

## Planning Commission Meeting

Monday, February 13, 2023 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 13th day of February, 2023 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 February 13, 2023 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2023-2 Cheryl Yoder - fence at 1005 7th Street
  - (b) 2023-3 Geraldine Pedersen - porch at 807 Kendall St
5. Discuss - Approve / Deny the final plat of JET Subdivision located in a part of the SW1/4 of Section 33, Township 15 North, Range 10 West of the 6th P.M. in Howard County (along Paul Street between Nelson Street and the Highway 92 intersection).
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Woodgate announces the next Planning Commission meeting.
9. Adjournment

## St. Paul Planning Commission

January 3, 2023

### Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 3<sup>rd</sup> day of January, 2023 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 5:00 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 Tony Walch. Commission member absent: Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Chairman Woodgate opened the public hearing at 5:01 p.m. regarding the Preliminary Plat of JET Subdivision located in a part of the SW¼ of Section 33, Township 15 North, Range 10 West of the 6<sup>th</sup> P.M. in Howard County (along Paul Street between Nelson Street and the Highway 92 intersection).

Jordan Meyer identified a proposed project he is working on for one of the childcare facilities in the community. He wanted to verify that the project complied with zoning regulations prior to moving forward with the project. Mr. Meyer will complete an application for the project when they are ready to proceed.

Commission member Solko joined the meeting at 5:04 p.m.

Commission member Becker moved to approve the November 14, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye, nays none. Motion carried 5/0.

Zoning Administrator Helzer presented the following zoning permit application:

- (a) 2023-1 Patty Maun – install fence at 202 6<sup>th</sup> Street

Commission member Jacobs moved to approve Zoning Permit application 2023-1. Commission member Walch seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 5/0.

Chairman Woodgate opened the public comment portion of the public hearing at 5:10 p.m. Zoning Administrator Helzer indicated that the proposed subdivision is located within the City's 1-mile zoning jurisdiction. Property owner Ed Thompson was present to answer questions regarding the proposed subdivision. The property will be split into three lots, with two (2) lots containing approximately 3.01 acres, and the remaining lot is approximately four (4) acres. Access to the lots will be from Paul Street.

Upon no further discussion, Chairman Woodgate closed the public hearing at 5:15 p.m.

Commission member Walch moved to approve the Preliminary Plat of JET Subdivision. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Solko,

before the City Council on Tuesday, January 17, 2023 at 7:00 p.m. to approve the Preliminary Plat.

The next St. Paul Planning Commission meeting date is scheduled for Monday, January 30, 2023 at 12:00 p.m. (noon)

Chairman Woodgate adjourned the meeting at 5:16 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R2 Value \$ 6450.00 PERMIT NUMBER 2023-2  
FEE \$25.00 CASH  CHECK# 2594 CC   
pd 1/11/23

**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 Cheryl Yoder Contractor Nelson Bros. Fence  
Address 1005 7th St Address 1806 15th Rd Central City  
City, State, Zip Saint Paul, NE 68873 Phone Number 308-940-0927  
Phone Number 402-853-1182 Cell Phone \_\_\_\_\_  
Complete Legal Description of the Property Lots 5 & 6, Block 70, OT  
Address of Fence Site Same as owner above Size & Kind 6' Privacy on N. & 3' picket on East & West & South  
Replacement or New Fence: New  
Approximately when will the construction: Start Spring '23 Finish Spring '23  
To Whom Should the Improvements be assessed? Owner  
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 1-11-23  
(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 Cheryl A. Yoder Date 1/11/23



**For Office Use Only:** Permit is Approved \_\_\_\_\_ Denied s 2' \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator

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

# Nelson Brothers Fencing, LLC. Proposal

1806 15th Rd  
 Central City, NE 68826  
 (308) 940-0927-Chris (308) 940-0413-Ben

2023-2

Date: 12/27/22

Proposal Valid Until: 1/17/23

**Proposal For:**  
 Cheryl Yoder  
 1005 7th St.  
 St. Paul, NE

Prepared by: Chris Nelson

Proposal #: 108

**Comments or Special Instructions**

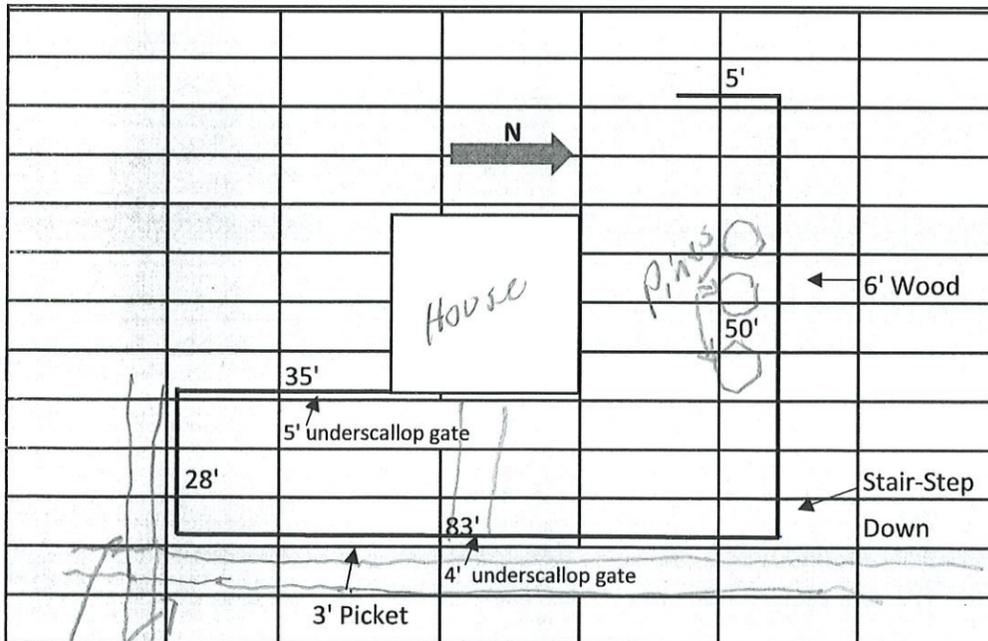
Install 3' Wood picket fencing with 1-4' gate and 1-5' gate per drawing. The corner, end, and gate posts will be taller.

Also, install 6' Wood privacy fencing along the North property line per drawing. The last two bays will be stair-stepped down.

<b>Fence Material</b>	Wood	<b>Optional Items Below Are Not Included In Fence Price:</b>
<b>Overall Height</b>	3'6"	
<b>Overall Length</b>	205'	
<b># of Gates</b>	2	
<b>Special Notes</b>	150' of 3' wood picket and 55' of 6' wood privacy	

Tear Outs	Per Quote
Dirt Removal	\$8/hole
Survey	Per Quote
Hand Digs	\$25/hole

The price below does not include painting the fence white.



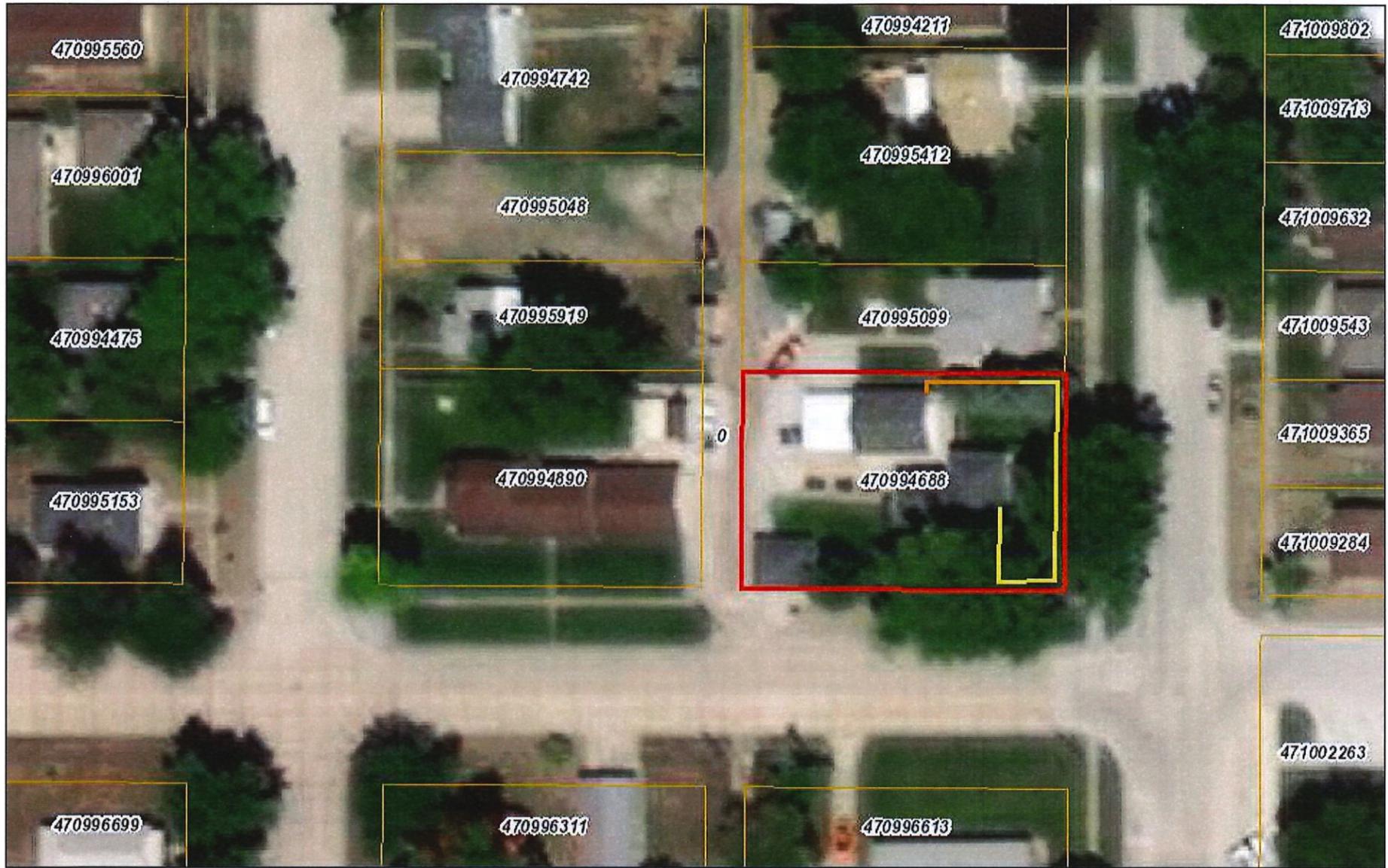
**Total \$6,450.00**

Total includes labor, material, installation, and taxes.

If any questions with this Proposal, please call : Chris (308) 940-0927

*Sidewalks*  
 Customer Signature: \_\_\_\_\_  
 Nelson Brothers Signature: Chris Nelson

Date: \_\_\_\_\_  
 Date: 12/27/22

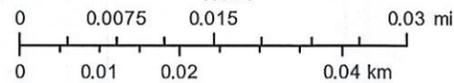


January 11, 2023

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.

1:897

Parcels



 3' picket fence  
 6' privacy fence

Zoning Classification R-2 Value \$ 10,000.00 PERMIT NUMBER 2023-3  
 Please call 811 before completing form FEE \$25.00 CASH  CHECK# 3308  
pd 1/24/23

**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 Geraldine Pedersen Contractor CHRIS MEYER  
 Address 807 Kendall Street Address 1406 BRUCE STREET  
 City, State, Zip St. Paul, Ne. 68873 Phone Number 308-750-5941  
 Phone Number \_\_\_\_\_ Cell Phone SAME  
 Complete Legal Description of the Property Lot 1, Block 69 OT St. Paul  
 Address of Construction Site 807 Kendall Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Porch Dimension of Structure 10 x 12  
 Distance from Front property line 15' Distance from Rear Property Line N/A 41'  
 Distance from East Side Property Line N/A 34' Distance from West Second Side Line N/A 63'  
 Is there a utility easement on any side of the property? No  
 Approximately when will construction Start March 2023 Finish April 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 2-7-23  
 (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:

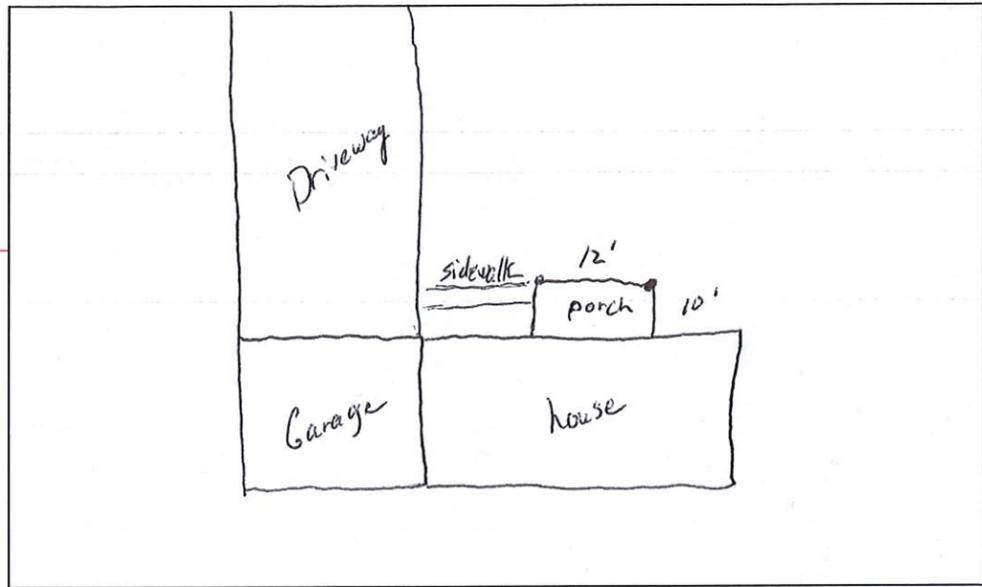
North Street Name Kenda 11

Street Name  
9th

Street Name  
8th

W

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.

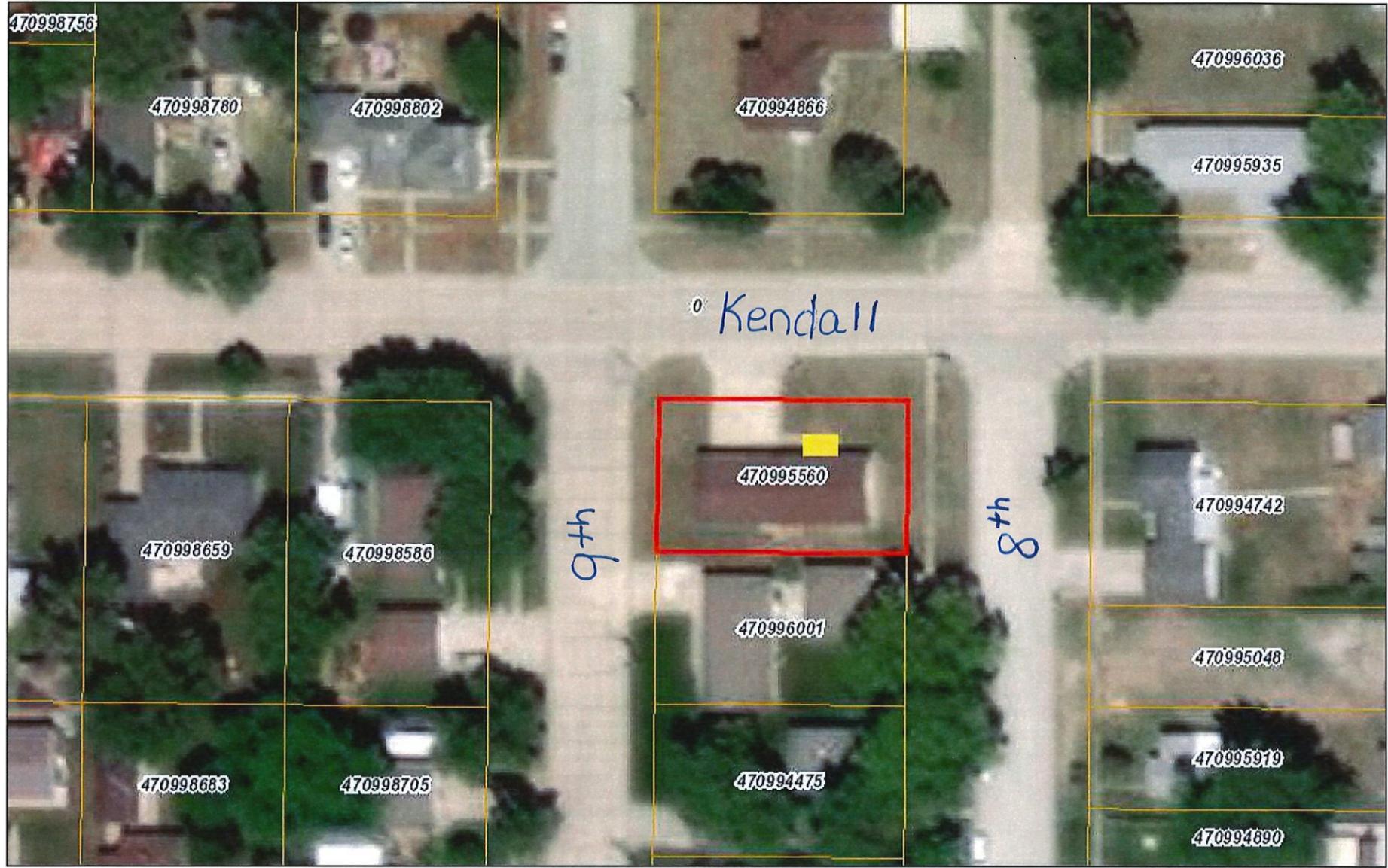
**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.**

Signature of Applicant *Ch M* Date 1-24-2023

**For Office Use Only:**

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

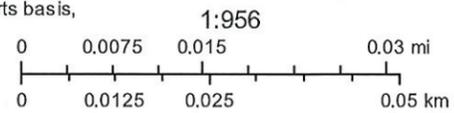
Reasons for Denial: \_\_\_\_\_



February 7, 2023

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



Filing Fee: \$300.00

Date Paid: 12/1/22 CASH      CHECK# 1286 CREDIT CARD     

**Application For Subdivision**

City of St. Paul, Nebraska

Subdivision Name: JET Properties

Owner/Applicant Name: Edward Thompson

Applicant's Address & Phone # 2020 Paul Street St. Paul, NE 68873  
308-750-9205

Legal Description of Property from which the Subdivision is being made:

See Attached

Zoning District of subject property: Agricultural Residential District

Present use of subject property: Agricultural Residential District

Desired use of subject property: Agricultural Residential District

Area from which the Subdivision is being taken 33-15-10 Area in proposed Subdivision 10.02 Acres

Will the Subdivision result in any increases in service requirements such as, utilities, schools, traffic control, streets, bridges, etc., or will it interfere with maintaining existing service levels?

Yes      No X

Is there direct access to an improved road or street? Yes X No     .

Has the proposed tract been previously split in accordance with these regulations or the zoning regulations? Yes      No X. If Yes, complete the vacating subdivision application & fee.

**Documents Required with this Application:**

- Preliminary / Final Plat
- Certified list of property owners within 300 feet prepared by Title Company
- Subdivision Application Fee

Signature of Owner/Applicant: Edward F. Thompson

Date: 12-01-2022

**FOR OFFICE USE:**

Date of Pre-plat conference:      Date of Notifications:     

Notifications: School Dist.      County      HGRPPD      Fire      FID      NDOT     

Does the proposed plat meet all the subdivision requirements? Yes      No      If not, list the discrepancies:     

Date before Zoning Commission: Preliminary      Final      Approved      Not Approved     

Date before City Council: Preliminary      Final      Approved      Not Approved



LAND SURVEYING  
P.O. BOX 173  
Central City, NE 68826  
Phone: 308-440-3561

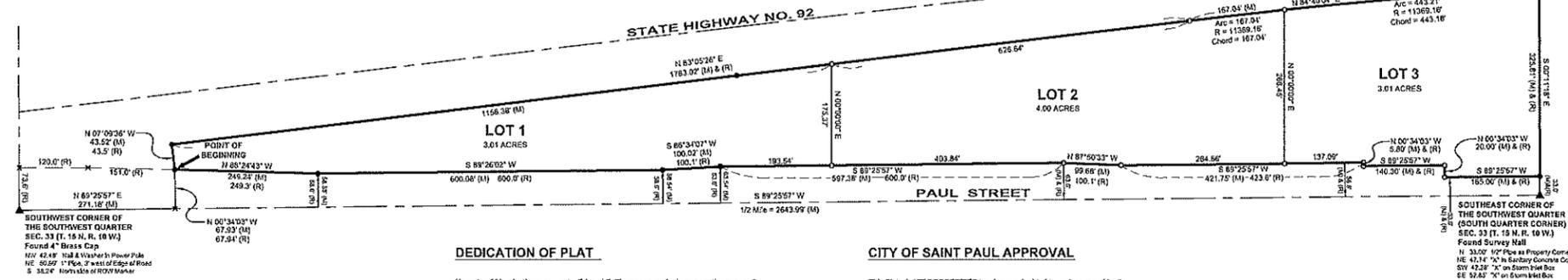
# JET PROPERTIES

FINAL PLAT  
TO THE CITY OF SAINT PAUL, HOWARD COUNTY NEBRASKA  
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 33,  
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA

## JET PROPERTIES DESCRIPTION:

Part of the Southwest Quarter (SW1/4) of Section 33, Township 15 North, Range 10 West of the 6th P.M., Howard County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of North 89°25'57" East on the southerly line of said Southwest Quarter (SW1/4) a distance of 271.18 feet; thence North 00°34'03" West perpendicular to the said Southwest Quarter (SW1/4) a distance of 67.93 feet to a corner of the Southerly Right-of-way line of State Highway No. 92; thence North 07°09'36" West on said southerly right-of-way line a distance of 43.52 feet to a corner of said right-of-way line; thence North 83°05'26" East on said southerly right-of-way line a distance of 1783.02 feet to a corner of said right-of-way line; thence continuing on said southerly right-of-way line 610.26 feet curving to the right on a 11369.16 foot radius with a chord bearing of North 84°40'04" East, with a chord distance of 610.16 feet to the easterly line of the said Southwest Quarter (SW1/4), thence South 00°11'18" East on said easterly section quarter line a distance of 325.81 feet to the northerly right-of-way line Paul Street; thence South 89°25'57" West on the said northerly right-of-way line a distance of 165.00 feet to a corner of said northerly right-of-way; thence North 00°34'03" West on the said northerly right-of-way line a distance of 20.00 feet to a corner of said northerly right-of-way; thence South 89°25'57" West on the said northerly right-of-way line a distance of 140.30 feet to a corner of said northerly right-of-way; thence North 00°34'03" West on the said northerly right-of-way line a distance of 5.89 feet to a corner of said northerly right-of-way; thence South 89°25'57" West on the said northerly right-of-way line a distance of 421.75 feet to a corner of said northerly right-of-way; thence North 87°50'33" West on the said northerly right-of-way line a distance of 99.68 feet to a corner of said northerly right-of-way; thence South 89°25'57" West on the said northerly right-of-way line a distance of 597.36 feet to a corner of said northerly right-of-way; thence South 86°34'07" West on the said northerly right-of-way line a distance of 100.02 feet to a corner of said northerly right-of-way; thence South 89°26'02" West on the said northerly right-of-way line a distance of 600.08 feet to a corner of said northerly right-of-way; thence North 88°24'43" West on the said northerly right-of-way line a distance of 249.24 feet to a corner of said northerly right-of-way and also being the Point of Beginning containing a calculated area of 10.02 Acres more or less. Subject to all easements, agreements and restrictions of record.



NORTH QUARTER CORNER OF SEC. 33 (T. 15 N., R. 10 W.)  
Found 2" Brass Cap  
BE 87.82" MAG & Tag in Exc. Fence Post  
NE 33.07" Tag in CAP Exc. Fence Post  
NW 53.16" MAG in Fence Post

### Legend

- ▲ = Section Corner (See Description)
- = Corner Set 1/2" x 24" Reinforced Cap 8010
- ⊙ = Corner Set MAG MAG w/ #10 Washer
- X = Calculated Point
- = Found 1" Pipe
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recreated Distance

Scale: 1" = 120'

## RECORD DESCRIPTION:

Record Book 22, page 2910:  
Referring to the Southwest corner of the Southwest Quarter (SW1/4) of Section 33, Township 15 North, Range 10 West of the 6th P.M., Howard County, Nebraska; thence Northerly along the West line of said Southwest Quarter 73.60 feet; thence easterly deflecting 89°57' right 120 feet; thence easterly deflecting 2°09' right a distance of 151.0 feet to the Point of Beginning; said point being 67.94 feet northerly from the South line of said Southwest Quarter; thence northerly deflecting 88°25' left 43.5 feet; thence easterly deflecting 80°00' right along the South right-of-way line of Project F-222 (18) a distance of 1783.02 feet; thence easterly on an 11,369.16 foot radius curve subtending a central angle of 3°08' a distance of 621.62 feet to a point on the East line of said Southwest Quarter Section, thence southerly deflecting 87°23' right a distance of 325.81 feet along the East line of said Quarter Section to a point 33 feet North of the Southeast corner of said Quarter Section; thence westerly deflecting 89°33' right 185 feet; thence northerly deflecting 90°00' right 20.0 feet; thence westerly deflecting 90°00' 140.3 feet; thence northerly deflecting 90°00' right a distance of 5.8 feet to a point 58.8 feet North and 305.3 feet West of the Southeast corner of said Southwest Quarter (SW1/4); thence westerly on a line 58.8 feet northerly from and parallel to the South line of said Quarter section a distance of 423.8 feet; thence westerly a distance of 100.1 feet to a point 53.8 feet northerly from said South line; thence westerly on a line 63.6 feet northerly from and parallel to said South line a distance of 600.0 feet; thence westerly 100.1 feet to a point 58.8 feet northerly from said South line; thence westerly on a line 58.8 feet northerly from and parallel to said South line a distance of 600.0 feet; thence westerly a distance of 249.2 feet to a point 67.94 feet northerly from the said South line and the point of beginning. All in the Southwest Quarter of Section 33, Township 15 North, Range 10, West of the 6th P.M., Howard County, Nebraska, and containing 9.97 acres, more or less.

## DEDICATION OF PLAT

Know all Men by these presents, Edward E. Thompson, a single person, the owner of the described herein has caused the same to be Surveyed, Platted and Designated as the JET PROPERTIES to the City of Saint Paul, Howard County, Nebraska as shown on the accompanying Plat thereof and that the foregoing submitted hereto is made with the free consent and in accordance with the desires of the undersigned owners.

In witness whereof I have affixed my signature hereto at \_\_\_\_\_  
Nebraska on \_\_\_\_\_, 20\_\_

Edward E. Thompson

State of Nebraska } SS Acknowledgment  
County of \_\_\_\_\_ } of  
Notary

on this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
before me, a Notary Public in and for said County and State, came Edward E. Thompson to me personally known to be the same, acknowledged the execution of the same in testimony whereof, I have hereunto set my hand and affixed my Notary Seal this Day and Year above written.

Notary Public  
My Comm. Expires: \_\_\_\_\_

## CITY OF SAINT PAUL APPROVAL

This Plat of JET PROPERTIES 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 JET PROPERTIES has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Secretary

## SAINT PAUL CITY ENGINEER APPROVAL

This Plat of JET PROPERTIES has been submitted to and approved by the Saint Paul City Engineer on \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Saint Paul City Engineer

## 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, second easements, agreements, judgments, and other recorded documents which might affect the quality of the property.  
All Bearing are referenced from the Howard County Local Projection Coordinate System

## 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.

\_\_\_\_\_  
Jenke L. Blodgett  
License Number 810 Date: \_\_\_\_\_

STATE OF NEBRASKA  
HOWARD COUNTY SS.  
FILED FOR RECORD  
NO. \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. RECORDED  
IN SURVEY BOOK \_\_\_\_\_ OF PAGE \_\_\_\_\_  
BY \_\_\_\_\_ COUNTY CLERK