

Planning Commission Meeting

Tuesday, January 3, 2023 5:00 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 3rd day of January, 2023 at 5:00 p.m. 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. Public hearing regarding Preliminary Plat of JET Subdivision located in a part of the SW 1/4 of Section 33, Township 15 North, Range 10 West of the 6th P.M. in Howard County, Nebraska (along Paul Street between Nelson Street and the Highway 92 intersection).
 - (a) Open Public Hearing
 - (b) Close Public Hearing
 - (c) Discuss - Approve / Deny the Preliminary Plat of JET Subdivision
4. Discuss - Approve / Deny the November 14, 2022 minutes.
5. Discuss - Approve / Deny Zoning Permit application:
 - (a) 2023-1 Patty Maun - fence at 202 6th Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
November 14, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 14th day of November, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 5:30 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 Tyler Solko. Commission member absent: Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Chairman Woodgate opened the public hearing at 5:30 p.m. regarding the application for a Conditional Use Permit to have a dog boarding facility at 1131 Jansen Road.

Commission member Becker moved to approve the October 31, 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 application:

- (a) 2022-41 Chris Meyer – construct house at 1012 8th Street

Commission member Solko moved to approve Zoning Permit application 2022-41. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, and Woodgate voted aye. Nays none. Motion carried 4/0.

Chairman Woodgate opened the public comment portion of the public hearing at 5:33 p.m.. Michele Killion presented information regarding the proposed dog boarding facility. This is a service that is no longer being provided by the St. Paul Veterinary Clinic. Ms. Killion has extensive knowledge and experience boarding animals through her employment with the St. Paul Veterinary Clinic. The facility would hold up to 15 dogs at one time. The facility will be in an existing building on the property. It will be a climate-controlled, sound-proof building. The outdoor dog runs will consist of a covered, fenced in area to contain the animals. Ms. Killion is working with Darcy Wiebelhaus with the Nebraska Department of Agriculture regarding the licensing and general regulations for a dog boarding facility.

A number of neighboring residents expressed concern about the potential noise of dogs barking, the potential for dogs to escape the enclosed area. An email received by the City from a concerned neighbor was also read to the Board.

Upon no further discussion, Chairman Woodgate closed the public hearing at 6:02 p.m.

Commission member Solko moved to approve the Conditional Use Permit application for a dog boarding facility at 1131 Jansen Road. Commission member Jacobs 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 is scheduled for Monday, November 28, 2022 at 12:00 p.m. (noon)

Chairman Woodgate adjourned the meeting at 6:05 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 3749.68 PERMIT NUMBER 2023-1
FEE \$25.00 CASH CHECK# CC

APPLICATION FOR A FENCE PERMIT

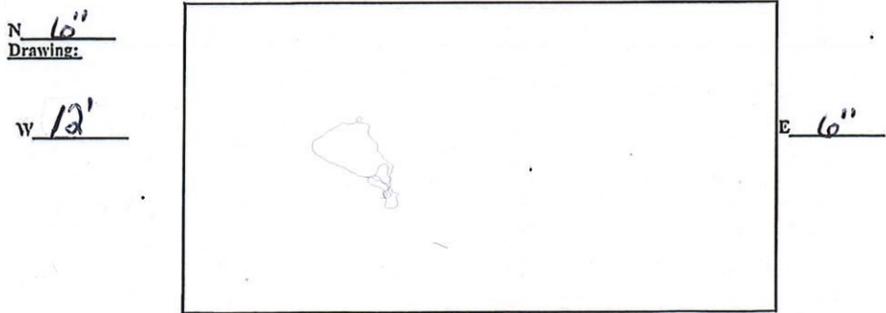
St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Patty Maun Contractor American Fence
Address 202 6th Street Address 1605 N Shady Bend Rd
City, State, Zip St Paul NE 68873 Phone Number 308-395-0793
Phone Number 402-980-2075 Cell Phone 308-249-7856
Complete Legal Description of the Property W 1/2 of Lots 5 and 6 Block 108 OT St. Paul
Address of Fence Site 202 6th Street Size & Kind 4' Galv chain link
Replacement or New Fence
Approximately when will the construction: Start JAN 6 Finish JAN 9
To Whom Should the Improvements be assessed? _____
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 12-28-22
(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 12-28-22



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

Reasons for Denial: _____

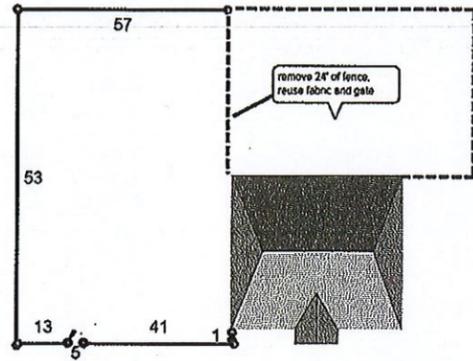
2023-1

AMERICAN FENCE COMPANY

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

DATE 11/8/2022	PHONE: 402-980-2075	CELL _____
CUSTOMER <u>Patty Maun</u>		WORK _____
PROJECT LOCATION: <u>202 6th St</u>		
CITY <u>St. Paul</u>	STATE <u>NE</u>	ZIP <u>68873</u>
BILLING ADDRESS: _____		AFC JOB# _____
CITY _____	STATE _____	ZIP _____
EMAIL <u>MAUNPATTY@GMAIL.COM</u>		

SALESMAN <u>Pat Donovan</u>		
PHONE <u>308-249-7856</u>		
PGRAR22-1032-E		
STYLE DRAWING	HEIGHT	LENGTH
4' Galv	4.0'	165.0'
PROJECT TOTAL		



Fence style legend:
This drawing is not to scale
■ chainlink

GATE INFORMATION		
5' wide x 4' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

Fence Price **\$3,749.68**

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE	
ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$150.00
DIRT HAUL	\$207.00
OPTIONAL ITEMS SUB TOTAL	\$0.00

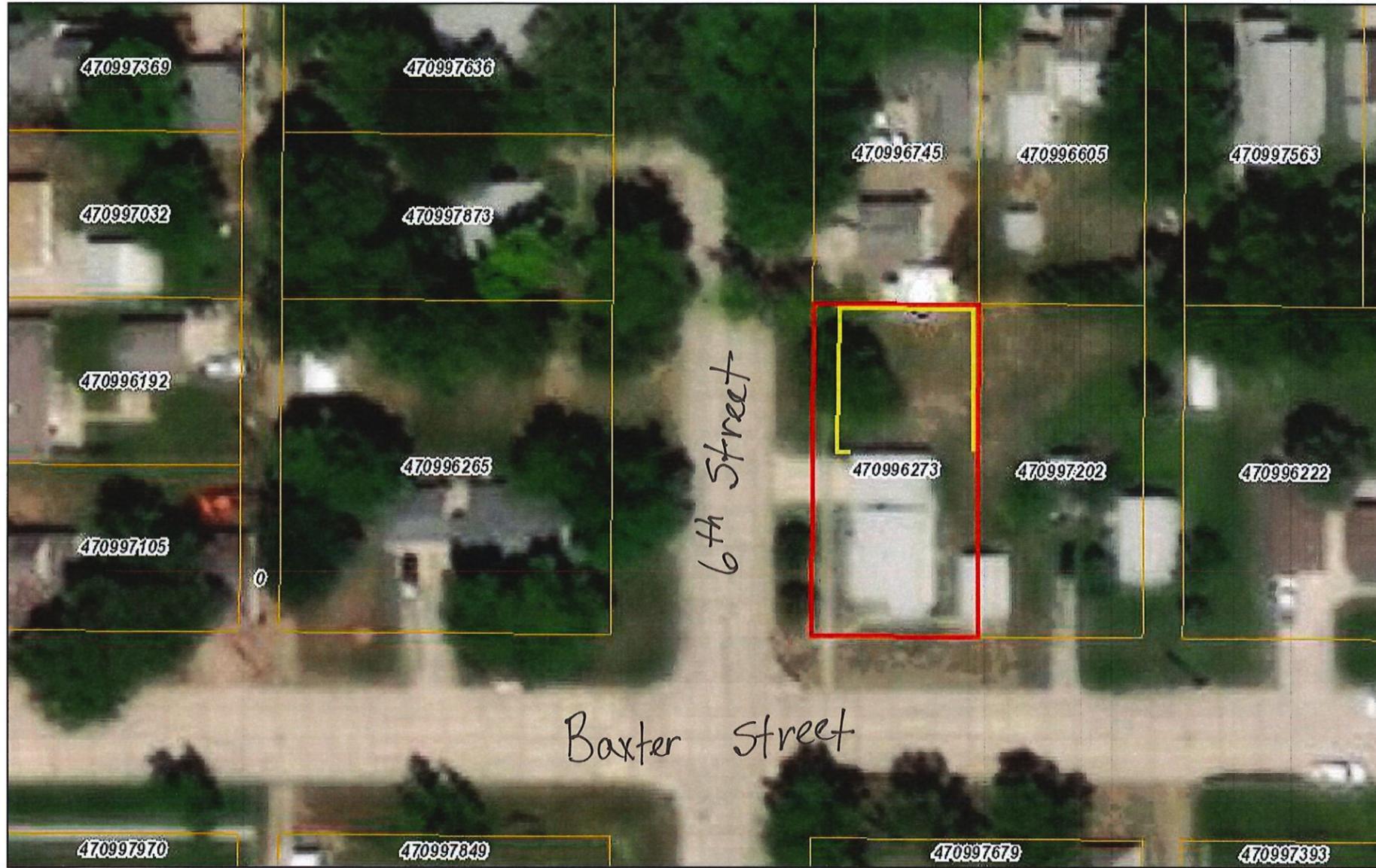
OFFICE USE ONLY	DATE _____
	TYPE _____
	AMOUNT _____

DESCRIPTION OF PATTY MAUN PROJECT	QUOTE IS GOOD FOR 14 DAYS
Fence 5: Remove 24' of 4' chain link fence, reuse top rail, fabric and gate, Install 165' of 4' Galvanized Chain with bottom tension wire.	

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. We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.

AFC REPRESENTATIVE:	DATE	CUSTOMER SIGNATURE:	DATE
<i>Patrick Donovan</i>	11/8/2022		11/8/2022

Please provide Billing Email Address: maunpatty@gmail.com



December 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

