

## Planning Commission Meeting

Monday, July 11, 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 11th day of July, 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 June 13, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2022-22 MAD Development - house at 1508 Indian Street
  - (b) 2022-23 Riley & Katie Lee Racicky - fence at 1307 Jackson Street
  - (c) Amendment to 2022-21 Jordan Nielsen - garage 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  
June 13, 2022  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 13<sup>th</sup> day of June, 2022 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 12:04 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, Arvilla Jacobs, and Tyler Solko. Commission member absent: Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the May 9, 2022 meeting minutes. Commission member Solko 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) 2022-17 Neal & Kaitlin Hahn – playhouse / swing set at 324 Kelly Street
- (b) 2022-18 Emily Vanis – move garage from 915 8<sup>th</sup> Street
- (c) 2022-19 Chip Bartos & Allie Remmers – new deck & utility shed at 1221 Custer St.
- (d) 2022-20 Nolan & Emmy Reilly – fence at 604 Paul Street
- (e) 2022-21 Jordan Nielsen – remove structures, add garage, and extend covered patio at 1320 Paul Street

Commission member Jacobs moved to approve Zoning Permit applications 2022-17 through 2022-21, with the approval of Zoning Permit application 2022-21 being contingent on the receipt of an asbestos inspection report. Commission member Solko 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 date will be scheduled when future Zoning Permit applications have been submitted.

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 R-2 Value \$ 300,000.<sup>00</sup> PERMIT NUMBER 2022-22  
 Please call 811 before completing form FEE \$25.00 CASH 1080 CHECK# 1080  
 pd 6/23/22

**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 Mad Development Contractor Beyond Blueprints  
 Address 2298 Hwy 92 Address 2298 Hwy 92  
 City, State, Zip Farwell, Ne 68838 Phone Number 308-754-8332  
 Phone Number \_\_\_\_\_ Cell Phone 308-754-8332

Complete Legal Description of the Property Lot 12 Dalton Meadows subdivision

Address of Construction Site 1508 Indian Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? no

Proposed Structure single family housing Dimension of Structure 63'x70'  
 Distance from Front property line 20' Distance from Rear Property Line 62'  
 Distance from West Side Property Line 12' Distance from East Second Side Line 16'

Is there a utility easement on any side of the property? yes  
 Approximately when will construction Start July 26th 2022 Finish April 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-24-22  
 (Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

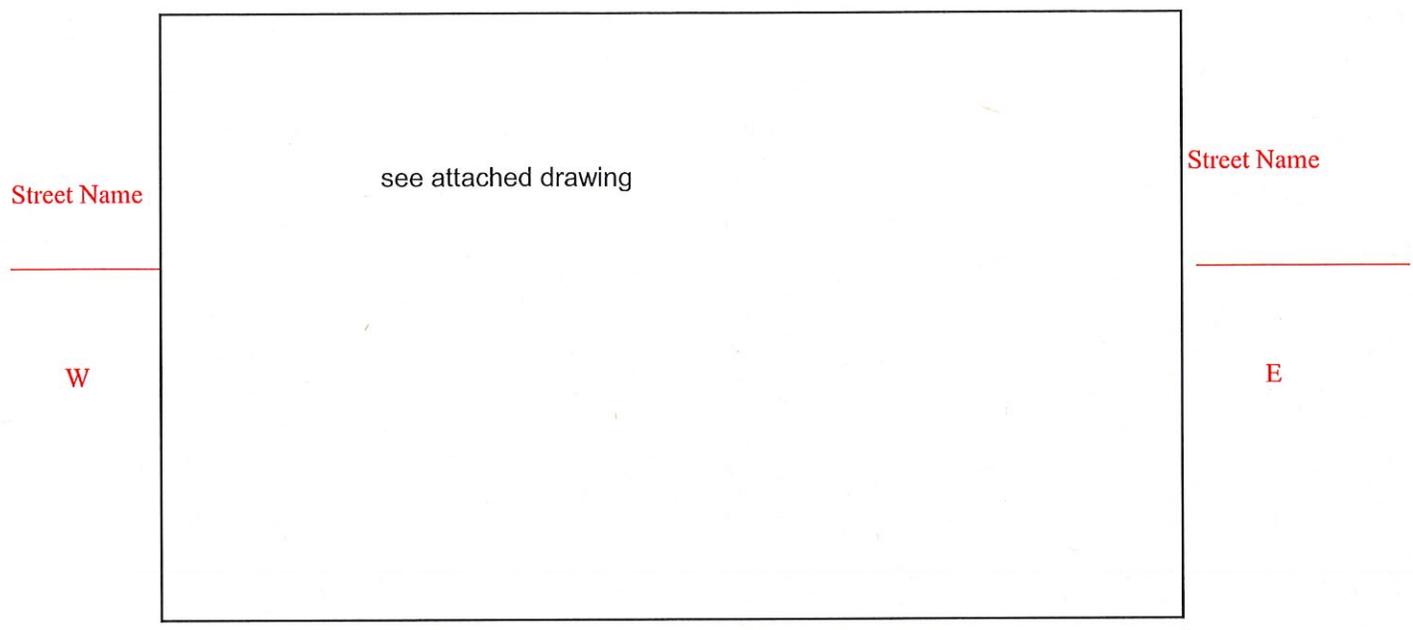
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

**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 \_\_\_\_\_



South Street Name \_\_\_\_\_

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.**

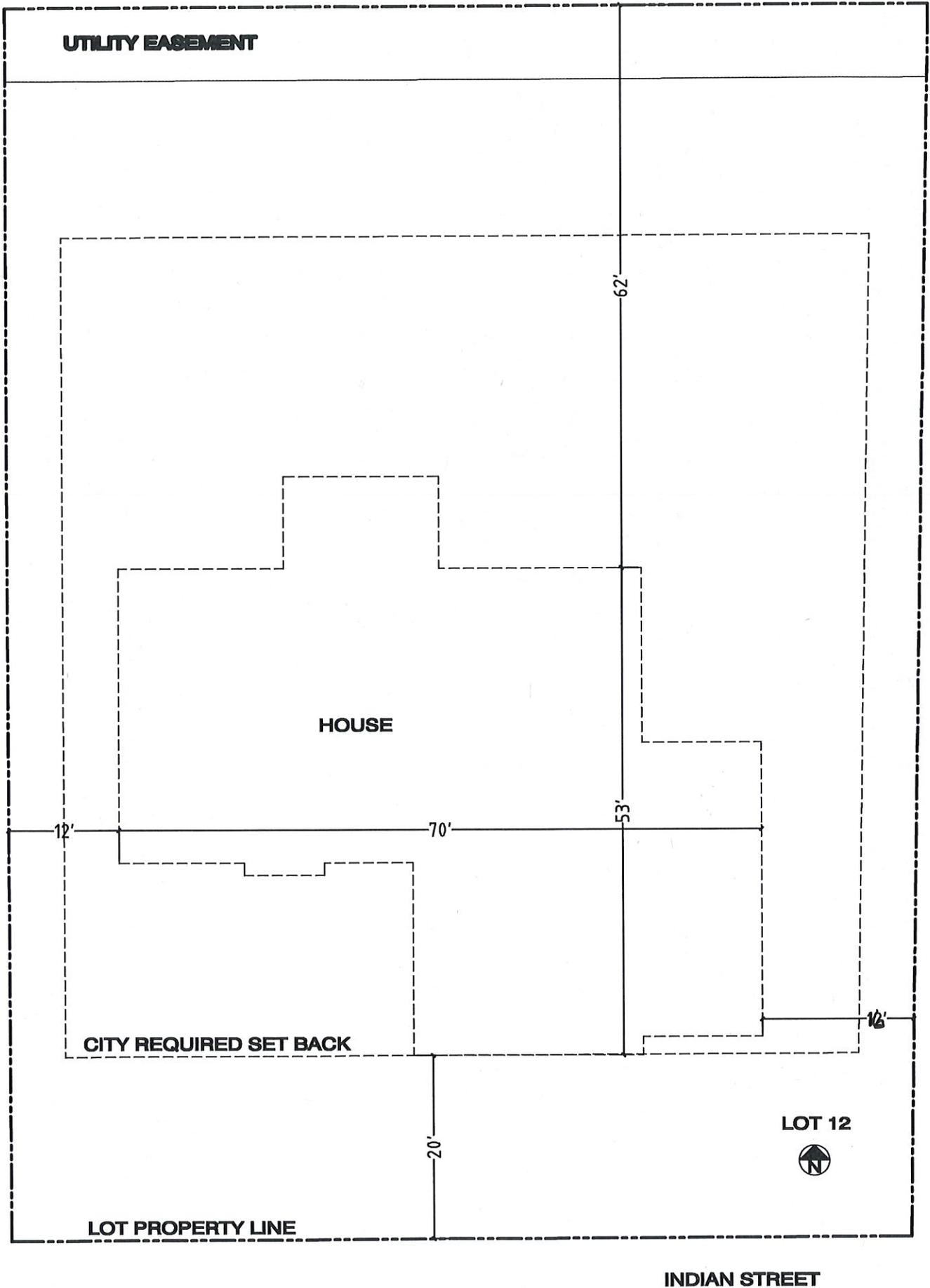
Signature of Applicant Caitlin Birdsell Date 6/23/22

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2022-22



Zoning Classification R-1

Value \$ 8,000

PERMIT NUMBER 2022-23  
FEE \$25.00 CASH      CHECK#      CC     

**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 Riley D & Katie Lee Racicky Contractor American Fence

Address 1307 Jackson St Address 1605 Shady Bend Rd, Grand Island, NE 68801

City, State, Zip Saint Paul, NE 68873 Phone Number 308-395-0793

Phone Number (402)270-0077 Cell Phone     

Complete Legal Description of the Property Lot 4 excluding South 8' Block 1, Christensen's Addition, Saint Paul

Address of Fence Site 1307 Jackson St, Saint Paul, NE 68873 Size & Kind 6' Vinyl, 6' chain link for dog kennel

Replacement or New Fence: New

Approximately when will the construction: Start July 2022 Finish August 2022

To Whom Should the Improvements be assessed? Riley D & Katie Lee Racicky

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

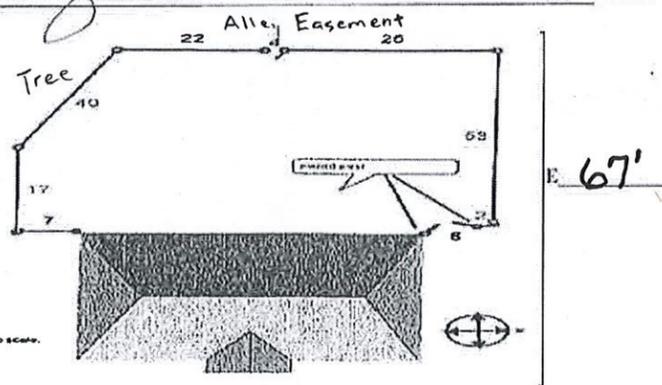
Recommendations needed before approval:     

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 [Signature] Date 7/6/22

N 6"  
Drawings

W 6"



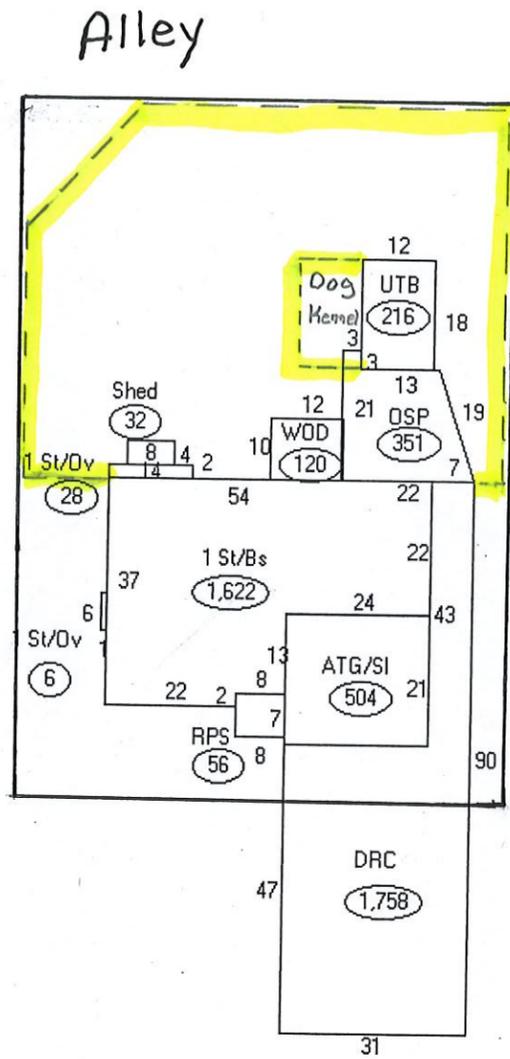
This drawing is not to scale. Please refer to the legend on sheet 2 of 2.

For Office Use Only: Permit is Approved      Denied      S 6" Date       
Zoning Administrator

Reasons for Denial:     

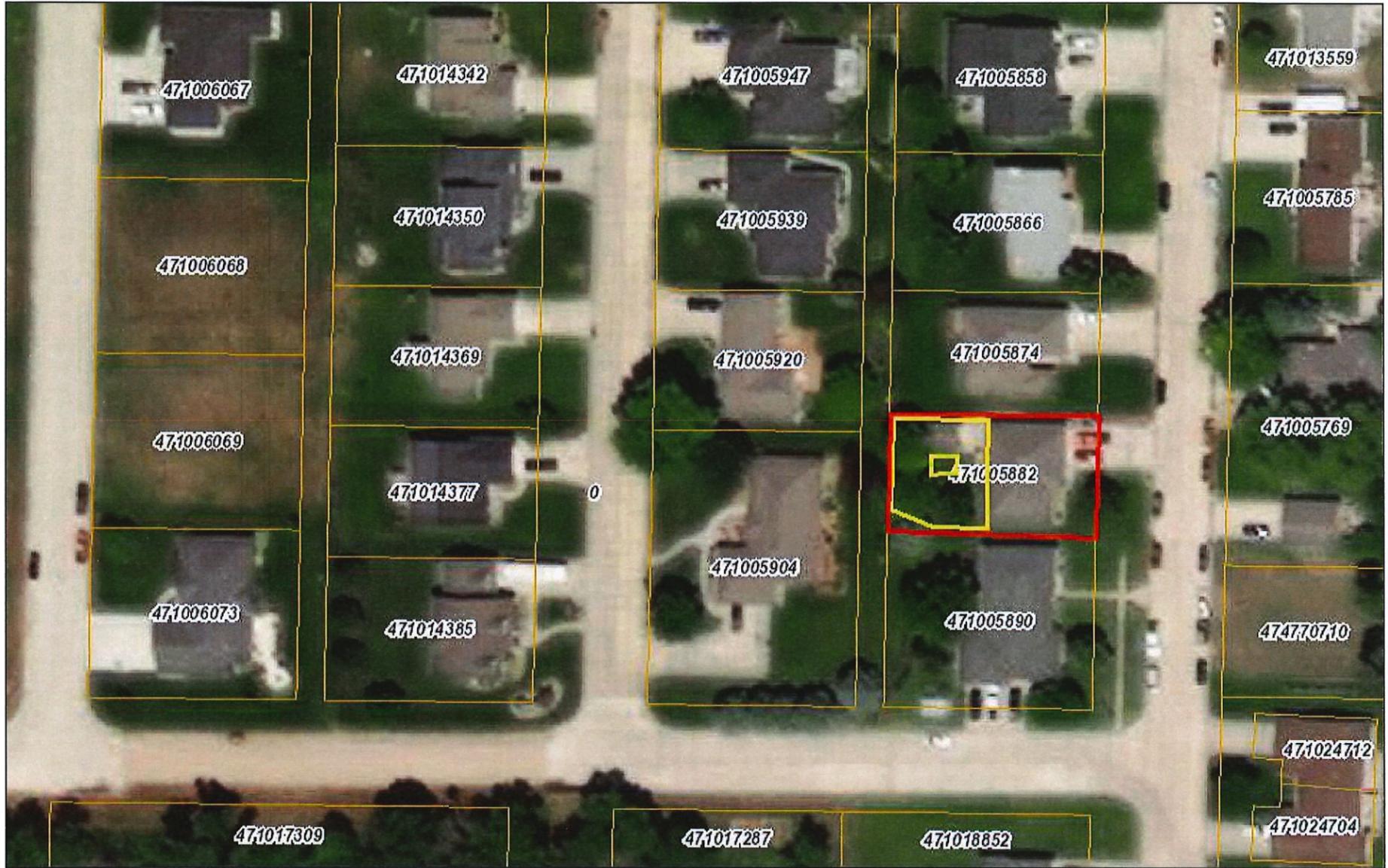
City of St. Paul Zoning Administrator  
704 6<sup>th</sup> St, St. Paul, NE 68873  
Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

2022-23



North →

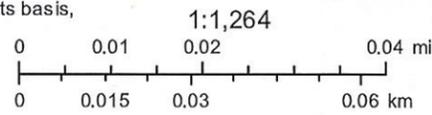
Jackson Street



July 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.

Parcels



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

*Amended*

**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 Gerald Island N  
 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 <sup>South</sup> property line 103' Distance from Rear <sup>North</sup> Property Line 45'  
 Distance from Side <sup>East</sup> Property Line ~~44'~~ 44' Distance from <sup>West</sup> Second Side Line ~~82'~~ 52'

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 <input checked="" type="checkbox"/>	NO _____
Does the proposed use meet all the required setback distances?	YES <input checked="" type="checkbox"/>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <input checked="" type="checkbox"/>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES _____	NO <input checked="" type="checkbox"/>

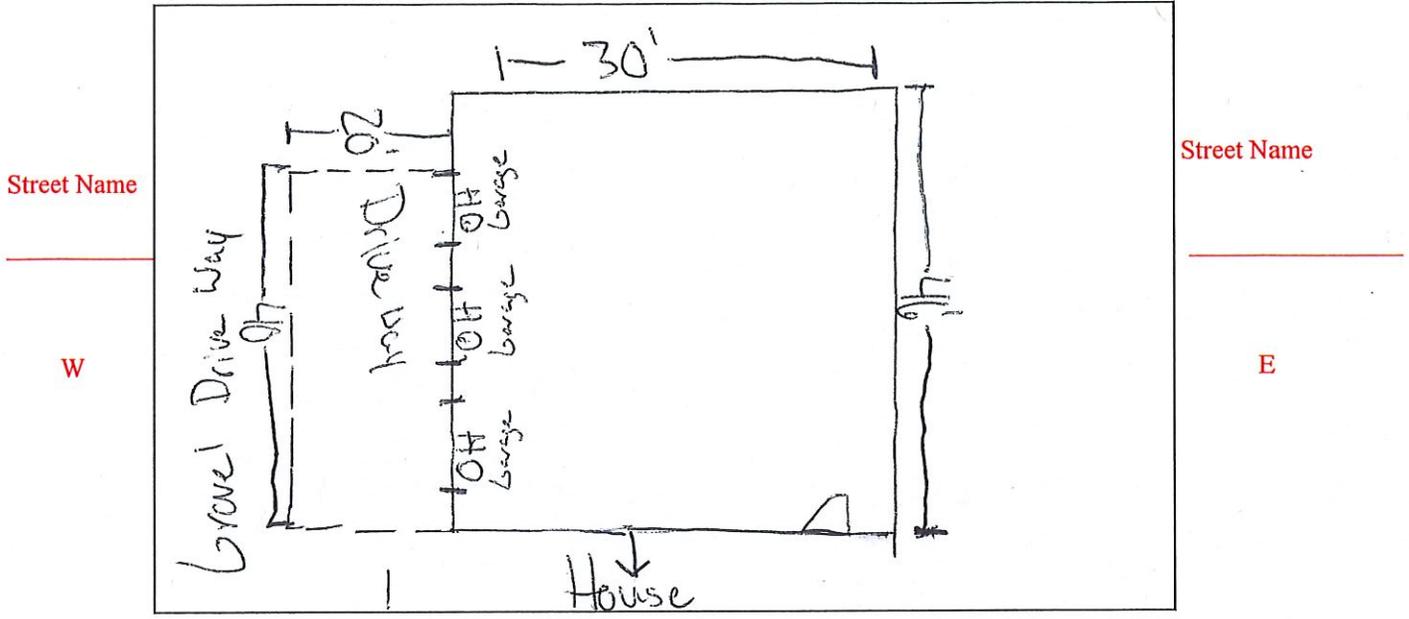
Amended

2022-21

PERMIT NUMBER

Site Plan Sketch:

North Street Name Hwy 281



South Street Name Paul St

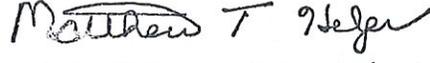
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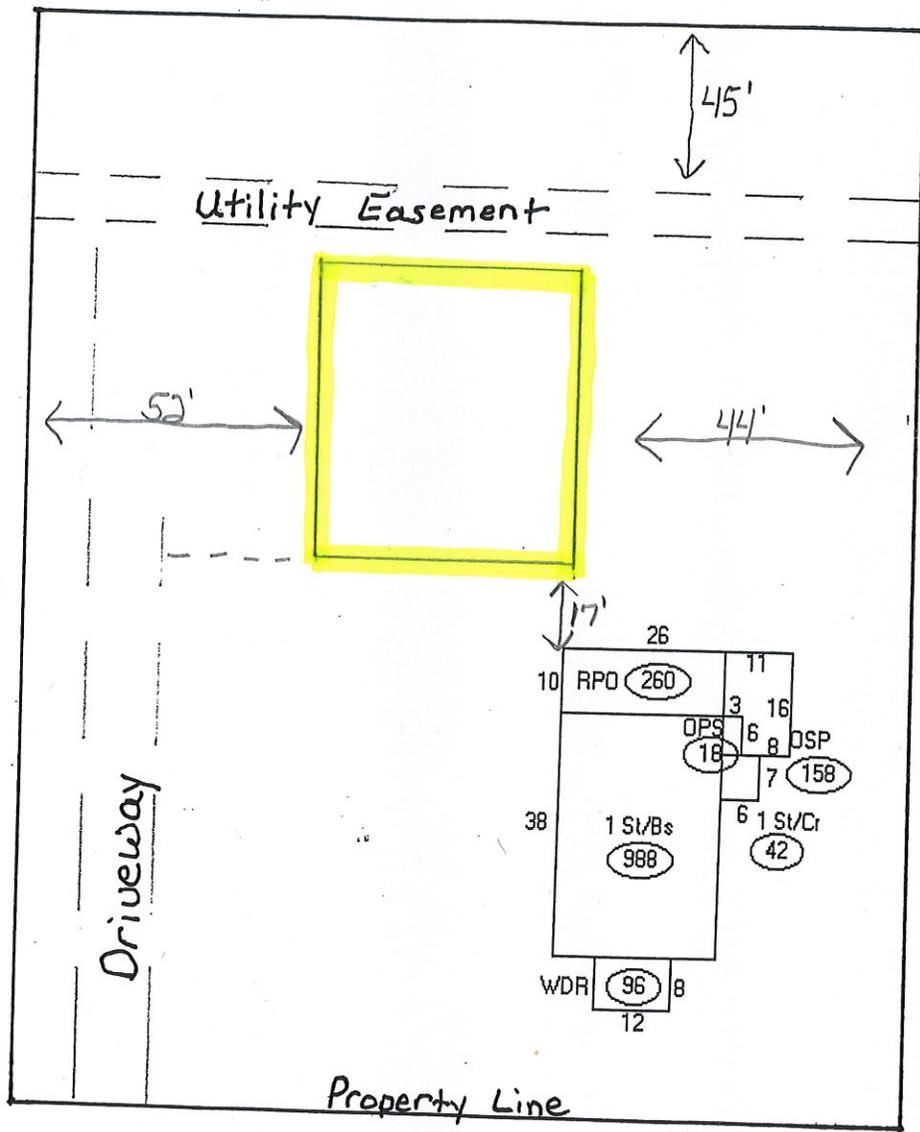
Signature of Applicant  Date 6-3-22

For Office Use Only:

Permit is Approved  Denied   Date 6/20/22  
Zoning Administrator Signature

Reasons for Denial: \_\_\_\_\_

Amended  
2022-21



Paul Street