

## Planning Commission Meeting

Monday, April 24, 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 24th day of April, 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). Notice of the meeting was published in the Phonograph Herald, a legal newspaper in Howard County, Nebraska. 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 April 10, 2023 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2023-11 Brad Markvicka - fence at 924 Sheridan Street
  - (b) 2023-12 Mark Lucht - fence at 315 Nelson Street
  - (c) 2023-13 Mark Starkey - duplex at 1514 / 1516 5th Street
  - (d) 2023-14 John & Ellen Keller - shed at 411 4th Street
  - (e) 2023-15 JSS Enterprise, LLC - fence at 310 6th Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission  
April 10, 2023  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 10<sup>th</sup> day of April, 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 12:02 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 members absent: Tyler Solko, and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the February 13, 2023 meeting minutes. Commission member Becker 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) 2023-4 Chad & Stephanie Miller – house at 1212 Wallace Street
- (b) 2023-5 Isaac & Jewel Howell – fence at 1105 Grand Street
- (c) 2023-6 Robert & Janice Boehle – deck at 228 Bruce Circle
- (d) 2023-7 Evan & Bryton Carlson – fence at 217 Bruce Circle
- (e) 2023-8 Nick Serr – shed at 915 Baxter Street
- (f) 2023-9 Mandy Anderson – storage shed at 920 Jackson Street
- (g) 2023-10 Kwik Stop – building expansion at 710 2<sup>nd</sup> Street

Commission member Becker moved to approve Zoning Permit applications 2023-4 through 2023-10. 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 will be April 24, 2023 at 5:30 p.m.

Chairman Woodgate adjourned the meeting at 12:16 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-2 Value \$ 2425

PERMIT NUMBER 2023-11  
FEE \$25.00 CASH  CHECK#  CC   
pd 4/13/23

APPLICATION FOR A FENCE PERMIT

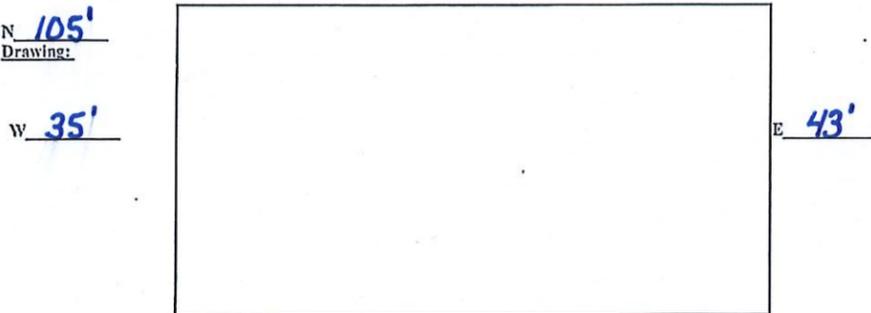
St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Brad Markvicka Contractor American Fence  
Address 924 Sheridan St Address 1605 N Study Bend  
City, State, Zip St Paul NE 68873 Phone Number 308-395-0793  
Phone Number 308-750-1974 Cell Phone 308-249-7854  
Complete Legal Description of the Property Lot 1 Burt 6th third addition replat st Paul  
Address of Fence Site 924 Sheridan Size & Kind 6' Vinyl  
Replacement or New Fence: New Fence  
Approximately when will the construction: Start APR 19 Finish APR 20  
To Whom Should the Improvements be assessed? Brad Markvicka  
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-13-23  
(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 [Signature] Date 4-11-23



For Office Use Only: Permit is Approved  Denied  on property line Date \_\_\_\_\_  
Zoning Administrator

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

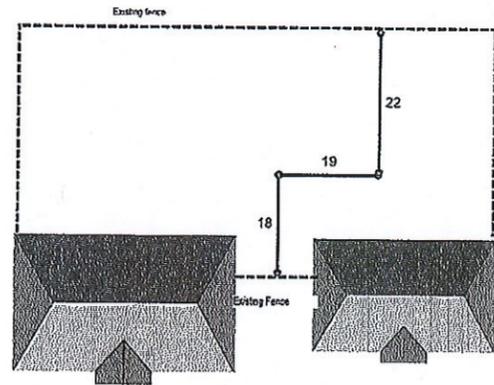
2023-11

# 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 4/7/2023 PHONE: 308-750-1974 CELL \_\_\_\_\_  
 CUSTOMER Brad Markvicka WORK \_\_\_\_\_  
 PROJECT LOCATION: 924 Sheridan St.  
 CITY St. Paul STATE NE ZIP 68873  
 BILLING ADDRESS: \_\_\_\_\_ AFC JOB# \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL BMARKVICKA@HOTMAIL.COM

PHONE 308-249-7856		
PGRAR23-0174-B		
STYLE DRAWING	HEIGHT	LENGTH
K373	6.0'	59.0'
PROJECT TOTAL		



GATE INFORMATION		
<input 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 \$2,425.18

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE	
ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$150.00
DIRT HAUL	<del>\$90.00</del>
OPTIONAL ITEMS SUB TOTAL	\$150.00

OFFICE USE ONLY	DATE	_____
	TYPE	_____
	AMOUNT	_____

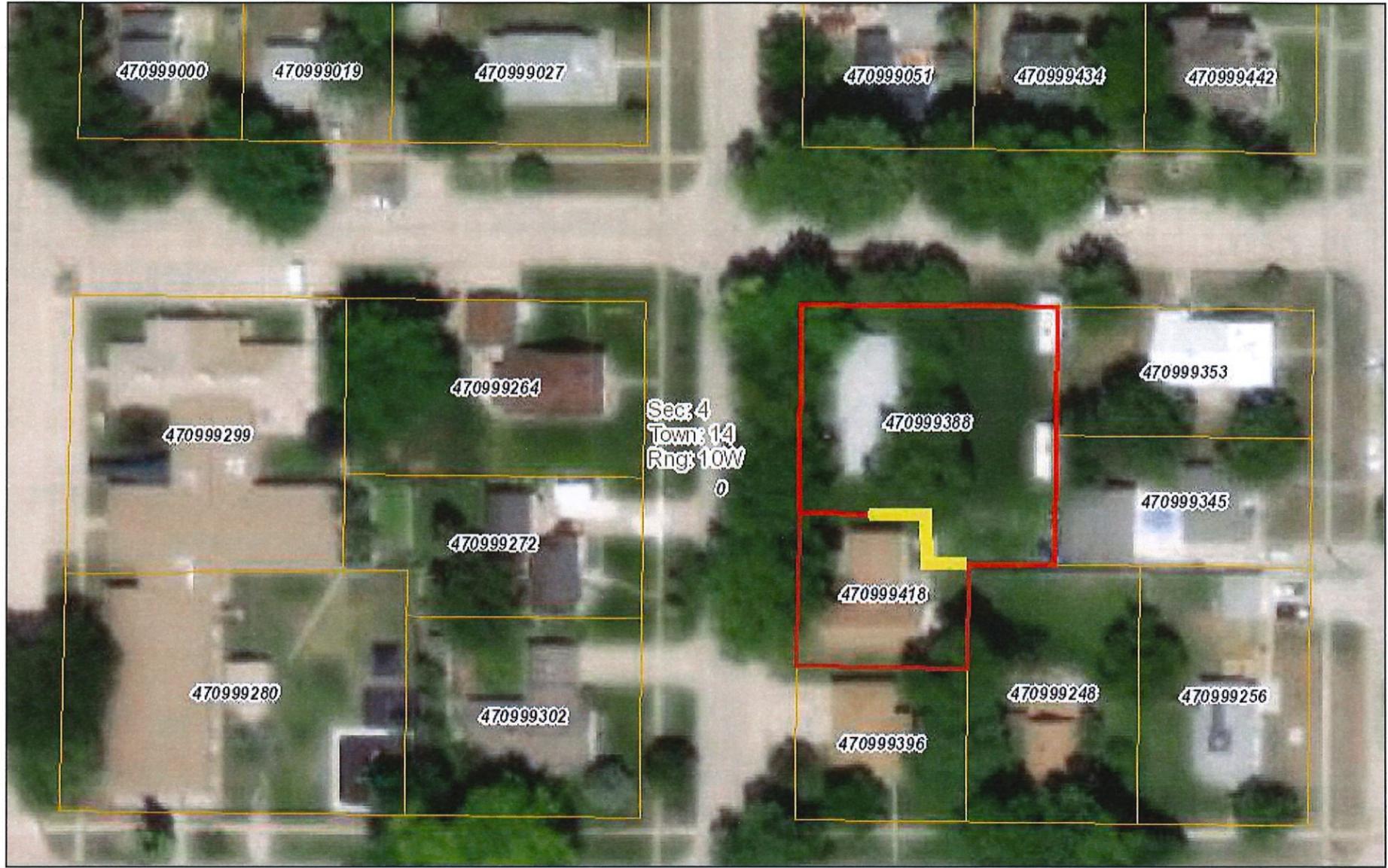
DESCRIPTION OF BRAD MARVICKA PROJECT: Fence 2: Install 59' of 6' White Solid Privacy, post are set in wet cement.

QUOTE IS GOOD FOR 14 DAYS

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: <b>Patrick Donovan</b>	DATE 4/7/2023	CUSTOMER SIGNATURE: <i>Brad Markvicka</i>	DATE 4/7/2023
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Please provide Billing Email Address: bmarkvicka@hotmail.com

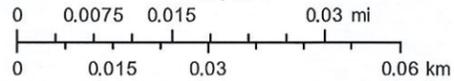


April 13, 2023

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.

1:1,131

- Parcels
- Sections



Zoning Classification R-1

Value \$ 2,000.00

PERMIT NUMBER 2023-12  
FEE \$25.00 CASH  CHECK# 8470 CC   
pd 4/14/23

**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 Mark Lucht Contractor Self

Address 315 Nelson St Address \_\_\_\_\_

City, State, Zip Saint Paul, NE 68873 Phone Number \_\_\_\_\_

Phone Number 308-750-1641 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 5 + 5446' of 1/2 Block Kelly's Add.

Address of Fence Site 315 Nelson St. Size & Kind 6' wood

Replacement or New Fence: New

Approximately when will the construction: Start 4-25-23 Finish 9-30-23

To Whom Should the Improvements be assessed? Mark Lucht

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-17-23  
(Matt Helzer's signature)

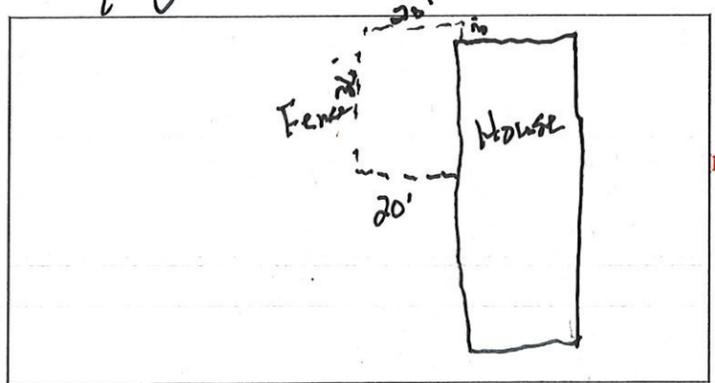
Recommendations needed before approval: \_\_\_\_\_

**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 Mark Lucht Date 4-14-23

N 16'  
**Drawing:**

W 44'



E 39'

**For Office Use Only:** Permit is Approved \_\_\_\_\_ Denied S 65' \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator

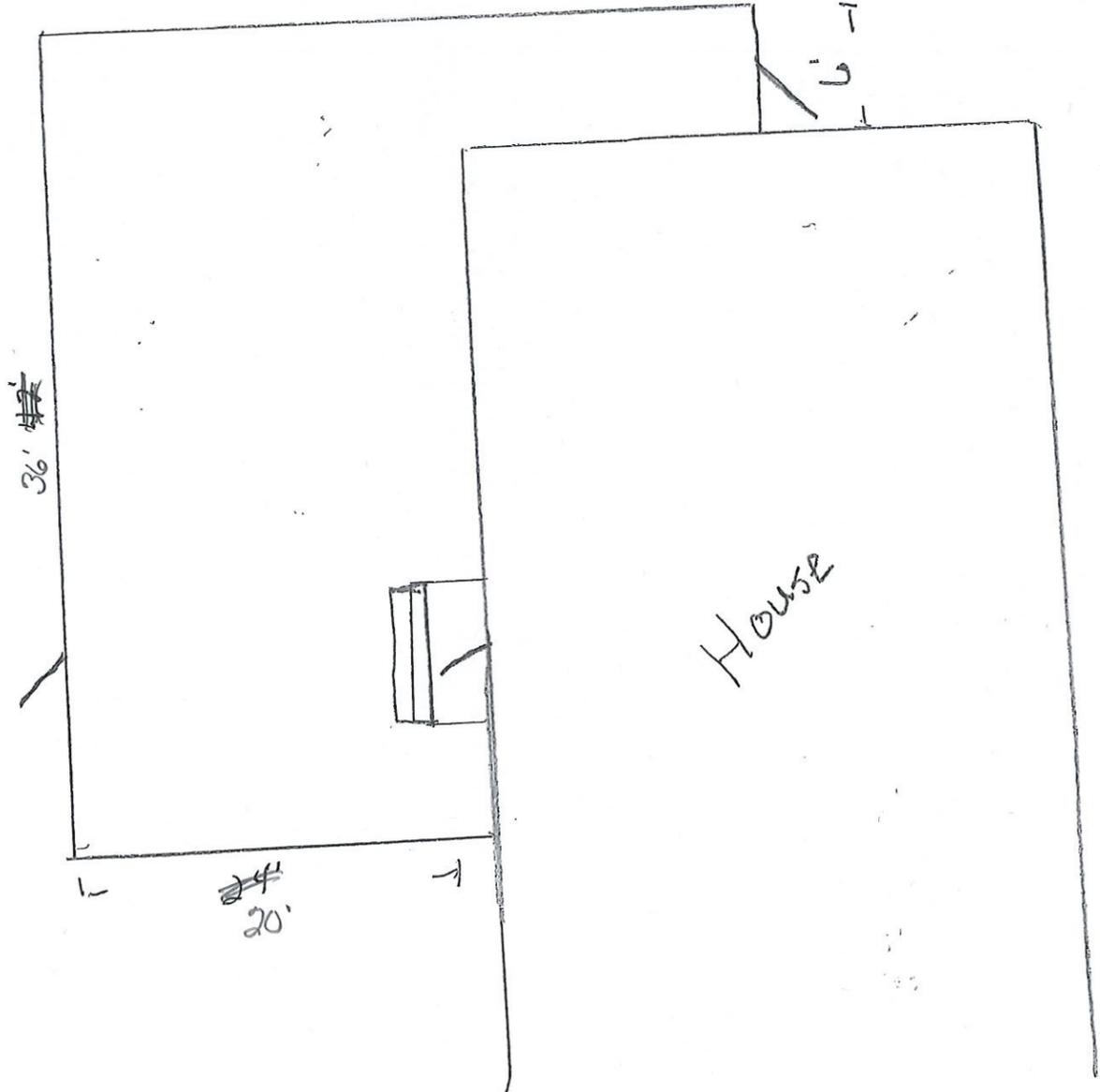
Reasons for Denial: \_\_\_\_\_

2023-12

N

6" Vinyl Fence

28'  
~~31'~~



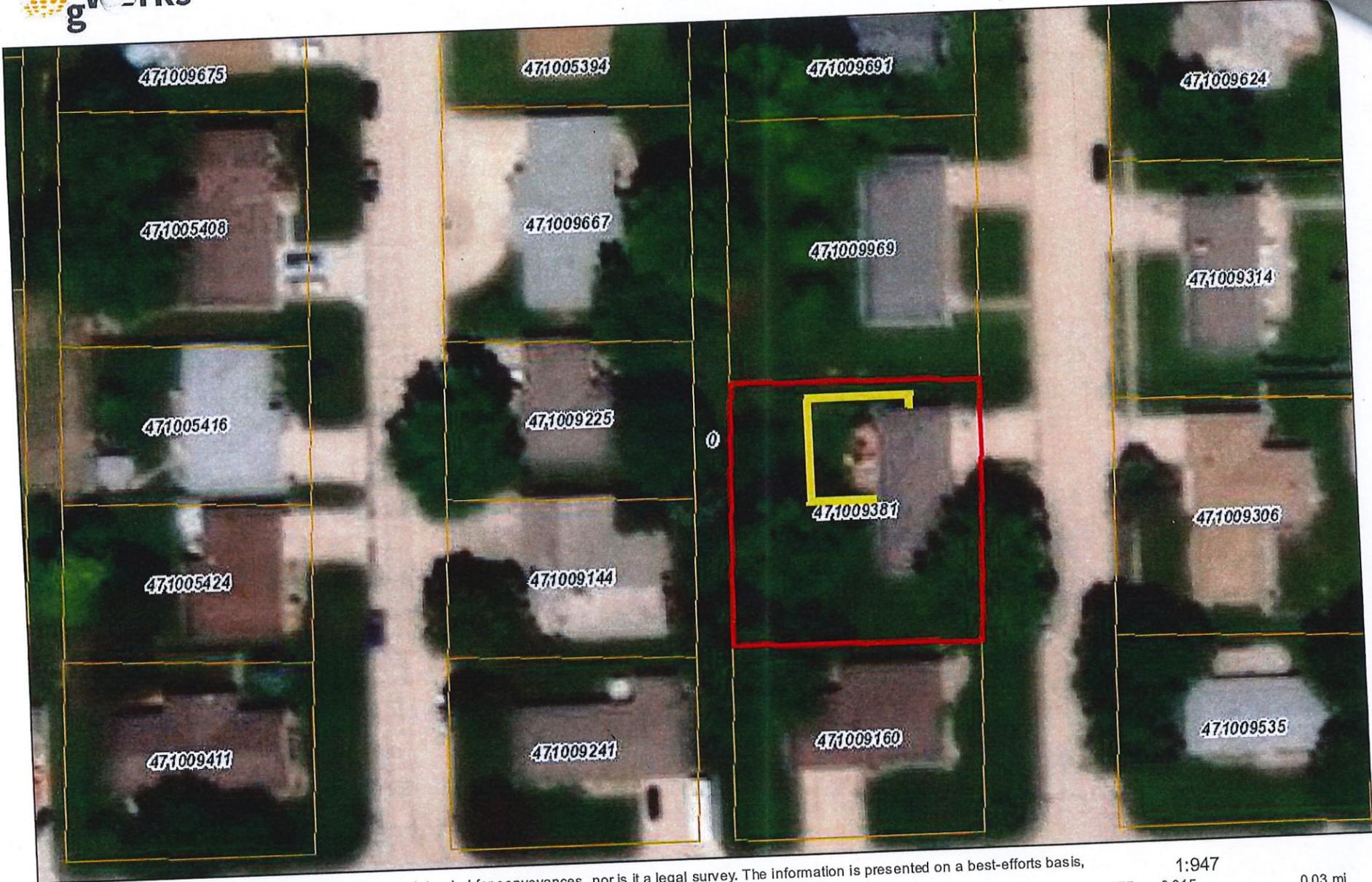
Nelson Street E

House

Gate

36'

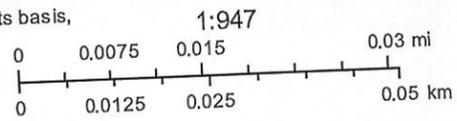
~~24'~~  
20'



April 4, 2022

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□ Parcels



TIF - Steve Shoemaker

Zoning Classification R-2 Value \$ 400,000.00 PERMIT NUMBER 2023-13  
Please call 811 before completing form FEE \$25.00 CASH CHECK# 1335  
pd 4/17/23

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 Mark Starkey Contractor Starkey Construction  
Address 121 Johnson Circle St Paul Address 121 Johnson Circle  
City, State, Zip St. Paul, NE 68873 Phone Number 308-750-7968  
Phone Number 308 750 -7968 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lots 516 Prairie Falls Subdivision  
Address of Construction Site 1514 and 1516 5th Street  
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Single Family Det. Dwelling Dimension of Structure 80 x 60  
Distance from Front property line 30' / 20 to porch Distance from Rear Property Line 41' 11"  
Distance from Side Property Line 7' 6" Distance from Second Side Line 7' 6"

Is there a utility easement on any side of the property? Back.  
Approximately when will construction Start May 1 2023 Finish June 1 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-17-23  
(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? \_\_\_\_\_

PERMIT NUMBER 2023-13

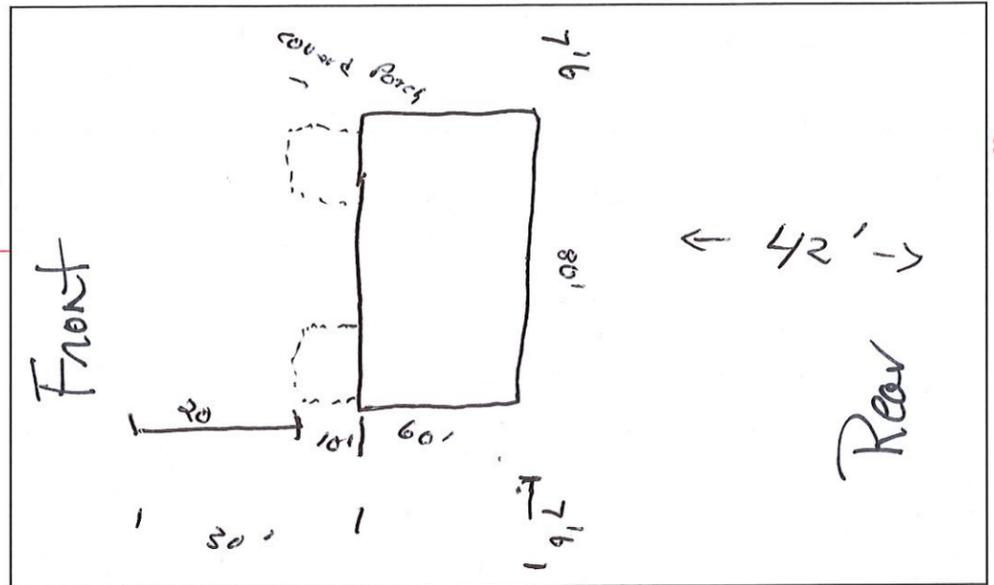
Site Plan Sketch: See Attached Plan

North Street Name Pan 1 St.

Street Name

5th.

W 



Street Name

← 42' →

E

South Street Name 0

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.

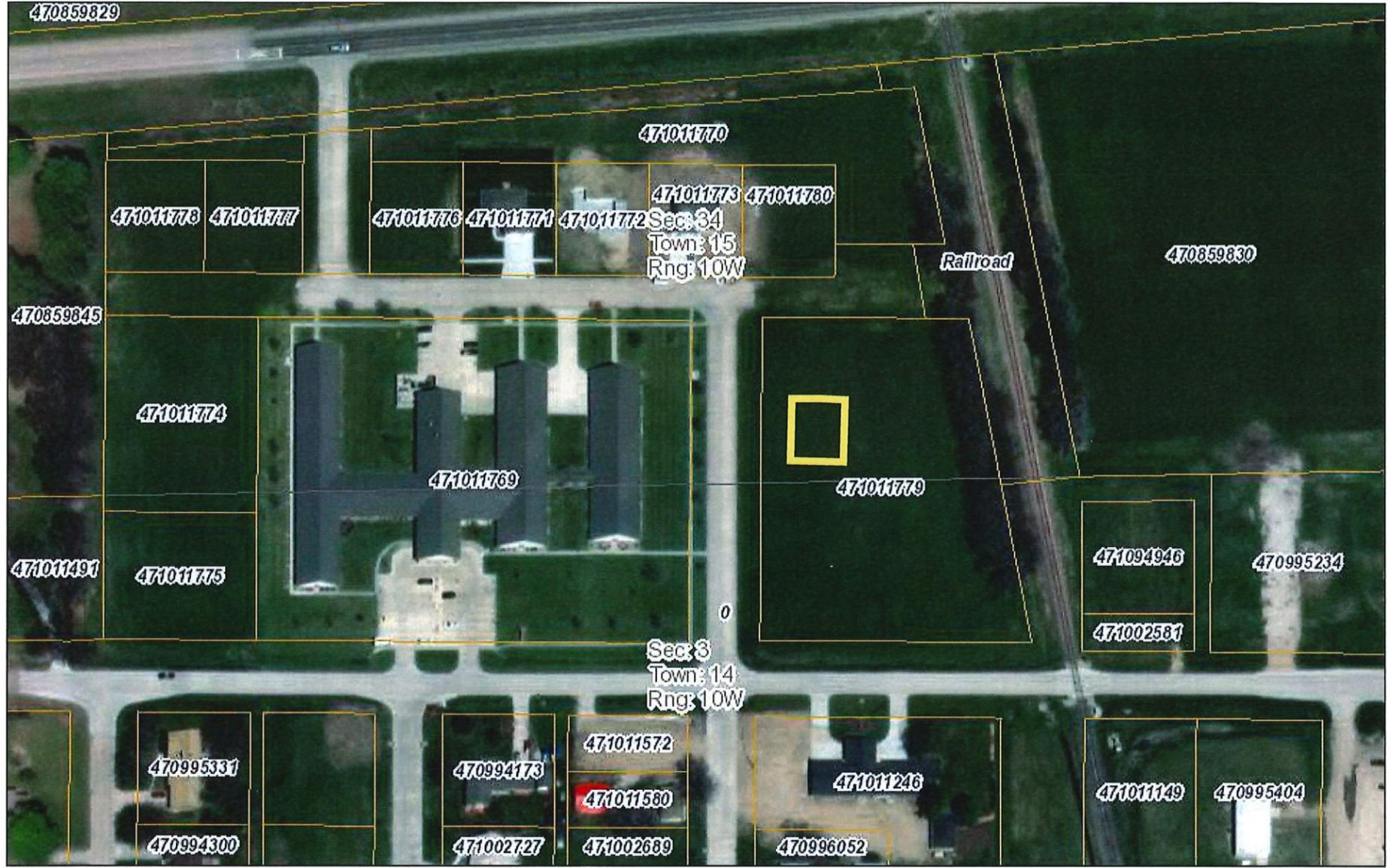
**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.**

Signature of Applicant Mat S. Date April 17/23

**For Office Use Only:**

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

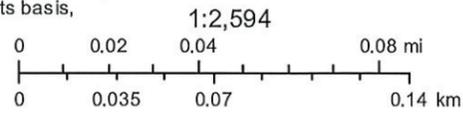
Reasons for Denial: \_\_\_\_\_



April 17, 2023

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- Parcels
- Sections



Zoning Classification R-3 Value \$ 5,000.00 PERMIT NUMBER 2023-14  
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 1367 '25  
 pd 4/17/23

**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 John/Ellen Keller Contractor Tuff Shed  
 Address 411 4th St Address 7530 L St  
 City, State, Zip St Paul, NE 68873 Phone Number 402-592-8833  
 Phone Number 308-380-6586 Cell Phone 402-708-4942  
 Complete Legal Description of the Property Lot 4 Block 31 0T St Paul  
 Address of Construction Site 411 4th St, St Paul, NE 68873  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Tuff Shed on existing concrete slab Dimension of Structure 10' x 12'  
 Distance from Front property line 116' <sup>East</sup> Distance from Rear Property Line 6' <sup>West</sup>  
 Distance from Side Property Line 26' <sup>North</sup> Distance from Second Side Line 6' <sup>South</sup>  
 Is there a utility easement on any side of the property? NO  
 Approximately when will construction Start Jun 7 Finish Jun 14

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-17-23  
 (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 \_\_\_\_\_

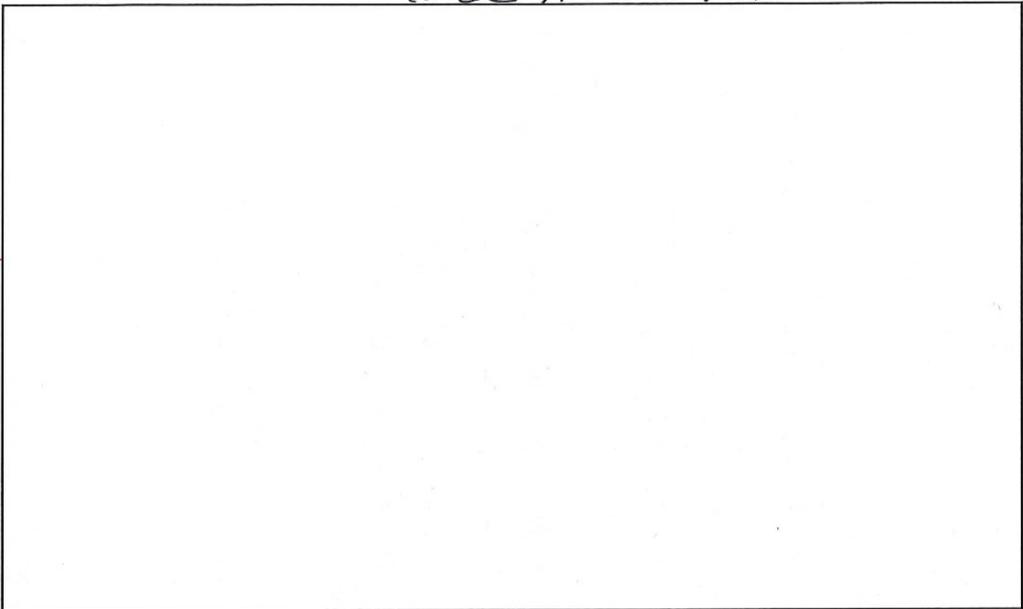
**For Office Use Only:**

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 Elm St

See Attached



Street Name

5th St

W

Street Name

4th St

E

South Street Name Davis

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.**

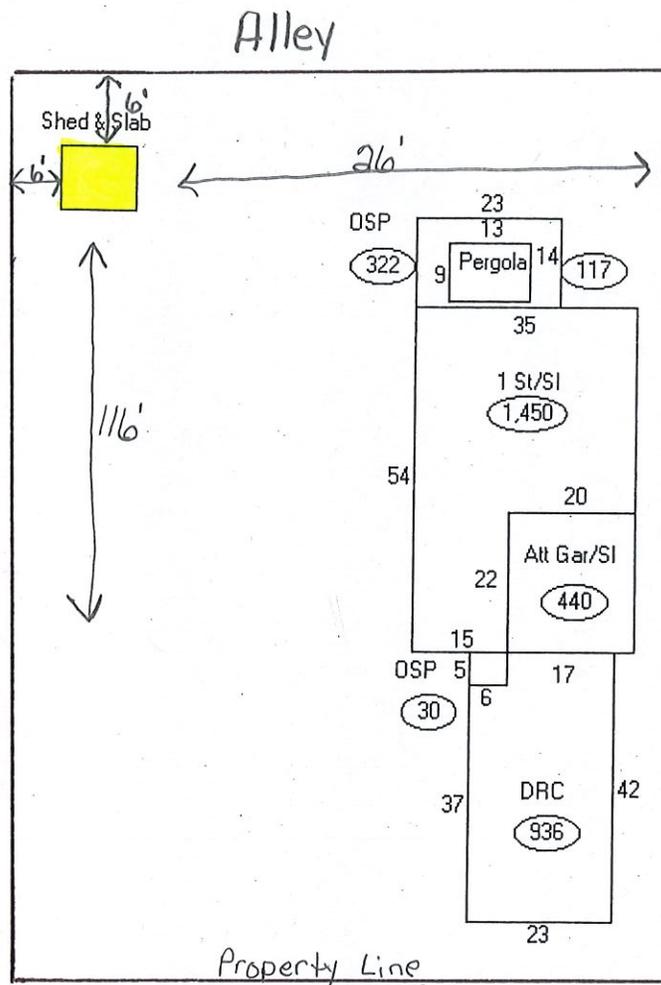
Signature of Applicant  Date Apr 17, 2023

**For Office Use Only:**

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

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

2023-14



North



4<sup>th</sup> Street

Zoning Classification R-3 Value \$ 1,000 PERMIT NUMBER 2023-15  
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 JSS Enterprise, LLC Contractor JSS Enterprise, LLC  
Address 310 6th Street Address 2115 South 61st St, Omaha, NE 68106  
City, State, Zip St. Paul, NE 68106 Phone Number 308-218-1527  
Phone Number 308-218-1527 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 6 Block 101 OT St Paul  
Address of Fence Site North Side of Back Yard Size & Kind Wood Privacy Fence

Replacement or New Fence: New Fence

Approximately when will the construction: Start May 2023 Finish May 2023

To Whom Should the Improvements be assessed? JSS Enterprise, LLC

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 04/19/23  
*(Matt Helzer's signature)*

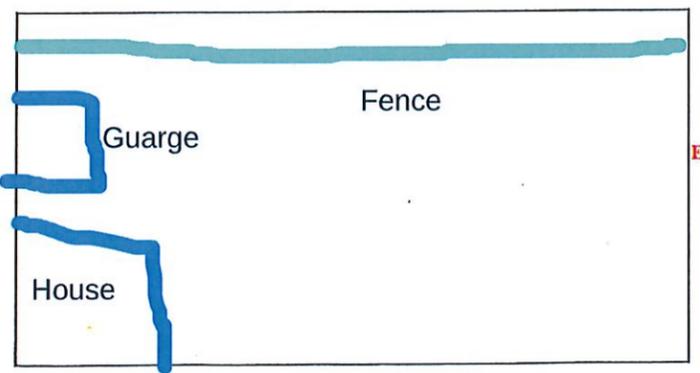
Recommendations needed before approval: Called Digger's Hotline on 04/19/23 West 20' will be 4' high and 50% opening

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Signature of Applicant [Signature] Date 04/19/2023

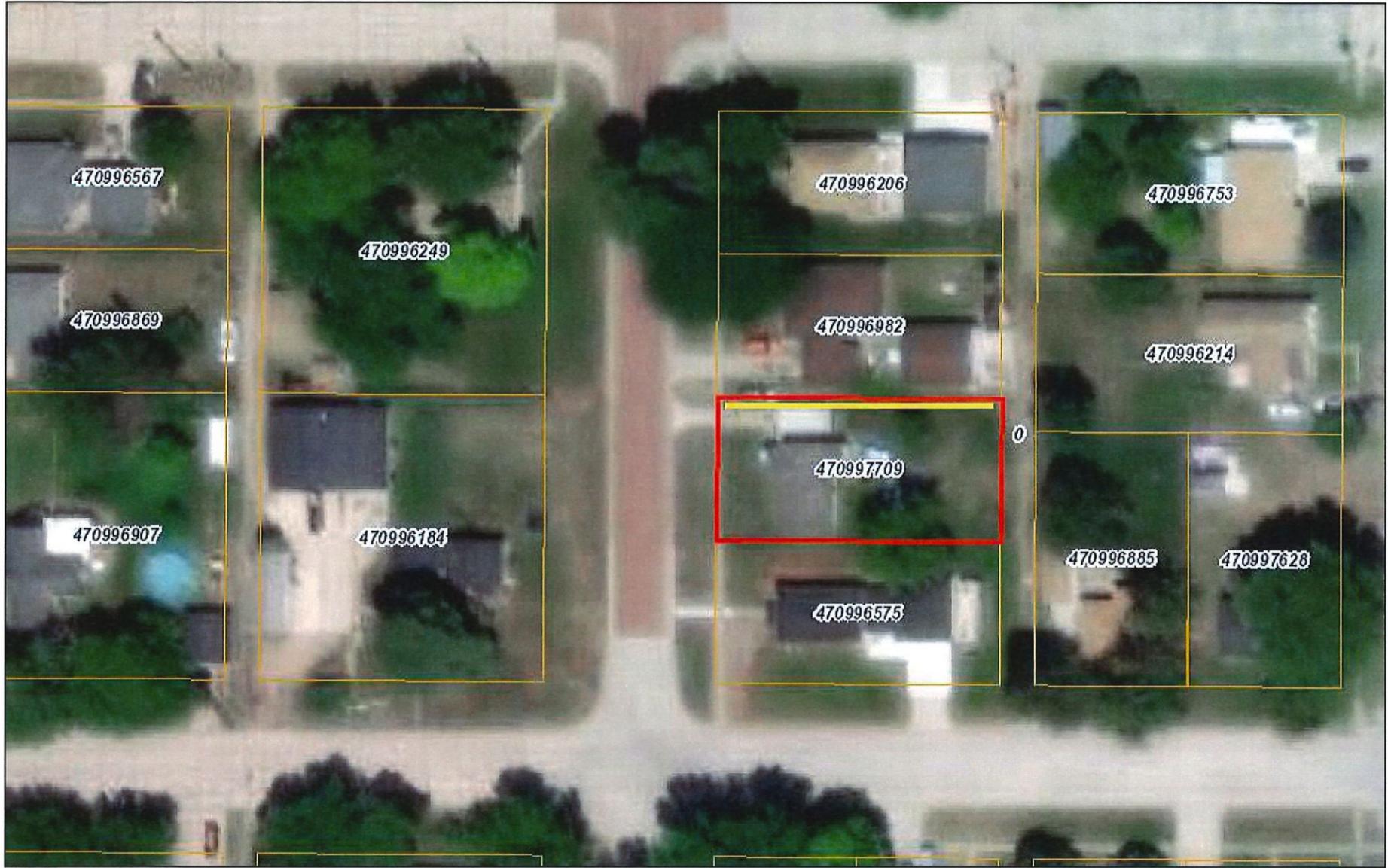
N 6"  
Drawing:

W 2'



For Office Use Only: Permit is Approved  Denied  Date \_\_\_\_\_  
Zoning Administrator

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



April 20, 2023

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□ Parcels

1:1,020

