

## Planning Commission Meeting

Monday, October 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 October, 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 Notice of the meeting was posted in four (4) public places. 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 September 26, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2022-37 Roger & Barb Goettsche - install fence at 503 9th Street
  - (b) 2022-38 City of St. Paul - construct wood utility/storage shed at St. Paul tennis courts (near Nelson & Elm Streets)
  - (c) 2022-39 Pam & Kent Payne - install fence at 608 Paul Street
  - (d) 2022-40 Kim & Tyler Dugan - construct house at 1394 Inman Road
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission  
September 26, 2022  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 26<sup>th</sup> day of September, 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 published in the Phonograph Herald, a legal 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, 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 September 12, 2022 meeting minutes. Commission member Jacobs 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) 2022-32 Zac Nowak – install fence at 1003 Sheridan Street
- (b) 2022-33 City of St. Paul – install monument sign on Lot 20, Middle Loup Subdivision (near Highway 281 and Adams Street)
- (c) 2022-34 Paula Imler – install fence at 708 3<sup>rd</sup> Street
- (d) 2022-35 Howard County / Howard County Medical Center – Therapy / Wellness Center at 1113 Sherman Street
- (e) 2022-36 Jordan Nielsen – install fence at 1320 Paul Street

Commission member Becker moved to approve Zoning Permit application 2022-32. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0 – Zoning Permit application 2022-32 is approved.

Commission member Jacobs moved to approve Zoning Permit application 2022-33 pending approval by the Nebraska Department of Transportation. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0 – Zoning Permit application 2022-33 is approved.

Commission member Becker moved to deny Zoning Permit application 2022-34 for the reason that corrugated steel is not allowed as fence material pursuant to Section 9.8.10 of the Zoning Regulations. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0 – Zoning Permit application 2022-34 is denied.

Commission member Jacobs moved to deny Zoning Permit application 2022-35 for the reason that the project is unable to meet setback requirements on the north and west side pursuant to Section 5.3.06 and Section 9.2.01 of the Zoning Regulations. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0 – Zoning Permit application 2022-35 is denied.

Commission member Solko moved to approve Zoning Permit application 2022-36. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0 – Zoning Permit application 2022-36 is approved.

The next St. Paul Planning Commission meeting date will be held upon receipt of zoning requests.

Chairman Woodgate adjourned the meeting at 12:37 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-2

Value \$ 500<sup>00</sup>

PERMIT NUMBER 2022-37

FEE \$25.00 CASH  CHECK# 5072 CC

pd 10/4/22

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 Roger & Barb Goettsche Contractor SELF

Address 503 9th street Address \_\_\_\_\_

City, State, Zip St. Paul, NE 68873 Phone Number \_\_\_\_\_

Phone Number 308-750-6232 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property 5 1/2 Lots 11 + 12, 3 1/2 of E 12' of Lot 10, Blk 9,

Address of Fence Site 503 9th Size & Kind 4' open chain link Military Add

Replacement or New Fence: NEW 28 feet

Approximately when will the construction: Start Oct 7, 2022 Finish Nov 2022

To Whom Should the Improvements be assessed? property owner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-4-22  
(Matt Helzer's signature)

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

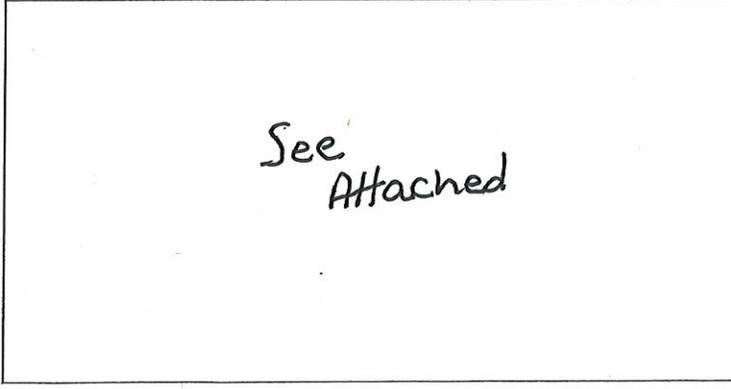
**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 Roger Goettsche Date 10-4-22

N 3'  
Drawing:

W 68'

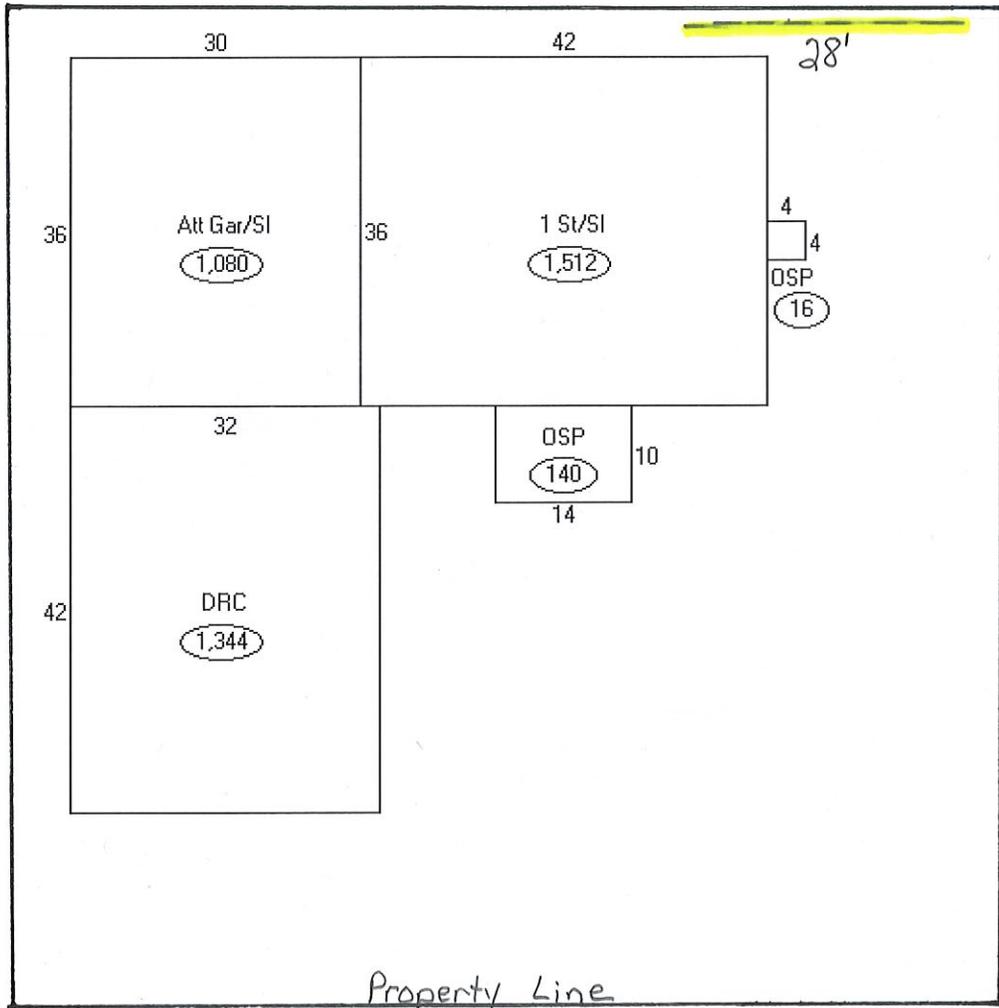


E 2'

For Office Use Only:  
Permit is Approved \_\_\_\_\_ Denied S 61'6'' Date \_\_\_\_\_  
Zoning Administrator

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

2022-37



Elm Street

Zoning Classification R-1 Value \$ 1500<sup>00</sup> PERMIT NUMBER 2022-38  
Please call 811 Diggers Hotline before designing FEE \$100.00 CASH waived CHECK# \_\_\_\_\_

**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 City of St. Paul Contractor St. Paul Public School  
Address 704 6<sup>th</sup> Street Address 1305 Howard Ave  
City, State, Zip St. Paul, NE 68873 Phone Number 308-754-4433  
Phone Number 308-754-4483 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 1 PAWS Subdivision St. Paul (13.518 Acres)

Address of Construction Site St. Paul Tennis Courts  
(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 Wood utility shed - storage Dimension of Structure 4'x8'

Plans Submitted to Fire Marshall Office N/A

Distance from <sup>South</sup> Front property line 94' Distance from <sup>North</sup> Rear Property Line 348'  
Distance from <sup>West</sup> Side Property Line 500' Distance from <sup>East</sup> Second Side Property Line 117'

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 Oct 2022 Finish Nov 2022

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 10-11-22  
(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? \_\_\_\_\_

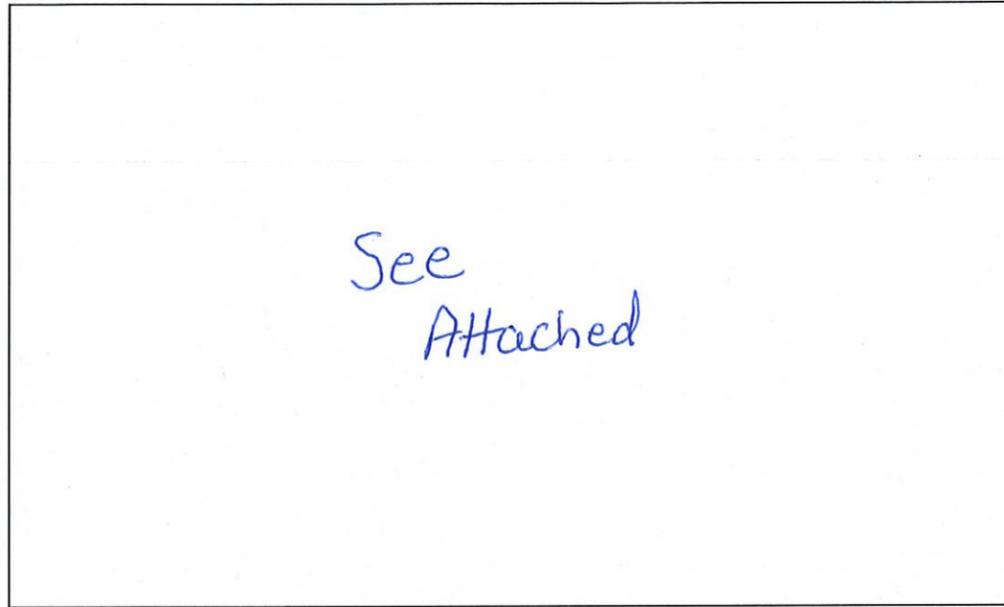
PERMIT NUMBER 2022-38

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.

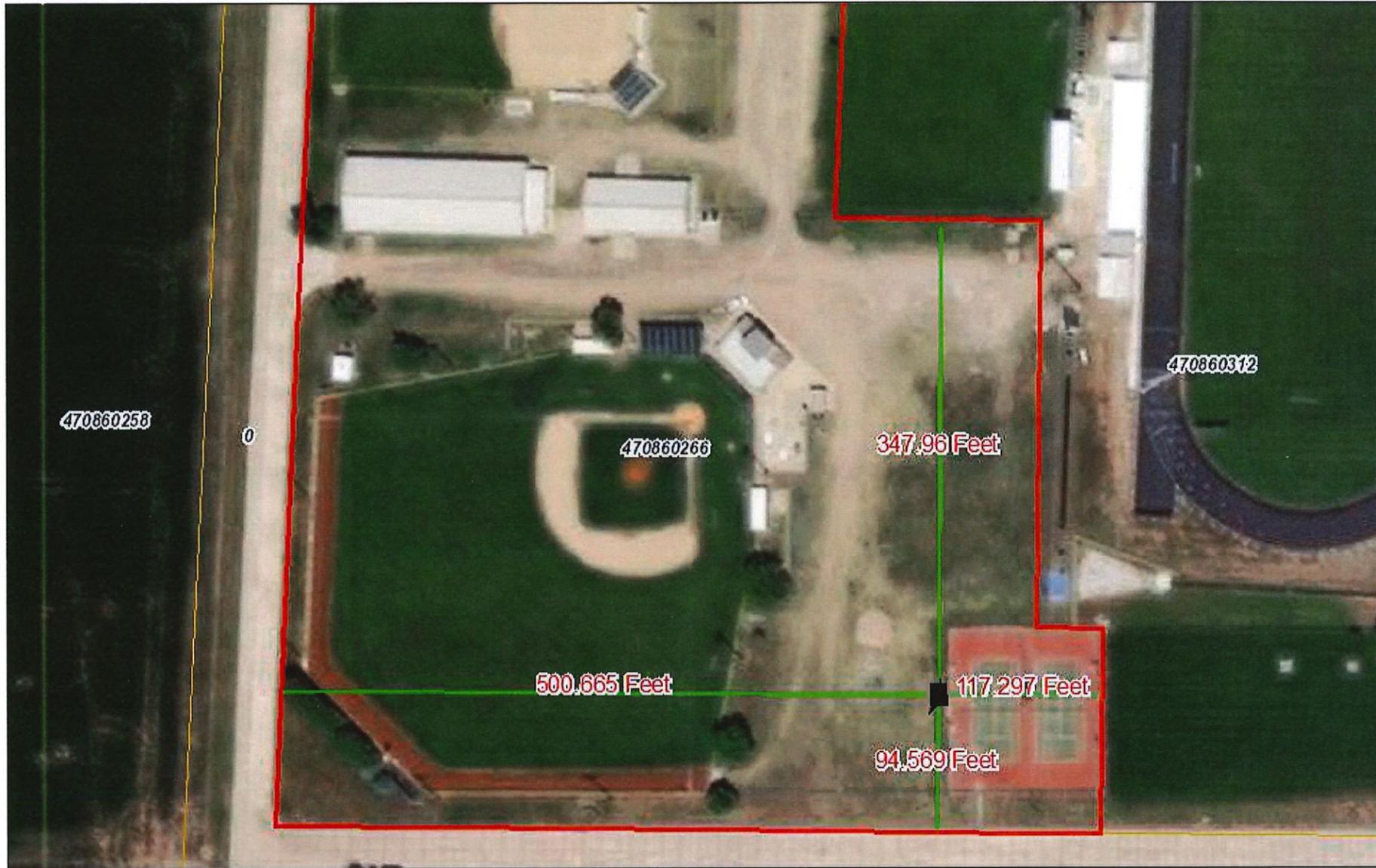
**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.**

Signature of Applicant Matt Helzer Date 10-11-22

**For Office Use Only:**

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

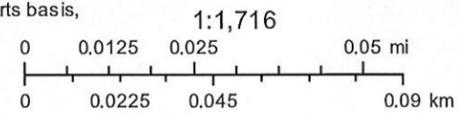
Reasons for Denial: \_\_\_\_\_



October 11, 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 \$ 8900<sup>00</sup>

PERMIT NUMBER 2022-39  
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 Pam + Kent Payne Contractor American Fence

Address 608 Paul St Address 1605 N Shady Bend Rd

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

Phone Number 303-550-5649 Cell Phone 308 249-7854

Complete Legal Description of the Property Lots 21 + 22 Prairie Falls Sub. St. Paul

Address of Fence Site Same Size & Kind 125' of 6' ornamental

Replacement or New Fence: New Fence

Approximately when will the construction: Start NOV 20 Finish NOV 21

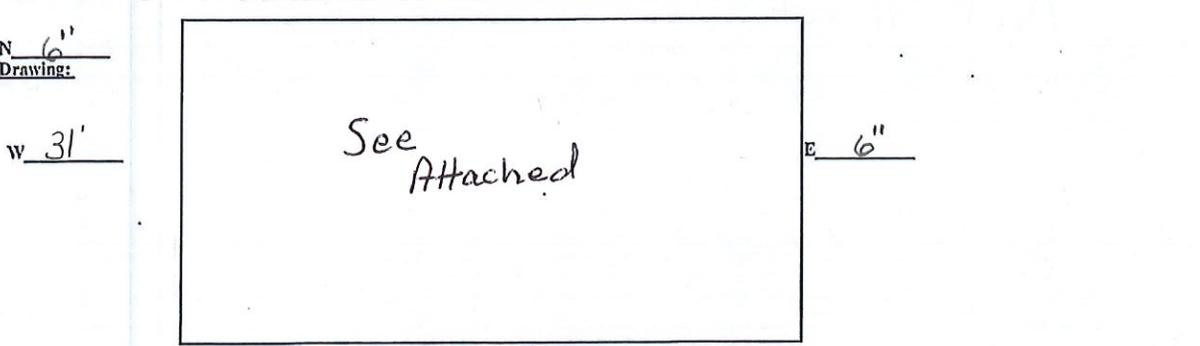
To Whom Should the Improvements be assessed?     

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-24-22  
(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 10-20-22



For Office Use Only: Permit is Approved      Denied      s 40' Date       
Zoning Administrator

Reasons for Denial:

2022-39

# AMERICAN FENCE COMPANY

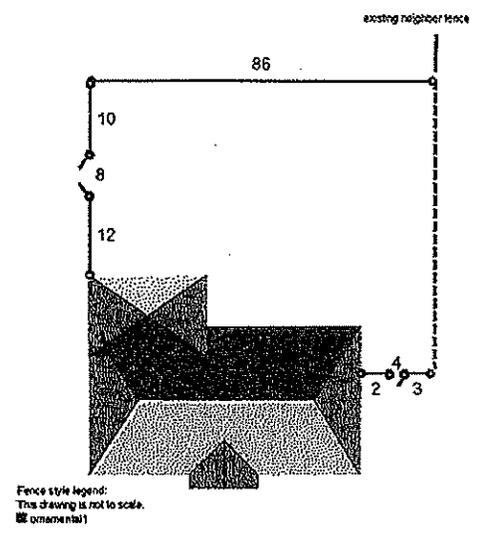
Sioux City Rochester Kansas City Omaha Lincoln Grand Island Sioux Falls Des Moines Wichita Iowa City

ADDRESS: **1605 N. Shady Bend Rd., Grand Island, NE 68802**      SALESMAN: **Pat Donovan**  
 PH: (308) 395-0793

DATE 10/11/2022    PHONE: (303) 550-5649    CELL \_\_\_\_\_  
 CUSTOMER **Pam Payne**    WORK \_\_\_\_\_  
 PROJECT LOCATION: **608 Paul St**  
 CITY **St Paul**    STATE **NE**    ZIP **68873**  
 BILLING ADDRESS: \_\_\_\_\_    AFC JOB# \_\_\_\_\_  
 CITY \_\_\_\_\_    STATE \_\_\_\_\_    ZIP \_\_\_\_\_  
 EMAIL **PPAYNEPI@AOL.COM**

PHONE **308-249-7856**  
 PGRAR22-0952-C

STYLE DRAWING	HEIGHT	LENGTH
Beta American Eagle Flat Top 3-Rail Panel 6'h x 8'w	6.0'	125.0'
<b>PROJECT TOTAL</b>		



Paul Street

GATE INFORMATION	
4' wide x 6' tall	<input checked="" type="checkbox"/> SS <input type="checkbox"/> DD
8' wide x 6' tall	<input type="checkbox"/> SS <input checked="" type="checkbox"/> DD
	<input type="checkbox"/> SS <input type="checkbox"/> DD
	<input type="checkbox"/> SS <input type="checkbox"/> DD
<b>Fence Price</b>	<b>\$8,892.60</b>
OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE	
ESTIMATED SURVEY	<del>\$0.00</del>
SPRINKLER INS.	<del>\$150.00</del>
DIRT HAUL	<del>\$207.00</del>
OPTIONAL ITEMS SUB TOTAL	\$0.00
OFFICE USE ONLY	DATE _____
	TYPE _____
	AMOUNT _____

DESCRIPTION OF PAM PAYNE PROJECT	QUOTE IS GOOD FOR 14 DAYS
Fence 3: Install 125' of 6' Black 3-rail Flat Top Ornamental Fence, with one 4' wide x 6' tall single swing gate and one 8' wide x 6' tall double drive gate.	
On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. <u>We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.</u>	
AFC REPRESENTATIVE: DATE: 10/11/2022	CUSTOMER SIGNATURE: DATE: 10/11/2022
Please provide Billing Email Address: <b>PPAYNEPI@AOL.COM</b>	



 Academy Fence Brokers

Aluminum Fence Gallery — Academy Fence Brokers

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Fence contractor in Barrow County, Georgia

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[fencerresource.com](http://fencerresource.com)

Zoning Classification AER Value \$ 375,000 PERMIT NUMBER 2022-40  
Please call 811 before completing form FEE \$25.00 CASH CHECK# 3223

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 Tyler & Kimberly Dugan Contractor CHRIS MEYER  
Address 1512 Grant Street Address 1406 Brace St. - St. Paul  
City, State, Zip St. Paul, Ne. 68873 Phone Number \_\_\_\_\_  
Phone Number 308-750-3912 Cell Phone 308-750-5941  
Complete Legal Description of the Property (SP TWP) All West of RR in N<sup>1</sup>/<sub>2</sub> NW <sup>1</sup>/<sub>4</sub>  
Address of Construction Site 1394 Inman Rd 34-15-10 (20 Acres)  
(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure New home Dimension of Structure 1900 s.f. Approx. 55' x 60'  
Distance from Front property line 300' west side Distance from Rear Property Line 155' east  
Distance from Side Property Line 1065' south side Distance from Second Side Line 163' North  
Is there a utility easement on any side of the property? No  
Approximately when will construction Start Nov 2022 Finish May 2022

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 10-28-22  
(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 (20 acres) 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? \_\_\_\_\_

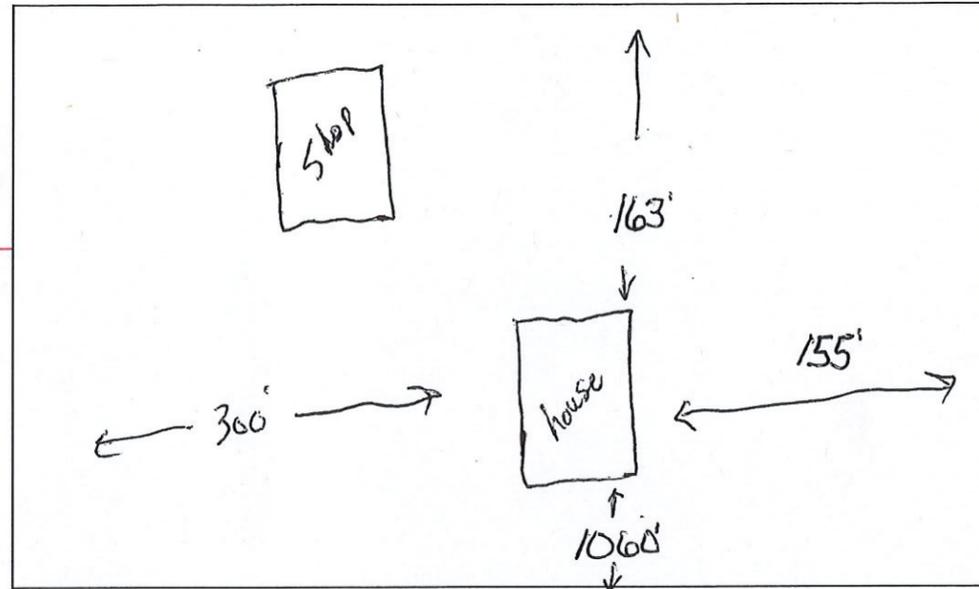
Site Plan Sketch:

North Street Name 14<sup>th</sup> Ave

Street Name

Irwin  
Road

W



Street Name

None

E

South Street Name None

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

Date

10-27-2022

For Office Use Only:

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator Signature

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



October 28, 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
- Sections

