

Planning Commission Meeting

Monday, August 29, 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 29th day of August, 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 July 11, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-24 Ed Thompson - demolish four outbuildings at 1604 Paul Street
 - (b) 2022-25 Kevin & Carol Wagner - install fence for dog kennel at 322 Wallace
 - (c) 2022-26 Secure Storage/Lowell Poland - construct storage unit addition and structure for Polar Ice sales at 302 Kendall Street
 - (d) 2022-27 Alice Osterman - construct attached garage and deck at 1121 2nd Street
5. Discuss - Approve / Deny Bryan's Addition Replat of Lot 3, in Lot C of Bryan's Addition Administrative Plat located on the east side of Grant Street, north of "N" Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
July 11, 2022
Meeting Minutes

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

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

Commission member Becker moved to approve the June 13, 2022 meeting minutes. Commission member Jacobs 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) 2022-22 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

Commission member Becker moved to approve Zoning Permit applications 2022-22 and 2022-23, and to approve the amendment to Zoning Permit application 2022-21. 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 date will be scheduled when future Zoning Permit applications have been submitted.

Chairman Woodgate adjourned the meeting at 12:10 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification AGR

PERMIT NUMBER 2022-24
FEE \$10.00 CASH CHECK# _____
pd 7/13/22

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 Edward Thompson Contractor Jim Thompson

Address 1604 Paul Street Address 726 12th Avenue

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

Phone Number 308-750-9205 Cell Phone 308-571-0454

Complete Legal Description of the Property Tract in SW 1/4 33-15-10 7.59 Acres

Address of Demolition Site 1604 Paul

Structure to be demolished 4 Out buildings

Approximately when will demolition Start July 2022 Finish July 2023

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 Matt Helzer 7-13-22
(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 demolition site in which this permit is granted at any time until completed.

Signature of Applicant Ed Thompson Date 7-13-22

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.

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

2022-24



2022-24



2022-24



2022-24



2022-24

Jim Thomson

6-29-22

1604 ^{Paul} ~~Paul~~ St
St Paul, NE 68873

The above listed bldgs are all wooden structure. No asbestos was found therefore they may be destroyed.

Inspector #

710

Eldon Theborg

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 4 Outbuildings

Property Address: 1604 Paul St St Paul

Legal Description of Property: Tract in SW 1/4 SW 1/4 33-15-10

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

Date: 7-13-22

Howard County Treasurer's Office



By: Jackie Synowski
Jackie Synowski (Printed Name)

Paid

Zoning Classification Highway Commercial Value \$ 75,000 PERMIT NUMBER 2022-26
Please call 811 Diggers Hotline before designing FEE \$100.00 CASH CHECK# 6342

APPLICATION FOR A COMMERCIAL 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 Secure Storage/Lowell Blvd Contractor Astro Building / Speedfast Builders
Address 335 Wallace St Address NA
City, State, Zip ST PAUL NE 68973 Phone Number 308-750-2161
Phone Number 308-750-2161 Cell Phone _____

Complete Legal Description of the Property Secure Storage Second Sub St. Paul

Address of Construction Site 302 Kendall
(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? NO

Proposed Structure & Use Storage + Polars ICE SALES Dimension of Structure Building 40x100 - 8x13
will Polars Structure

Plans Submitted to Fire Marshall Office Submit

Distance from Front property line 20 FT Distance from Rear Property Line 10
Distance from East Side Property Line 10 Distance from West Second Side Property Line 10

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

Approximately when will construction Start ASAP Finish ASAP Tomorrow 6/2

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-9-22
(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? _____

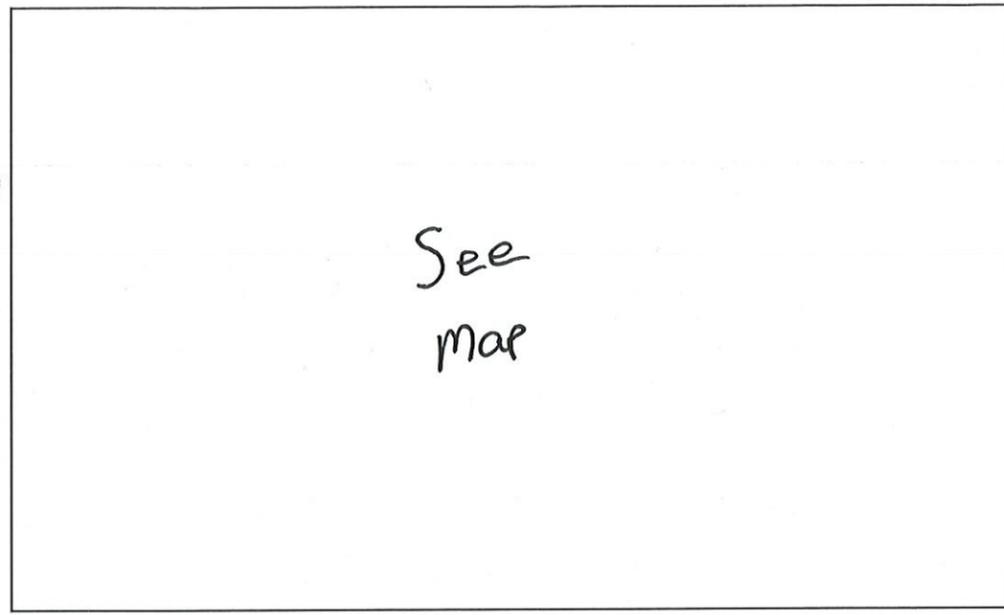
PERMIT NUMBER 2022-26

Site Plan Sketch:

North Street Name _____

West Street Name _____

East 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 CONSTRUCTION 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.

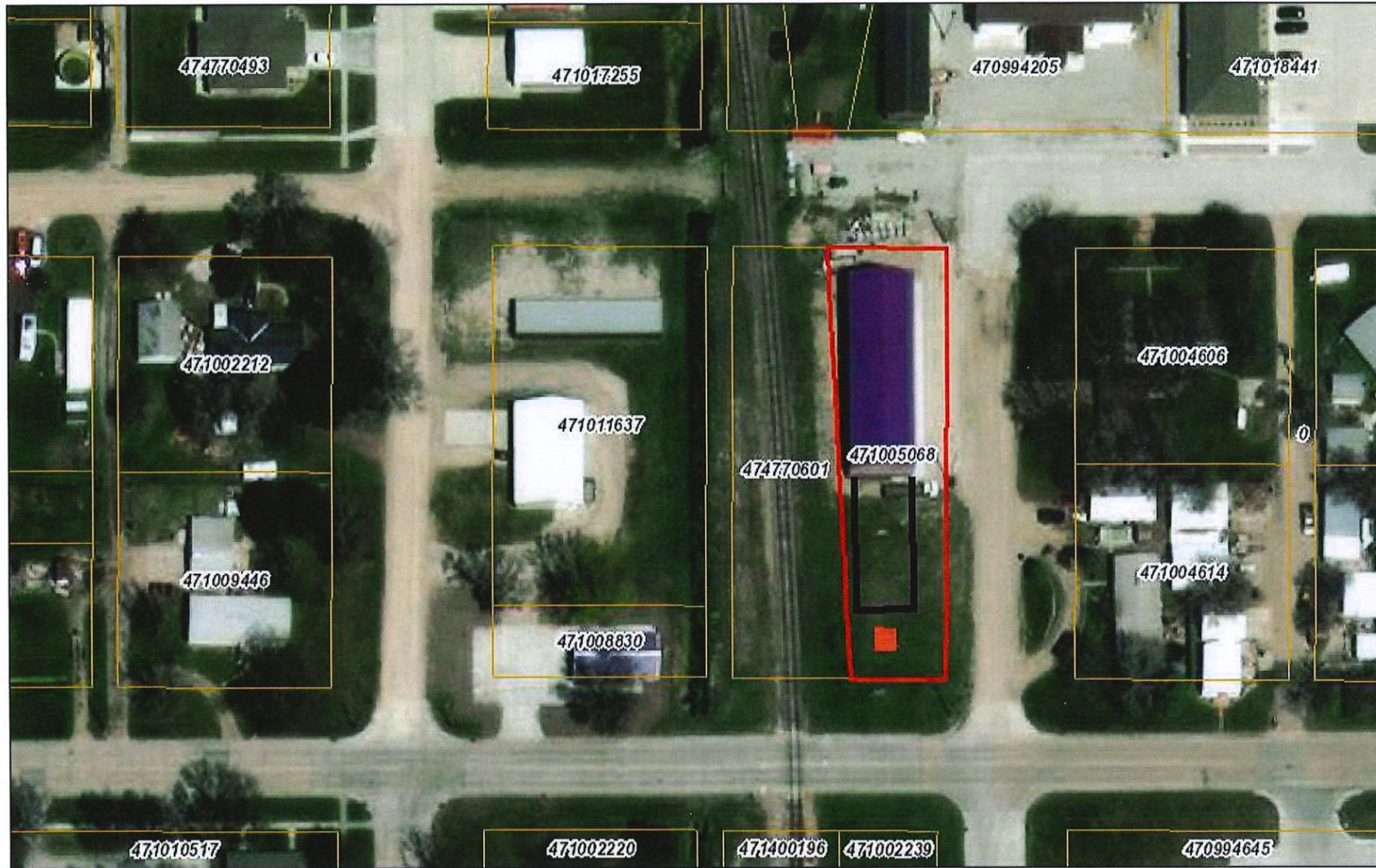
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant _____ Date _____

For Office Use Only:

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

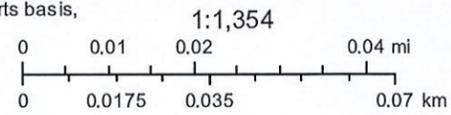
Reasons for Denial: _____



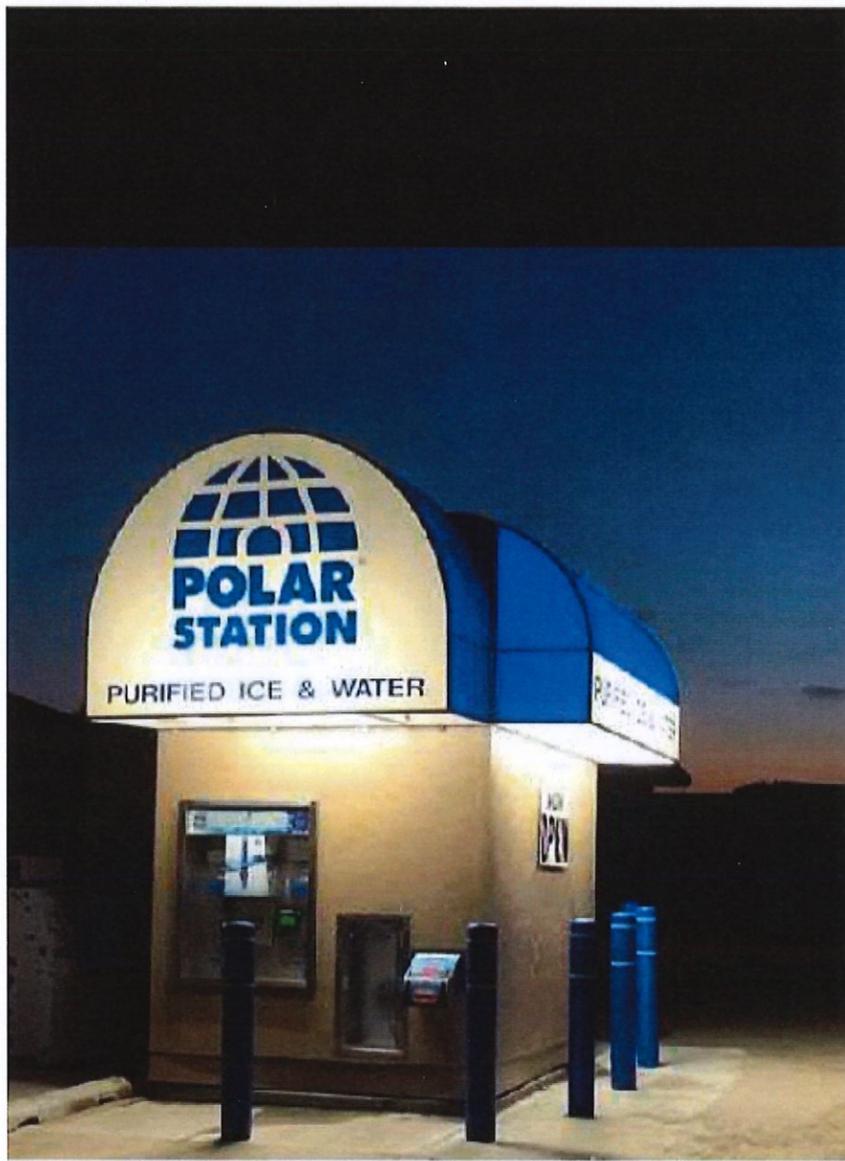
August 9, 2022

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



2022-26



You and 31 others 2 comments • 11 shares



Like



Comment



Share



Carl Schroer



Mar 14 · 🌐

2022-26

OFFICIAL SURVEY RECORD

Part of Block One (1), Original Town of St. Paul, Howard County, Nebraska

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

- Legend**
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
 - = Corner Found (See Description)
 - (M) = Measured Distance
 - (P) = Platted Distance
 - (R) = Record Distance



Survey Record Repository
RECEIVED

\$ 2.50
SEP 5 2013
HOWARD.
1137 -063

SURVEY TRACT DESCRIPTION:

SURVEY TRACT: A tract of land located in Part of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 6, Block 1, Original Town of St. Paul in the City of St. Paul, Howard County, Nebraska, more particularly described as follows:

Beginning at the Southeast Corner of said Block 1; thence on an assigned bearing North 89°55'41" West on the South line of said Block 1 a distance of 59.08 feet to a point 25 feet East of the Ord Branch of the Union Pacific Railroad Centerline; thence, 25 feet parallel with the said railroad centerline, 265.58 feet on a 5157.55 foot curve to the left with a chord bearing of North 03°11'00" West and a chord distance of 265.55 feet to the North line of said Block 1; thence South 89°54'15" East on said North line a distance of 73.84 feet to the Northeast Corner of said Block 1; thence South 00°00'15" West on the East line of said Block 1 a distance of 265.09 feet to the point of beginning, containing an area of 17316.6 square feet or 0.40 acres, more or less.

SURVEYOR'S NOTES:

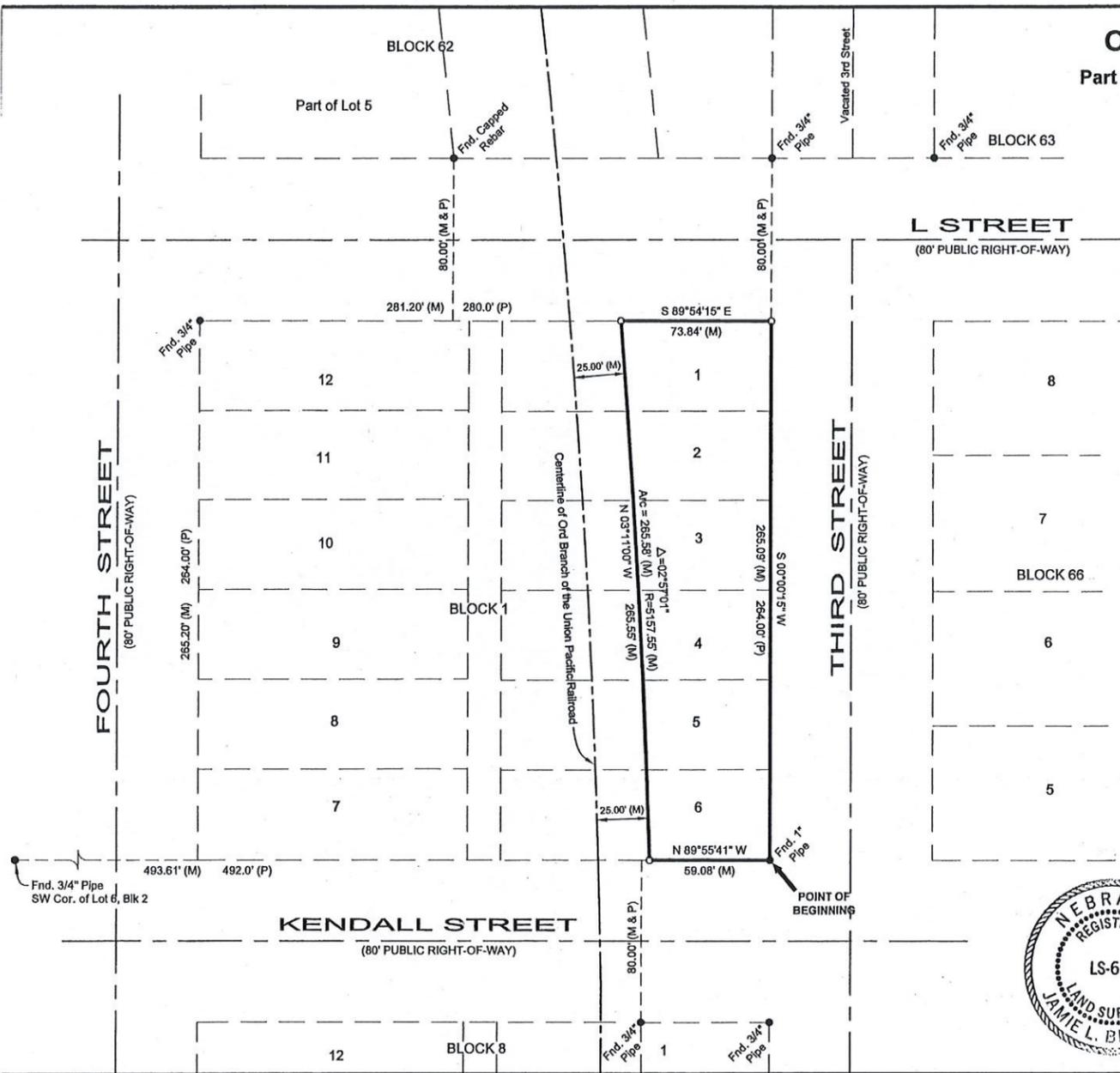
This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

I hereby certify that this land surveying document 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.



Jamie L. Blodgett 8/28/2013
Date:
Jamie L. Blodgett
License Number 610
Pages covered by this seal 1

DATE OF SURVEY 8/3/2013 JOB NUMBER 13054



Zoning Classification HC Value \$ 35,000 PERMIT NUMBER 2022-27
 Please call 811 before completing form FEE \$25.00 CASH 4696 CHECK# 4696
pd 8/17/22

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 Alice Osterman, w LIE Dara Mae Johnson Contractor To be determined
 Address 1121 2nd Street Address _____
 City, State, Zip St. Paul, NE 68873 Phone Number _____
 Phone Number 308-750-5009 Cell Phone _____

Complete Legal Description of the Property Lots Land 2 Block 66 OT St Paul
 Address of Construction Site 1121 2nd Street St. Paul
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure New 4' Chain link fence Attached garage, wood deck Dimension of Structure 28' x 30', 10' x 25'
 Distance from East Front property line 36', 52' Distance from West Rear Property Line 58', 52'
 Distance from South Side Property Line 10', 72' Distance from North Second Side Line 83', 35'

Is there a utility easement on any side of the property? NO
 Approximately when will construction Start Oct 2022 Finish Oct 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-17-22
 (Matt Helzer's signature)

Recommendations needed before approval: Will also move existing chain link fence on south side of property to south property line.

(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 _____

Street Name

Street Name

W

E

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.

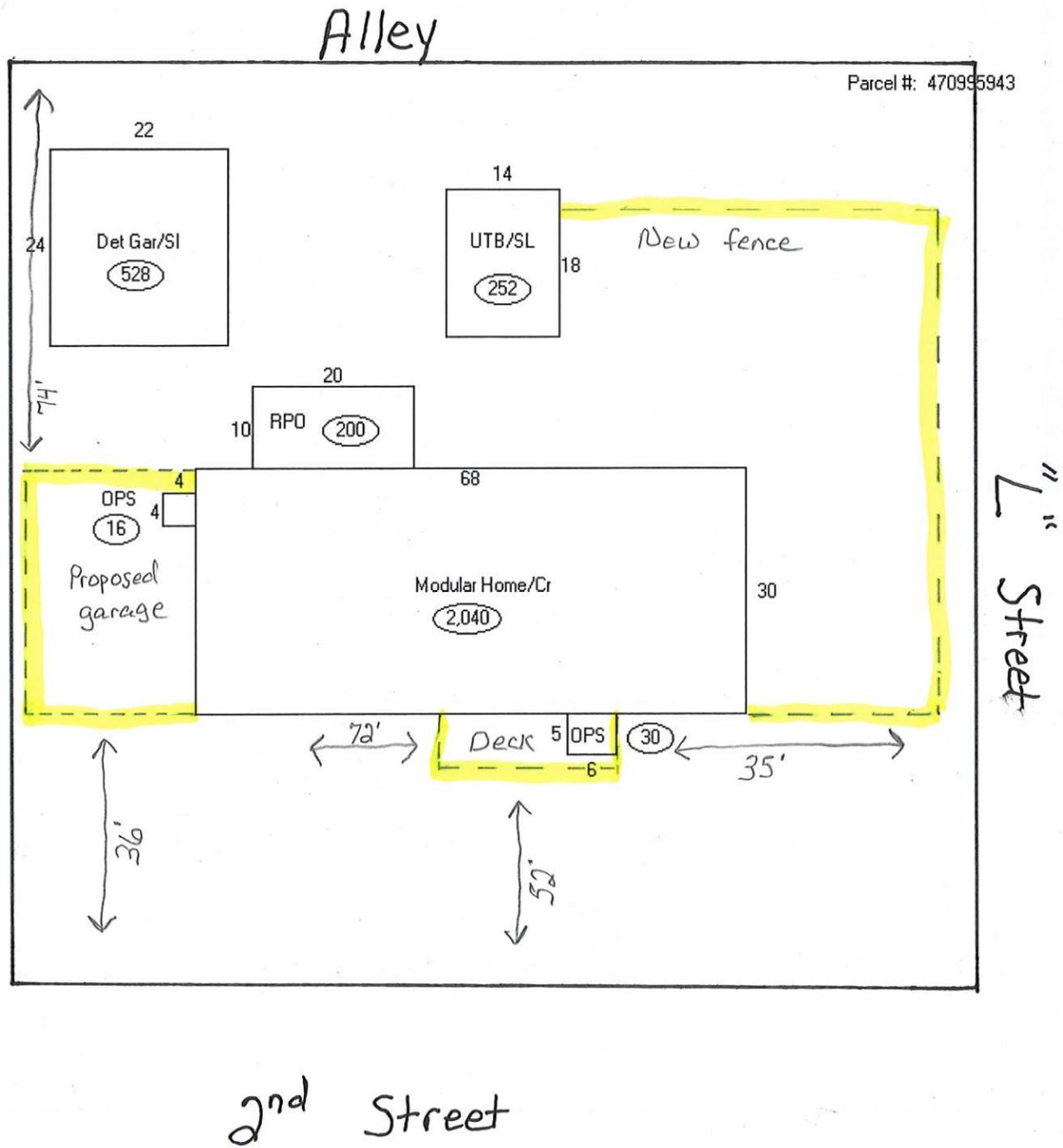
Signature of Applicant Alice Holman Davis Date 8-16-22

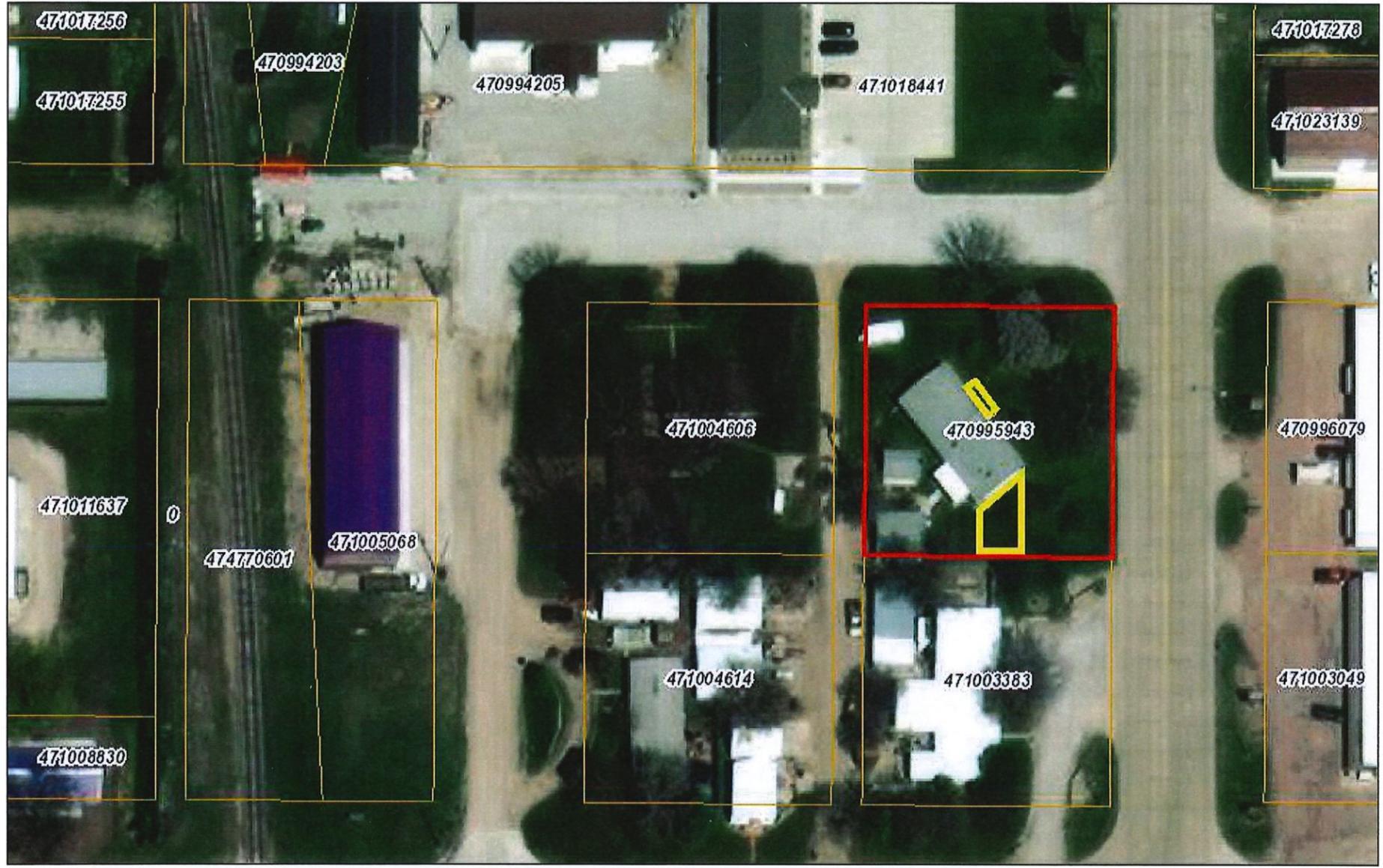
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

2022-27

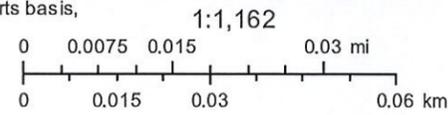




August 17, 2022

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



CITY OF SAINT PAUL
PLANNING & ZONING COMMISSION
APPLICATION FOR SUBDIVISION REPLAT

Application Fee: \$100.00
Paid: 8/22/22 Check 7888 Cash _____
Acct: R 10-230

To Be Completed by Applicant

Date Submitted: 8-22-22

Name of Subdivision: BRYAN'S ADDITION

Applicant's Name: DAVID & DEBRA SCHEER

Address: 7620 UPTON GREY LANE LINCOLN NE 68516

Legal Description:
LOT 3A + 3B OF BRYAN'S ADDITION REPLAT OF LOT 3 IN LOT C
BRYAN'S ADDITION ADMINISTRATIVE PLAT

Current Number of Lots: 1 Proposed Number of Lots: 2

Present Zoning: R2 Requested Zoning: R2

Name(s) of Current Owner(s): DAVID L. + DEBRA D. SCHEER

Name of Proposed Owner(s): Same

Proposed Use of Property: Residential

Within City Limits	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Within 1 Mile Zoning Jurisdiction	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Drainage Plan submitted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> (waived by Planning Admin)

David Scheer
Applicant's Signature

Note: At the time of application, the Applicant must submit the appropriate application fee, and documents as required in Section 3.08 of the St. Paul City Code.

Following review, the Planning and Zoning Administrator shall refer the application for approval in the following order: City Engineer, Public Works Superintendent, Chairperson of the Planning Commission, and Mayor. If any party rejects the replat of subdivision, approval of such subdivision is denied. Approval shall be denoted by a signed Certificate of Approval which must be filed with the plat with the Register of Deeds of Howard County, Nebraska.

In the case of a denial, the proposed replatted subdivision may proceed through the appropriate review and action for a typical subdivision approval process.

Following approval of the replatted subdivision, the Subdivider must file the plat and Certificate of Approval with the Register of Deeds of Howard County, Nebraska. If the Certificate of Approval and the approved replat are not filed with the Register of Deeds of Howard County within 90 days of approval, such approval shall be null and void.

	<u>APPROVE / DENY</u>		<u>SIGNATURE</u>
City Engineer	Yes <u>X</u>	No _____	<u>Jeff A. Salis</u>
Waive submission of Preliminary & Final Plat	_____		_____
Public Works	Yes <u>X</u>	No _____	<u>Matt Zeger</u>
Superintendent	Yes <u>X</u>	No _____	<u>Matt Zeger</u>
Planning Commission	Yes _____	No _____	_____
Mayor	Yes _____	No _____	_____

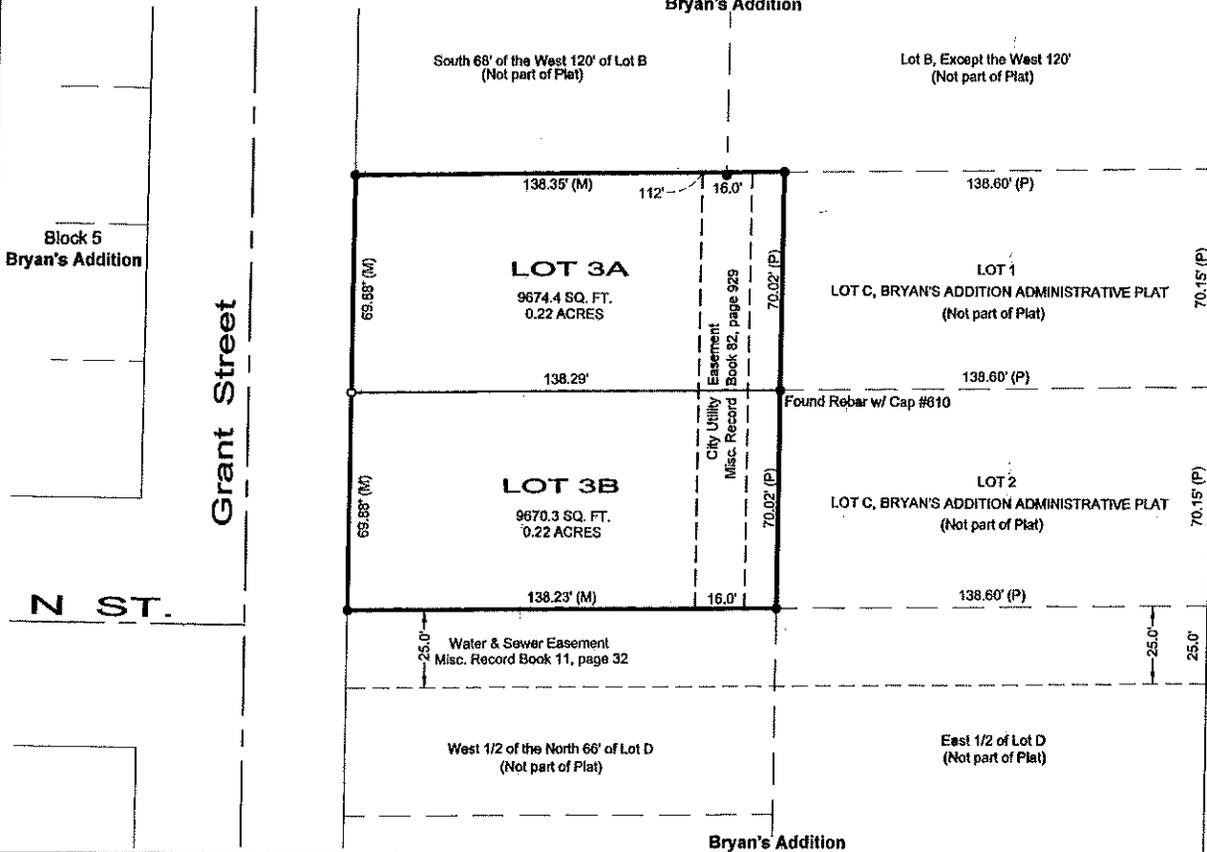


BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT

A REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION, ST. PAUL, NEBRASKA
TO THE CITY OF SAINT PAUL, NEBRASKA

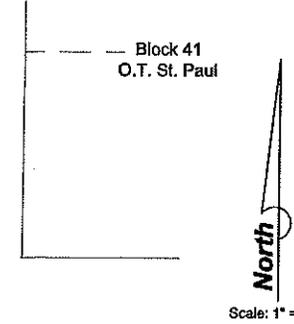
BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT DESCRIPTION:

All of Lot 3 in Lot C, Bryan's Addition Administrative Plat of Lot C, Bryan's
Addition to St. Paul, Howard County, Nebraska.



RECORD DESCRIPTION:

Book 22, page 1072 and 1073: Lot 3 in Lot C, Bryan's Addition Administrative
Plat of Lot C, Bryan's Addition to St. Paul, Howard County, Nebraska.



Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #810
- = Corner Found (5/8" Rebar or See Description)
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Record Distance

Scale: 1" = 40'

N STREET

STATE OF NEBRASKA
HOWARD COUNTY SS.
FILED FOR RECORD

MO. _____ DAY _____ 20____
 AT _____ O'CLOCK _____ M. RECORDED
 IN SURVEY BOOK _____ OF PAGE _____
 BY _____ COUNTY CLERK

BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT

Sheet 2 of 2

N-LINE



**LAND
SURVEYING**

P.O. BOX 173
Central City, NE 68828
Phone: 308-946-3601

A REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION, ST. PAUL, NEBRASKA
TO THE CITY OF SAINT PAUL, NEBRASKA

DEDICATION OF PLAT

Know to all Men by these presents, David L. Scheer and Debra D. Scheer, husband and wife, as joint tenants, being the owners of Lot 3, in **LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT**, the land described hereon has caused the same to be Surveyed, Platted and Designated as the:

**BRYAN'S ADDITION REPLAT OF LOT 3,
IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT**

to the City of Saint Paul, 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 according with the desires of the undersigned owners.

in witness thereof I have affixed my signature hereto at St. Paul

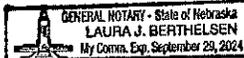
Nebraska on August 22, 2022

David L. Scheer

David L. Scheer

Debra D. Scheer

Debra D. Scheer,



Acknowledgment
of
Notary

State of Nebraska)
County of Howard) SS

on this 22nd Day of August, 2022

before me, a Notary Public in and for said County and State, came David L. Scheer and Debra D. Scheer, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Laura J. Berthelsen

Notary Public

September 29, 2024

My Comm. Expires:

CITY OF SAINT PAUL APPROVAL

This Plat of **BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT** 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 **BRYAN'S ADDITION REPLAT OF LOT 3, IN LOT C, BRYAN'S ADDITION ADMINISTRATIVE PLAT** has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on

_____ 20____

Chairman

Secretary

HOWARD COUNTY TREASURERS CERTIFICATE

I hereby certify that on this _____, 20____ The record on my office show no taxes due or delinquent upon the property described in the legal description of this plat.

Howard County Treasurer

SURVEYOR'S NOTES:

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

SAINT PAUL CITY ENGINEER APPROVAL

The Dedications shown on this plat are accepted by the Saint Paul City Engineer

on, AUGUST 23RD, 2022

Jeff R. Balich

SAINT PAUL CITY ENGINEER

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.

Jamie L. Blodgett 8/22/2022

Jamie L. Blodgett

License Number 610

Pages Covered by this Seal: 1 of 2 and 2 of 2

Date:



DATE OF SURVEY 7/11/2022

JOB NUMBER 21184.2