposed Structure Kid playhouse / swing set

Dimension of Structure 15' x 22'

Distance from ^{West} Front property line 96'

Distance from ^{East} Rear Property Line 6' off line

Distance from ^{North} Side Property Line 6' off line

Distance from ^{South} Second Side Line 76'

Is there a utility easement on either the back or side property? _____ If so attach a copy of neighbor approval.

Approximately when will construction Start June 2022 Finish June 2022

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-23-22
(Matt Helzer's signature)

Recommendations needed before approval: _____

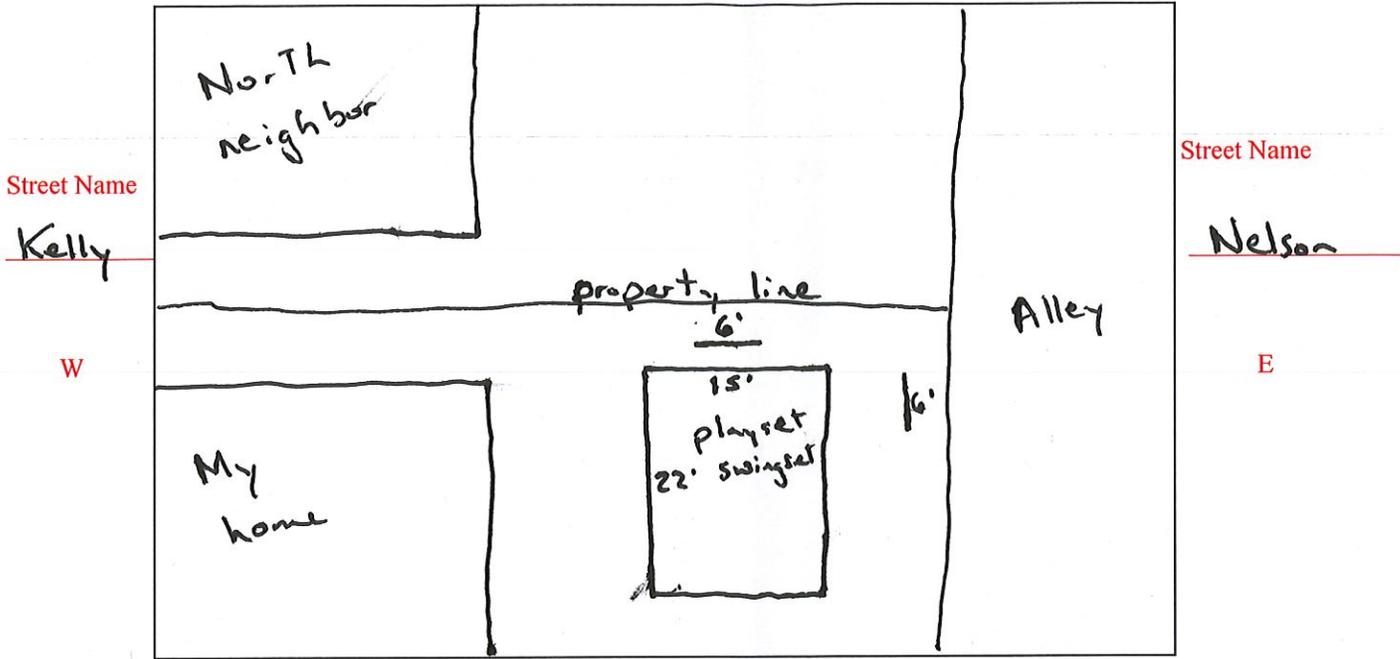
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 Elm



South Street Name Custer

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 5/11/2022

For Office Use Only:

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

Reasons for Denial: _____

Zoning Classification R-2 Value \$ 0

PERMIT NUMBER 2022-18
FEE \$20.00 CASH CHECK# X CC
1292

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 Emily Vanis Contractor _____
Address 915 8th St Address _____
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 402-843-8277 Cell Phone _____
Complete Legal Description of the Property Lot 2 Block 76 OT
Address of current Site 915 8th St. Address of new location _____
Structure to be moved Detached garage 18 x 12
Approximately when will the moving: Start 5/22 Finish 6/11
To Whom Should the Improvements be assessed? N/A
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-1-22
(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 Emily Vanis Date 5/15/22

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

Zoning Classification R-2

Value \$ 2300.00

PERMIT NUMBER 2022-19

Please call 811 before completing form

FEE \$25.00

CASH CHECK# 2284

pd 5/26/22

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 required information is furnished.

Property Owner Chip Barros & Allie Remmers

Contractor SELF

Address 1221 Custer St.

Address _____

City, State, Zip St. Paul, NE 68873

Phone Number _____

Phone Number 402-682-2369

Cell Phone _____

Complete Legal Description of the Property tract in lot 2 (68'x100') Block 8 Darnells Add St. Paul

Address of Construction Site 1221 Custer St.

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

In the Flood plain? No

Remove old deck

Proposed Structure 8x10 utility shed 10'x10' Deck

Dimension of Structure Shed- 8x10' Deck 10x10'

Distance from Front property line 84' + 70'

Distance from Rear Property Line 8' + 30'

Distance from Side Property Line 8' + 16'

Distance from Second Side Line 50' + 42'

Is there a utility easement on any side of the property? Yes

Approximately when will construction Start June 2022

Finish July 2022

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

Matt Helzer
(Matt Helzer's signature)

Date of visit 6-1-22

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 _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

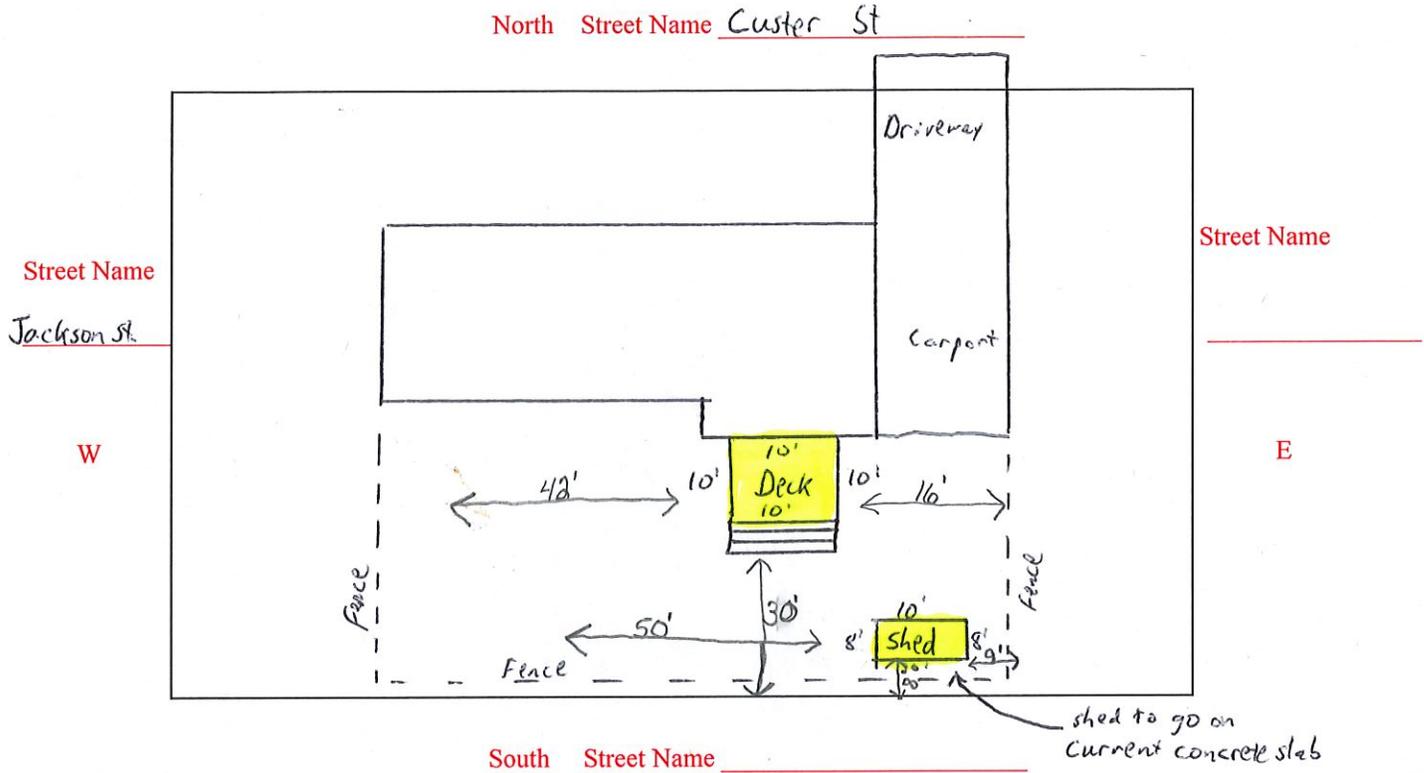
Is the proposed use permitted within this zoning district? YES NO _____

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:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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] [Signature] Date 5/26/22 5/26/2022

For Office Use Only:

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

Reasons for Denial: _____

Zoning Classification R-2 Value \$ 9,850

PERMIT NUMBER 2022-20
FEE \$25.00 CASH CHECK# 3057 CC pd 6/3/22

APPLICATION FOR A FENCE 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 Nolan & Emmy Reilly Contractor AMERICAN FENCE
Address 604 Paul St. Address Grand Island

City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number (402) 440-5072 Emmy Cell Phone (308) 750-9568

Complete Legal Description of the Property Lots 19 + 20 Prairie Falls Sub St. Paul

Address of Fence Site 604 Paul St. St. Paul, NE 68873 Size & Kind 6ft. Vinyl

Replacement or New Fence: New

Approximately when will the construction: Start 6/15/22 Finish 6/20/22

To Whom Should the Improvements be assessed? _____

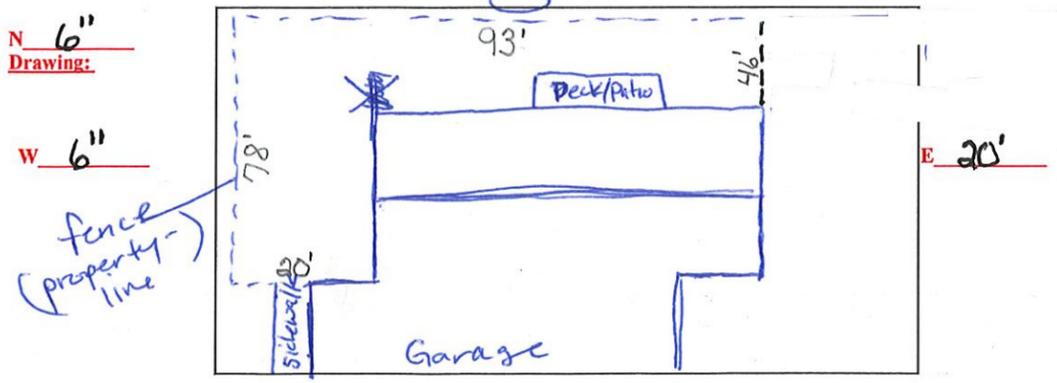
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-7-22
(Matt Helzer's signature)

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 Nolan Reilly Date 6/1/22



For Office Use Only: Permit is Approved Denied S 52' Date _____
Zoning Administrator

Reasons for Denial: _____

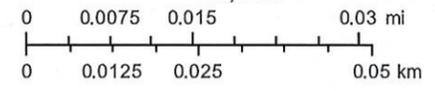


June 7, 2022

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.

1:1,046

Parcels



Black - house
 Red - Property Line
 Yellow - New Fence

Zoning Classification R-2 Value \$ 50,000 PERMIT NUMBER 2022-21
 Please call 811 before completing form FEE \$25.00 CASH CHECK# pd 6/3/22

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 required information is furnished.

Property Owner Jordan Nielsen Contractor Jack Olson
 Address 1320 Paul St Address 3315 Congressional place Grand Island NE
 City, State, Zip St Paul NE 68873 Phone Number _____
 Phone Number 308-750-1924 Cell Phone 308-750-0909

Complete Legal Description of the Property Lot 14 Exc W 80' Aleshires Sub St. Paul
 Address of Construction Site 1320 Paul St
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure 30' x 46' Garage Dimension of Structure 30' W 46' L
 Distance from Front property line 103' Distance from Rear Property Line 45'
 Distance from Side Property Line 14' Distance from Second Side Line 82'

Is there a utility easement on any side of the property? Yes Garage is 3' south of easement
 Approximately when will construction Start July 11th Finish Late August

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-7-22
 (Matt Helzer's signature)

Recommendations needed before approval: _____

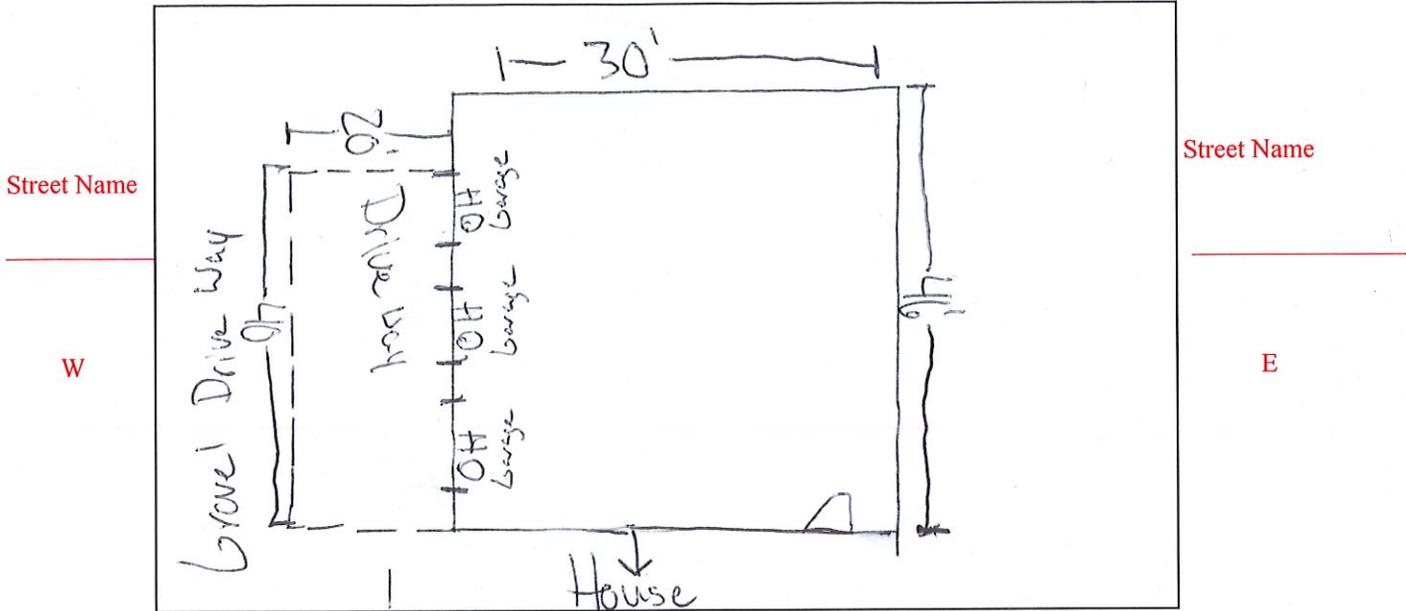
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 Hwy 281



South Street Name Paul St

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.

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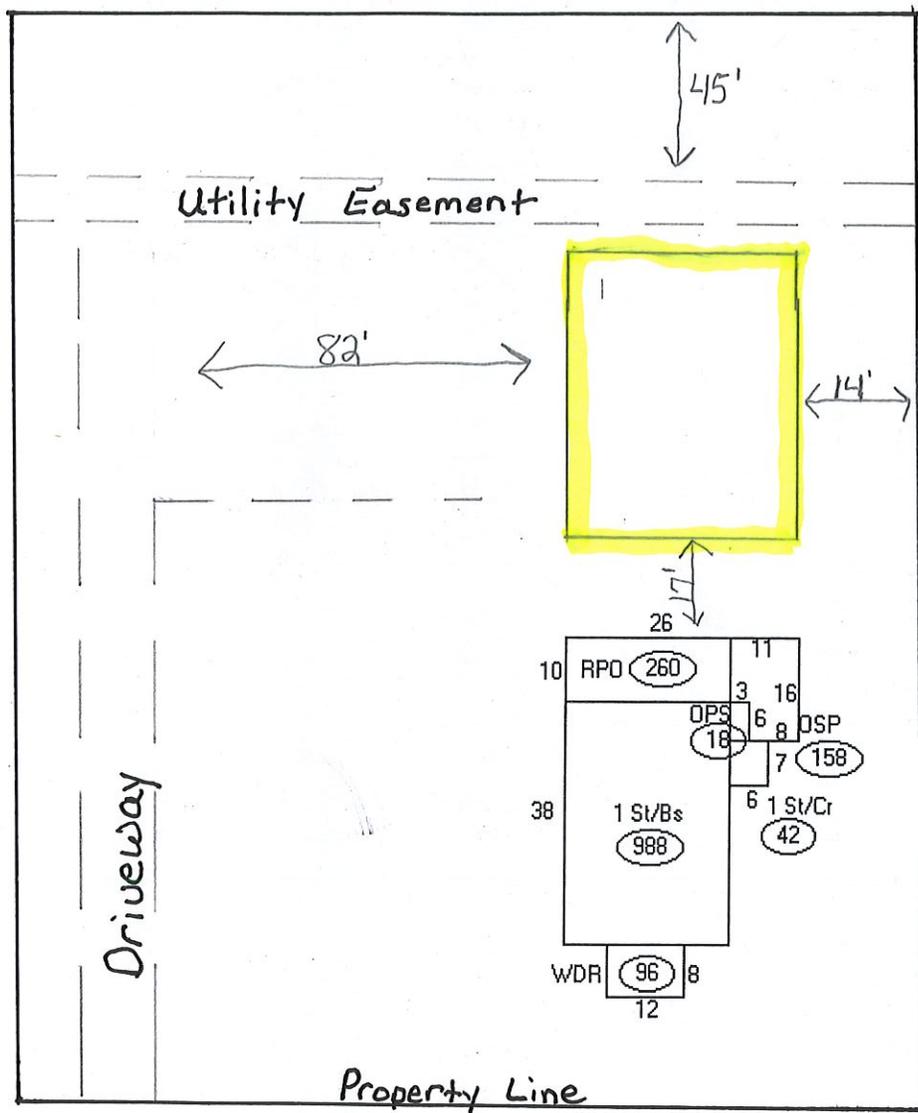
Signature of Applicant [Handwritten Signature] Date 6-3-22

For Office Use Only:

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

Reasons for Denial: _____

2022-21



Paul Street

2022-21



To be removed

2022-21



To be removed

2022-21



To be removed