

Planning Commission Meeting

Monday, November 14, 2022 5:30 PM

City Hall
704 6th Street
St. Paul, NE 68873

Agenda

1. A meeting of the St. Paul Planning Commission was held in open and public session on the 14th day of November, 2022 at 5:30 p.m. 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. Public Hearing on Conditional Use Permit application filed by Glen & Michele Killion for a dog boarding facility at 1131 Jansen Road:
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Approve / Deny the Conditional Use Permit
4. Discuss - Approve / Deny the October 31, 2022 minutes.
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-41 Chris Meyer - construct house at 1012 8th Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

Application Fee: \$100.00
Date Paid: 9/27/22
Check No. 1794 Cash

CITY OF ST. PAUL
Application for Conditional Use Permit

Address or Location: 1131 Jansen Rd St Paul NE 68873

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: Dog boarding facility

On the property legally described as follows: Lot 1 Dunning Sub in E 1/2 SE 14 8-14-10 (3.019 acres)

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Glen & Michele Killion
Address: 1131 Jansen Rd St Paul NE 68873
Telephone: (Glen) 308-223-0183 (Michele) 308-750-3387

Signature of Applicant: Michele Killion

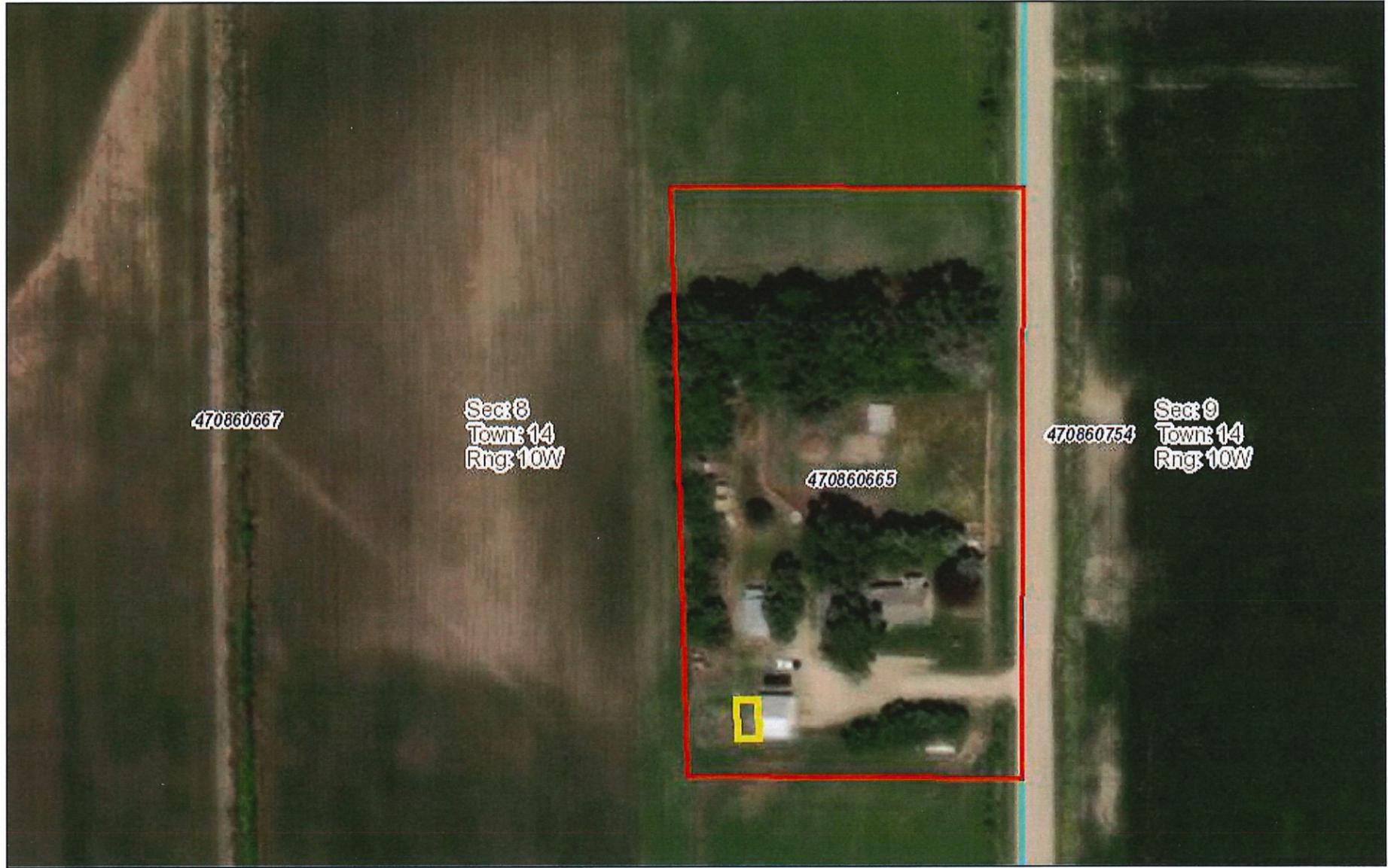
*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide a list certified by a registered title abstractor of such record title holders of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit. Date received: 10/4/22

For Office Use Only:
Planning Commission hearing date: Nov. 14, 2022 Approved _____ Denied _____
If Denied, Reason for Denial: _____

City Council hearing date: Nov. 21, 2022 Approved _____ Denied _____
Conditions of Approval (if applicable): _____

If Denied, Reason for Denial: _____

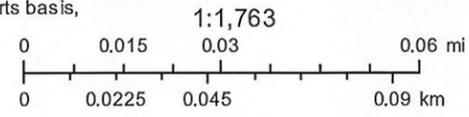
Board of Adjustment hearing date: _____ Approved _____ Denied _____



October 26, 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



DUNNING SUBDIVISION

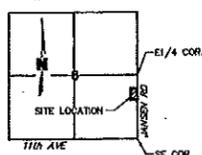
HOWARD COUNTY, NEBRASKA

FINAL PLAT

Conveyance of Easement
 Conveyance of Easement - Filed July 2, 2009 in Book 9, Page 2955, Howard Co. Reg. of Deeds

THAT DUANE A. DUNNING AND SHIRLEY M. DUNNING, HUSBAND AND WIFE, (GRANTORS) THEIR HEIRS, SUCCESSORS, AND ASSIGNS, GRANT TO DUANE A. DUNNING AND SHIRLEY M. DUNNING, HUSBAND AND WIFE (GRANTEES) THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ACCESS FROM A BUILDING SITE ENTRANCE FROM JANSEN ROAD WEST, THEN SOUTH TO THE SOUTH EDGE OF TRACT A, FOR THE PURPOSES OF HAVING ACCESS AND MEANS OF INGRESS AND EGRESS TO GRANTEES' PROPERTY DESCRIBED AS TRACT B.

LOCATION MAP
 SEC. 8, T14N, R10W
 NOT TO SCALE



SECTION TIES

SOUTHEAST CORNER, SEC. 8-T14N-R10W
 FOUND 1/2" REBAR w/WOOD STAKE ON THE SOUTH SIDE ±0.5' BELOW GRADE
 NW 02.11' TO GAS MARKER PIPE
 NE 58.76' TO TELEPHONE RISER WOODEN POST MARKER
 SE 35.82' TO RED HEAD IN POWER POLE
 SW 47.83' TO CHISELED 'X' IN TOP CENTER OF CULVERT RUNNING SW/NE

EAST 1/4 CORNER, SEC. 8-T14N-R10W
 FOUND 1-1/4" PIPE IN COUNTY ROAD AT 'T' INTERSECTION ±0.4' BELOW GRADE
 ESE 41.00' TO NEAR FACE OF METAL POWER POLE w/GUY WIRE
 NW 71.21' TO NEAR FACE OF METAL POWER POLE w/GUY WIRE
 SW 36.57' TO RIVET ON TOP CENTER OF CULVERT SOUTH SIDE
 NE 42.63' TO CHISELED 'X' ON TOP OF CMP NORTH SIDE

LEGEND

- ◆ SECTION CORNER
- SET CORNER (5/8"x30" REBAR w/CAP)
- FOUND CORNER
- ROW LINE
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- D1 DEARMONT SURVEY APRIL 2001

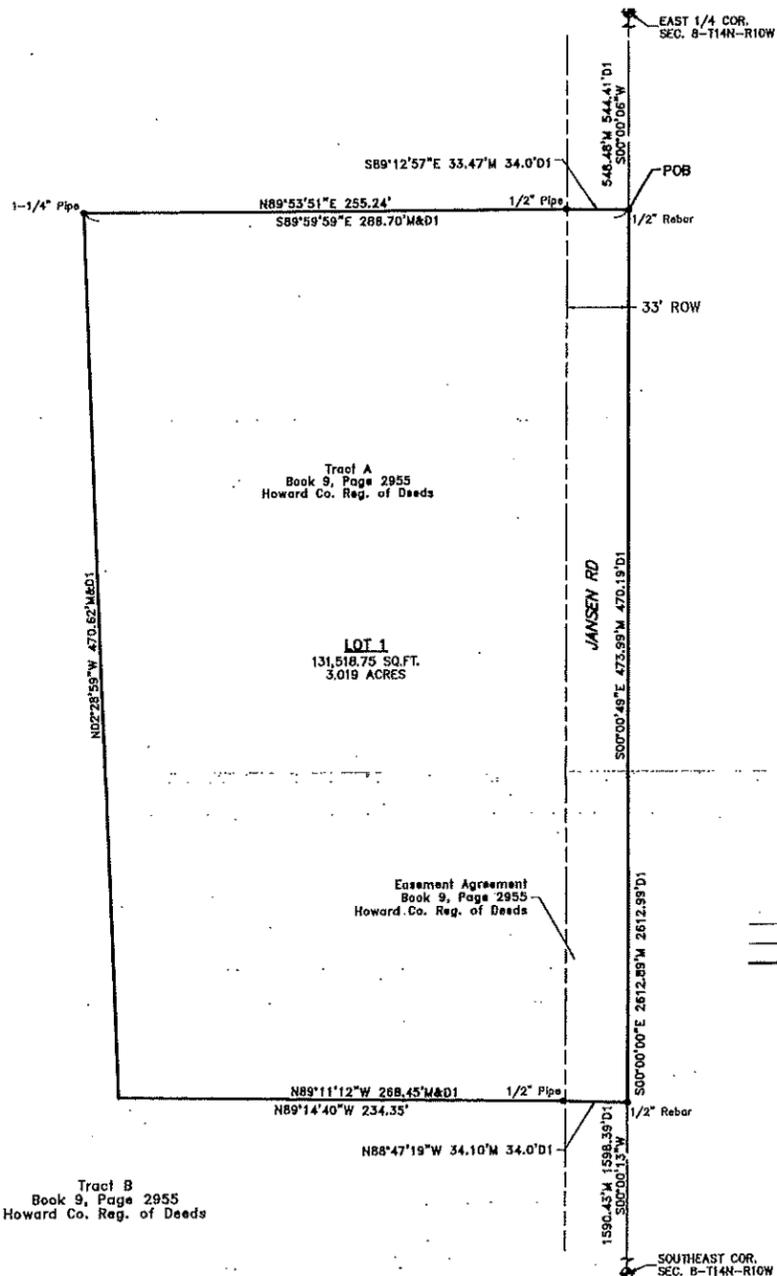
OWNERS: DUANE A. DUNNING & SHIRLEY M. DUNNING
 SUBDIVIDER: DUANE A. DUNNING & SHIRLEY M. DUNNING
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 1

SURVEY RECORD REPOSITORY
 RECEIVED
 AUG 03 2009
 S
 County Howard Co.
 926-166-172

SHEET 1 OF 2

OLSSON ASSOCIATES

201 East 2nd Street
 P.O. Box 1972
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752



D:\Projects\009-1408_S\Y\O\Final_Plat\091408_FP-DunDing.dwg
 USER: jmanez
 DATE: Jul 14, 2009 1:23pm
 XREFS:

DUNNING SUBDIVISION

HOWARD COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND IN PART THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SEC. 8-T14N-R10W; THENCE ON AN ASSUMED BEARING OF S00°00'08"W A DISTANCE OF 548.48 FEET TO THE POINT OF BEGINNING; THENCE S00°00'49"E A DISTANCE OF 473.99 FEET; THENCE N88°47'19"W A DISTANCE OF 34.10 FEET; THENCE N89°14'40"W A DISTANCE OF 234.35 FEET; THENCE N02°28'09"W A DISTANCE OF 470.82 FEET; THENCE N89°33'01"E A DISTANCE OF 255.24 FEET; THENCE S89°12'57"E A DISTANCE OF 33.47 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 131,518.75 SQUARE FEET OR 3.019 ACRES MORE OR LESS OF WHICH 0.359 ACRES ARE ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON July 14 2009, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND UNDISPUTED MONUMENTS.

[Signature]
TIMOTHY J. AITKEN, REGISTERED LAND SURVEYOR NUMBER, LS-458



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DUANE A. DUNNING AND SHIRLEY M. DUNNING, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "DUNNING SUBDIVISION" IN PART THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHT (8), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON; AND HEREBY PROMISING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT
St. Paul, Neb., THIS 14 DAY OF July, 2009.

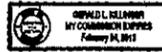
[Signature] DUANE A. DUNNING
[Signature] SHIRLEY M. DUNNING

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HOWARD

ON THIS 14 DAY OF July, 2009, BEFORE ME Donald L. Killinger A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DUANE A. DUNNING AND SHIRLEY M. DUNNING, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT St. Paul, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Feb. 24, 2013
[Signature]
NOTARY PUBLIC



ACCEPTANCE OF DEDICATIONS

THE DEDICATIONS SHOWN ON THIS PLAT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY, NEBRASKA, ON THIS 21 DAY OF July, 2009.

[Signature] CHAIRMAN
[Signature] COMMISSIONER
[Signature] COMMISSIONER
[Signature] COMMISSIONER

ENTRY ON TRANSFER RECORD THIS 28th DAY OF July, 2009.

[Signature]
COUNTY CLERK

APPROVALS

THIS PLAT OF "DUNNING SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HOWARD COUNTY PLANNING AND ZONING COMMISSION ON THIS 15 DAY OF July, 2009.

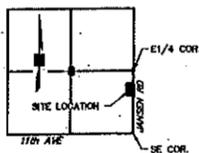
[Signature] CHAIRMAN
[Signature] SECRETARY

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT M.

REGISTER OF DEEDS DEPUTY.

LOCATION MAP
SEC. 8, T14N, R10W
NOT TO SCALE



OWNERS: DUANE A. DUNNING & SHIRLEY M. DUNNING
SUBDIVIDER: DUANE A. DUNNING & SHIRLEY M. DUNNING
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

SHEET 2 OF 2



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USER: jmmenz
DATE: Jul 14, 2009 11:22am

St. Paul Planning Commission
October 31, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 31st day of October, 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 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 Tony Walch. Commission member absent: Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the September 26, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Walch, and Woodgate voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer presented the following 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

Commission member Walch moved to approve Zoning Permit applications 2022-37 through 2022-40. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

The Planning Commission members had a conversation about fencing materials, and whether anyone wanted to consider updating the zoning regulations to change the authorized materials to be used for fencing, in particular corrugated steel. After further discussion, it was decided that a review of authorized fencing material would be discussed in the future when additional updates to the zoning regulations are considered.

The next St. Paul Planning Commission meeting date is scheduled for Monday, November 14, 2022 at 5:30 p.m.

Chairman Woodgate adjourned the meeting at 12:26 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R2 Value \$ 120,000 PERMIT NUMBER 2022-41
Please call 811 before completing form FEE \$25.00 CASH CHECK# 3265
pd 11/2/22

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 CHRIS MEYER Contractor self
Address 1406 Bruce St. Address _____
City, State, Zip St. Paul Phone Number _____
Phone Number 308-750-5941 Cell Phone _____
Complete Legal Description of the Property Lot 9 Block 70 OT St. Paul
Address of Construction Site 1012 8th Street
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure New home Dimension of Structure 30 x 50
Distance from Front property line 25' Distance from Rear Property Line 57'
Distance from Side Property Line 7' Distance from Second Side Line 7'
Is there a utility easement on any side of the property? No
Approximately when will construction Start Dec 2022 Finish May 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 11-7-22
(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 <u>✓</u>	NO _____
Does the proposed use meet all the required setback distances?	YES <u>✓</u>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <u>✓</u>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES _____	NO <u>✓</u>

Site Plan Sketch:

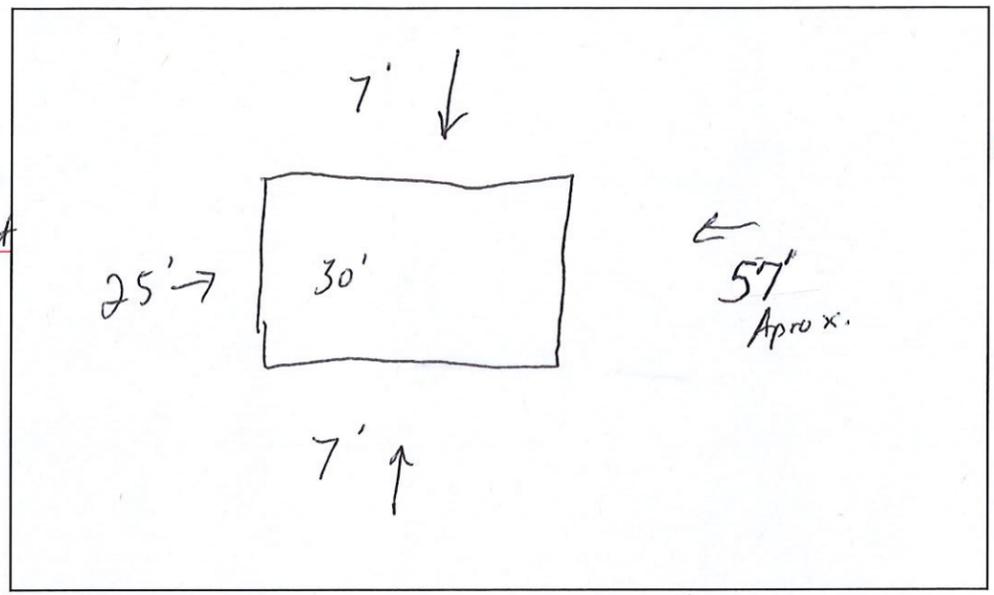
North Street Name None

Street Name

8th Street

Street Name

Alley



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 [Signature] Date 11-2-2022

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____



November 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

