

Planning Commission Meeting

Monday, May 22, 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 22nd day of May, 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 May 8, 2023 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2023-20 Kim & Lisa Jensen - fence at 422 Paul Street
 - (b) 2023-21 Terrie Heaps - fence at 1403 9th Street
 - (c) 2023-22 Gage & Lena Mars - fence at 204 7th Street
 - (d) 2023-23 Marty & Jeana Mrkvicka - fence at 522 Paul Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
May 8, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 8th day of May, 2023 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 (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 members absent: Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the April 24, 2023 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) 2023-16 Katie Christensen – fence at 917 Custer Street
- (b) 2023-17 Leslie & Sherry Trotter – metal utility shed at 123 7th Street
- (c) 2023-18 Michael & Jennifer Ehlers – shed at 1221 Paul Street
- (d) 2023-19 Marshall Adams – expand front deck at 104 Howard Avenue

Commission member Walch moved to approve Zoning Permit applications 2023-16 through 2023-19. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

Chairman Woodgate adjourned the meeting at 12:11 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 4,000.00

PERMIT NUMBER 2023-20
FEE \$25.00 CASH CHECK# 3779 CC
pd 5/5/23

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 Kim & Lisa Jensen Contractor American Fence
Address 422 Paul St. Address 1605 W Shady Bend Rd Grand Island
City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0793
Phone Number ~~308-7~~ 402-690-3576 Cell Phone _____
Complete Legal Description of the Property Lots 9+10 Prairie Falls Sub St. Paul
Address of Fence Site 422 Paul St. Size & Kind 4' vinyl semi-privacy
Replacement or New Fence: New
Approximately when will the construction: Start May 1 Finish May 28
To Whom Should the Improvements be assessed? Kim Jensen
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-8-23
(Matt Helzer's signature)

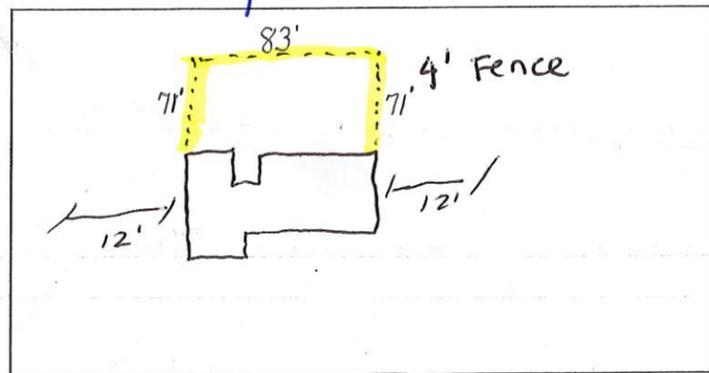
Recommendations needed before approval: _____

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 _____

N 6'
Drawing:

W 12'



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

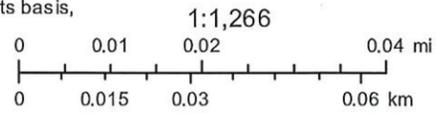
Reasons for Denial: _____



May 8, 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



Zoning Classification R-2 Value \$ 7000.00

PERMIT NUMBER 2023-21
FEE \$25.00 CASH CHECK# 3779 CC
pd 5/5/23

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 Terrie Heaps Contractor American Fence

Address 1403 9th St. Address 1605 W Shady Bend Rd. Grand Island

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

Phone Number 308-750-8979 Cell Phone _____

Complete Legal Description of the Property Lots 1 and 2 Lot C Bryan Admin Plat St. Paul

Address of Fence Site 1403 9th St. Size & Kind 6' privacy, Vinyl

Replacement or New Fence: New

Approximately when will the construction: Start June Finish July

To Whom Should the Improvements be assessed? Terrie Heaps

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-8-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

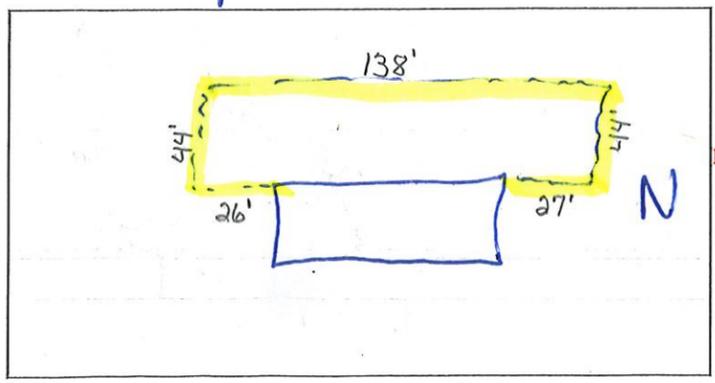
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my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

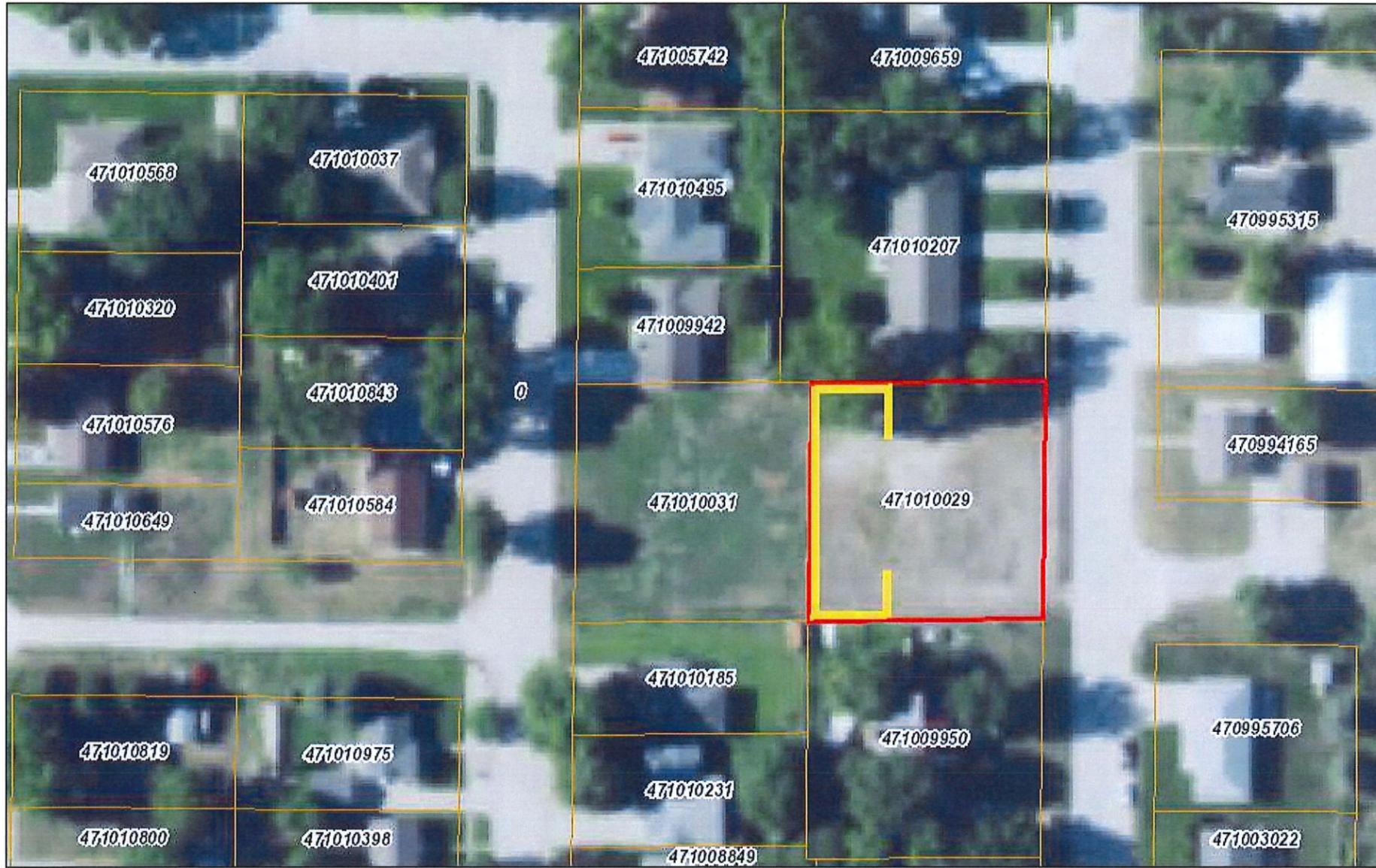
N 6"
Drawing:

W 6"



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

Reasons for Denial: _____

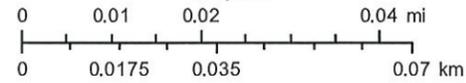


May 8, 2023

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Parcels

1:1,297



Zoning Classification R-2 Value \$ 2200

PERMIT NUMBER 2023-22
FEE \$25.00 CASH CHECK# _____ CC _____
pd 5/16/23

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 Gage & Lena Mars Contractor Self

Address 204 7th St Address _____

City, State, Zip Saint Paul, NE 68873 Phone Number _____

Phone Number 308 380 8692 Cell Phone _____

Complete Legal Description of the Property Single family home Lot 5 Block 107 OT St. Paul

Address of Fence Site 204 7th St, St. Paul, NE 68873 Size & Kind 6ft Dog Ear

Replacement or New Fence: Both

Approximately when will the construction: Start June 2nd, 2023 Finish July 1st, 2023

To Whom Should the Improvements be assessed? Gage Mars

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-18-23
(Matt Helzer's signature)

Recommendations needed before approval: Yard Regulations 9.2.01

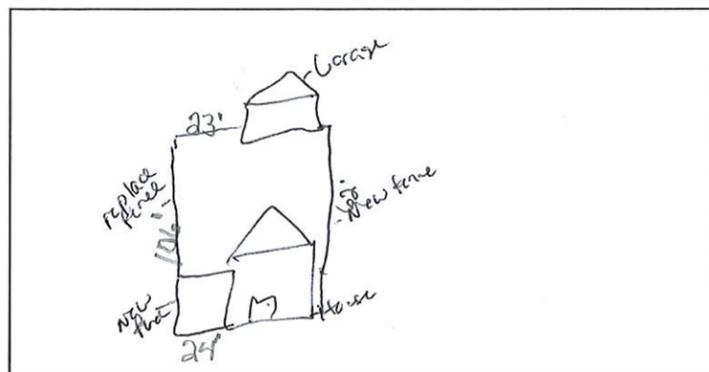
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 05/16/2023

N 6"
Drawing:

W 21'

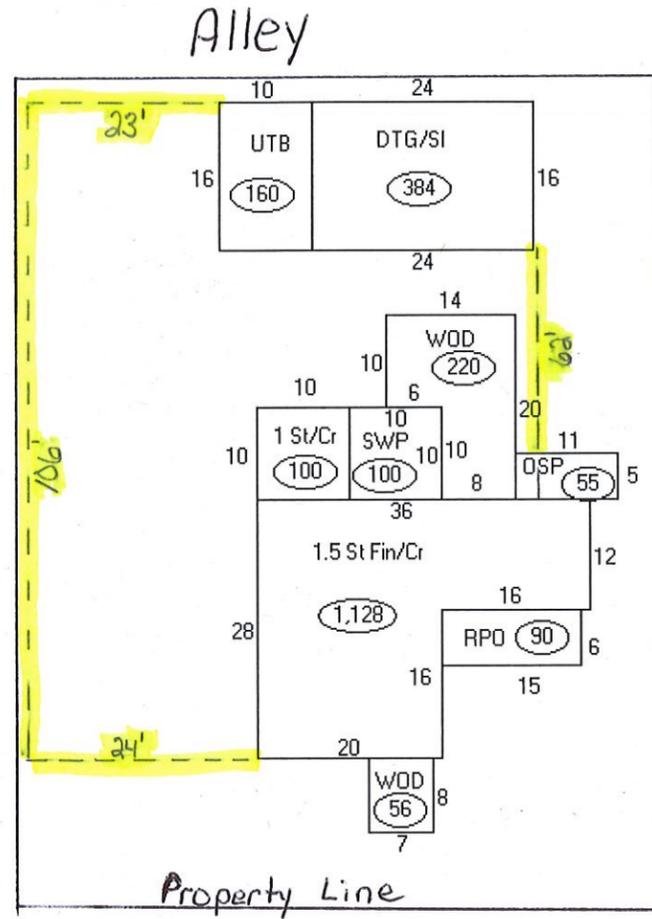


E 1'

For Office Use Only: Permit is Approved _____ Denied S 5' _____ Date _____
Zoning Administrator

Reasons for Denial: _____

2023-22



Baxter Street

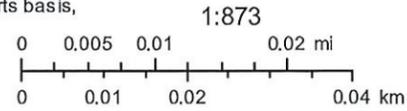
7th Street



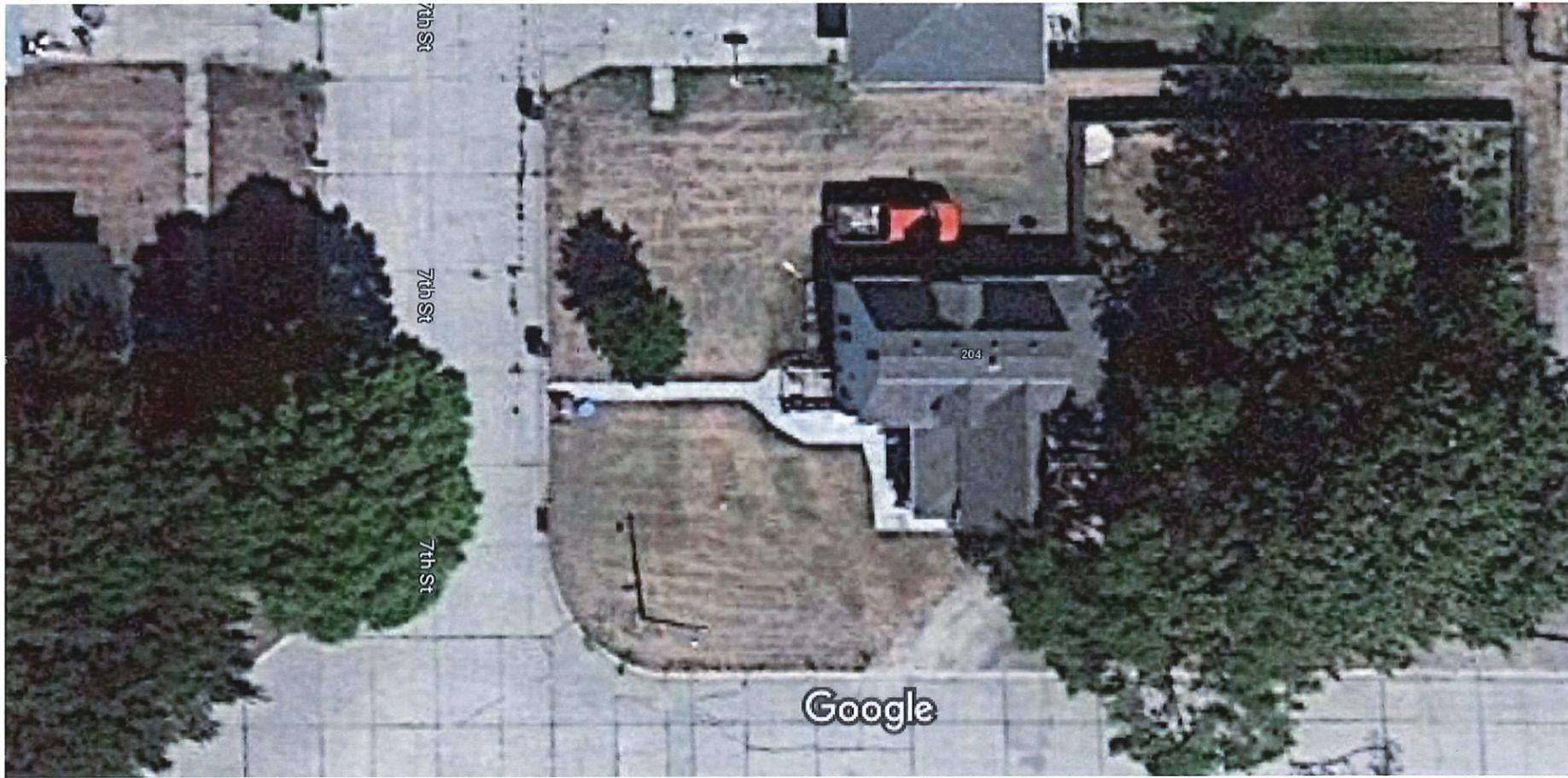
May 18, 2023

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□ Parcels



2023-22



Map data ©2023 , Map data ©2023 20 ft

2023-20

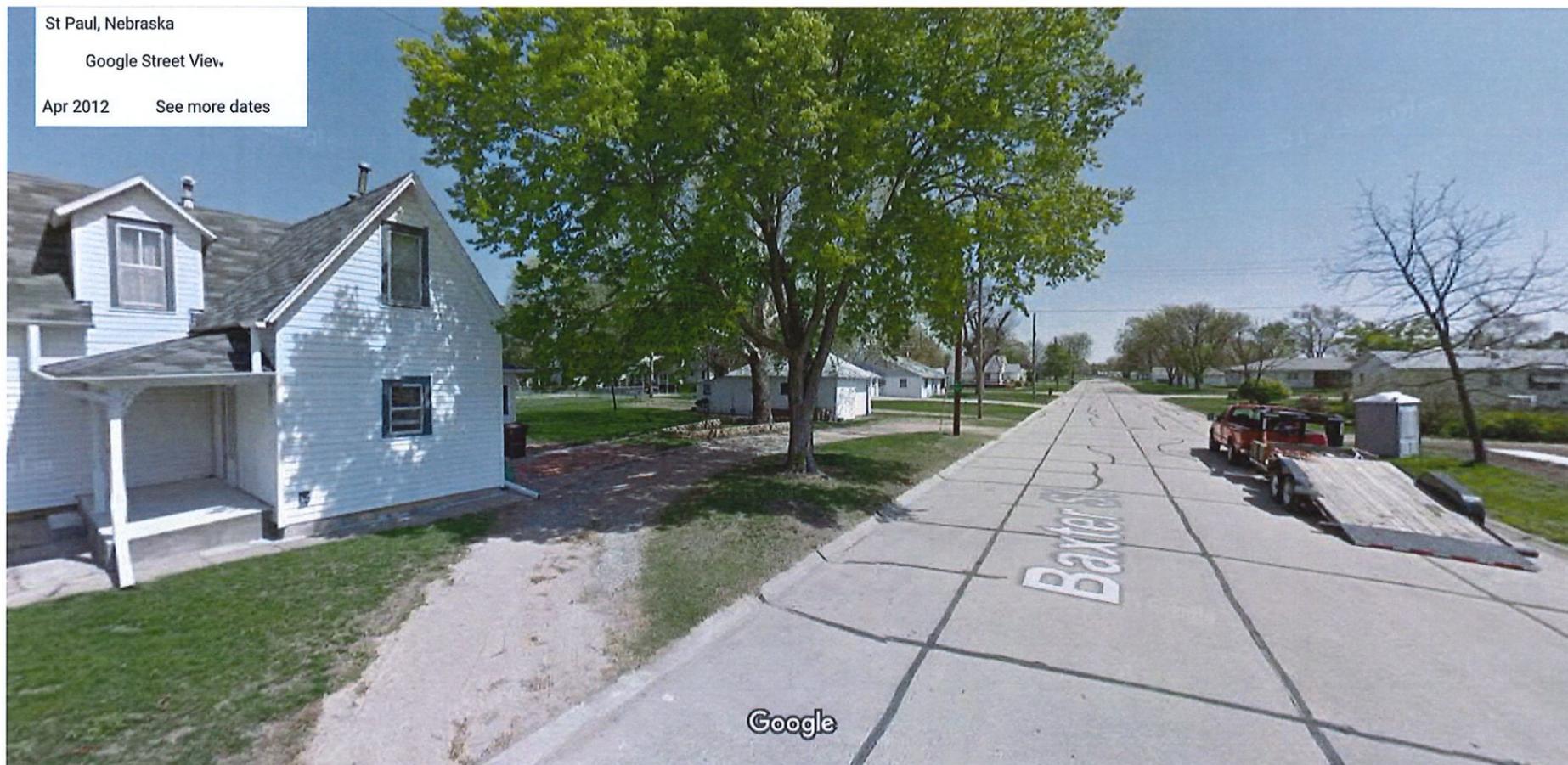


St Paul, Nebraska
 Google Street View
 Apr 2012 See more dates

Image capture: Apr 2012 © 2023 Google



2023-22



St Paul, Nebraska
 Google Street View
 Apr 2012 See more dates

Image capture: Apr 2012 © 2023 Google



2023-22

OFFICIAL SURVEY RECORD
Lot 5, Block 107, Original Town of St. Paul,
Howard County, Nebraska

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

Survey Record Repository
RECEIVED

AUG 31 2018

Howard
1384-405

Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- × = Calculated Point
- = Corner Found (See Description)
- (M) = Measured Distance
- (P) = Platted Distance

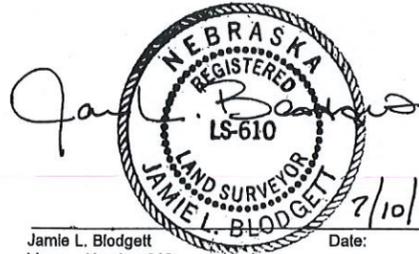


Scale: 1" = 60'

Legal Description:

Lot Five (5), Block One Hundred - Seven (10), in the Original Town of St. Paul, Howard County, Nebraska.

I hereby certify that this land surveying document 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.



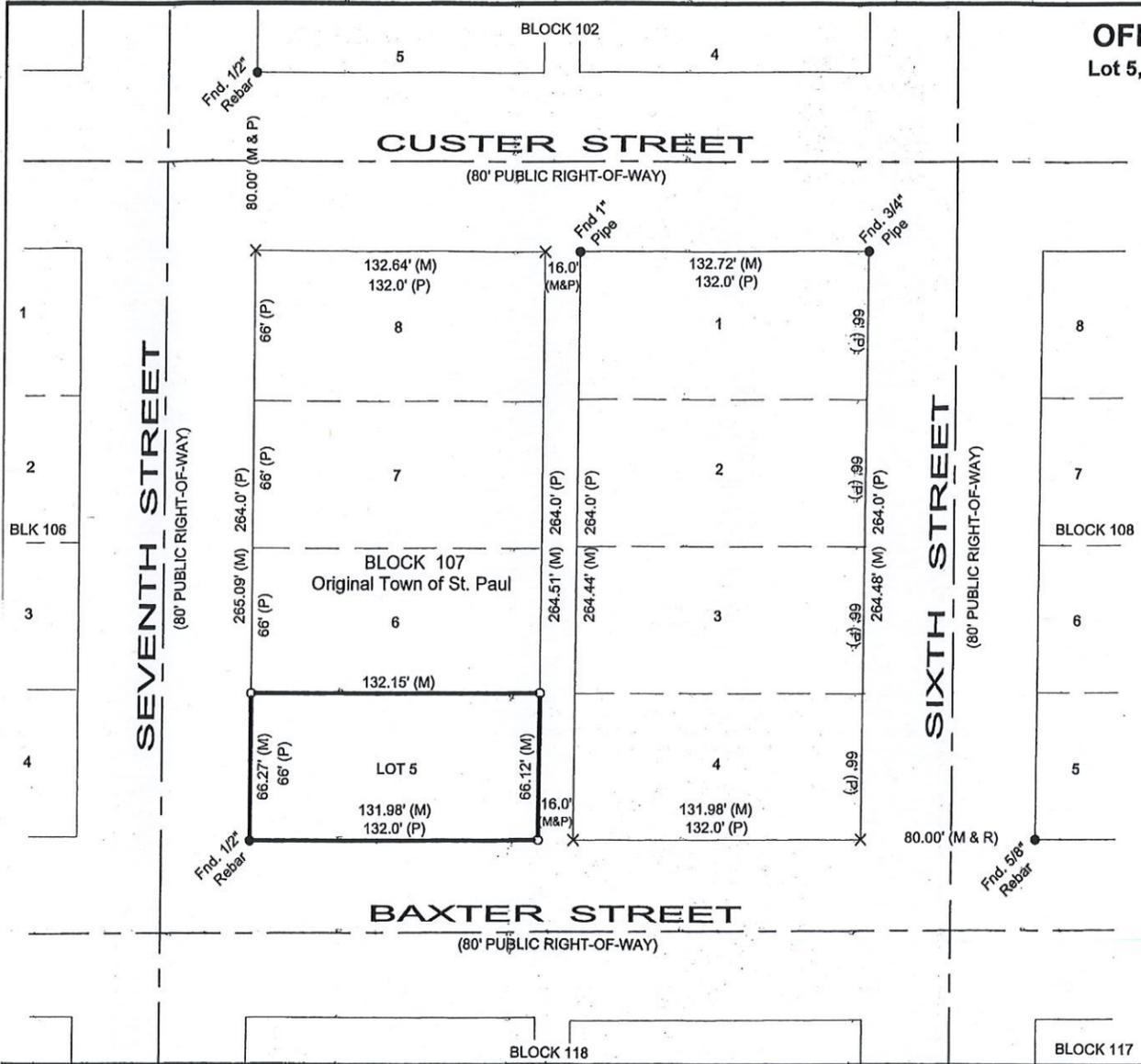
Jamie L. Blodgett
License Number 610
Pages covered by this seal 1

Date:

7/10/2018

DATE OF SURVEY 6/26/2018

JOB NUMBER 18060



BLOCK 118

BLOCK 117

Zoning Classification R-2 Value \$ 8250⁸⁹

PERMIT NUMBER 2023-23
FEE \$25.00 CASH CHECK# 2446 CC
pd 5/17/23

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 Marty & Jeana Mrkvicka Contractor American Fence

Address 522 Paul St Address 1605 N Shady Bend Rd Grand Island 68801

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

Phone Number 308-571-0304/ 308-571-0423 Cell Phone _____

Complete Legal Description of the Property Lots 17+18 Prairie Falls Sub St. Paul

Address of Fence Site 522 Paul St St Paul NE 68873 Size & Kind see attached

Replacement or New Fence: NEW

Approximately when will the construction: Start As soon as possible Finish after May 24th

To Whom Should the Improvements be assessed? Home owner

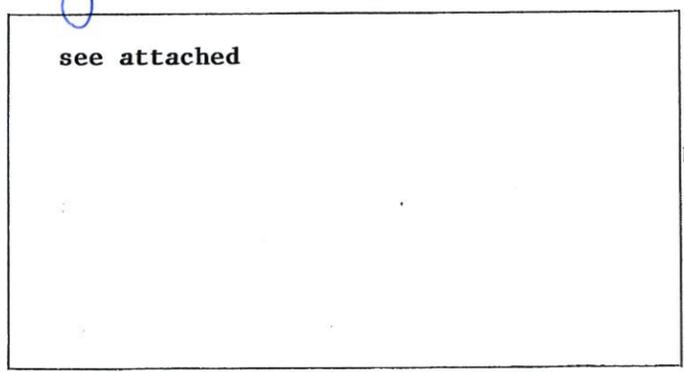
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-18-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

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Signature of Applicant Jeana Mrkvicka Date 5/17/23

N 6"
Drawing:



W 21'

E 6"

For Office Use Only: Permit is Approved _____ Denied _____ s 35' Date _____
Zoning Administrator

Reasons for Denial: _____

2023-23

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
PH: (308) 395-0793

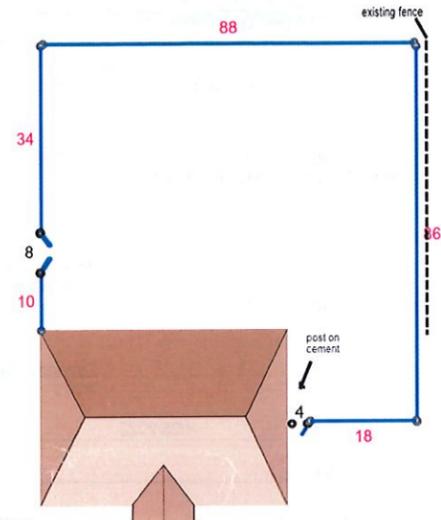
SALESMAN Pat Donovan

PHONE 308-249-7856

PGRAR23-0231-B

DATE 4/28/2023 PHONE: (308) 571-0304 CELL _____
CUSTOMER Marty Mrkvicka WORK _____
PROJECT LOCATION: 522 Paul Street
CITY St Paul STATE NE ZIP 68847
BILLING ADDRESS: _____ AFC JOB# _____
CITY _____ STATE _____ ZIP _____
EMAIL MTMRKVICKA@GMAIL.COM

STYLE DRAWING	HEIGHT	LENGTH
K373	6.0'	248.0'
PROJECT TOTAL		



Fence style legend
This drawing is not to scale
■ vinyl

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

Fence Price \$8,250.89

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$150.00
DIRT HAUL	\$315.00
OPTIONAL ITEMS SUB TOTAL	\$465.00

OFFICE USE ONLY	DATE
	TYPE
	AMOUNT

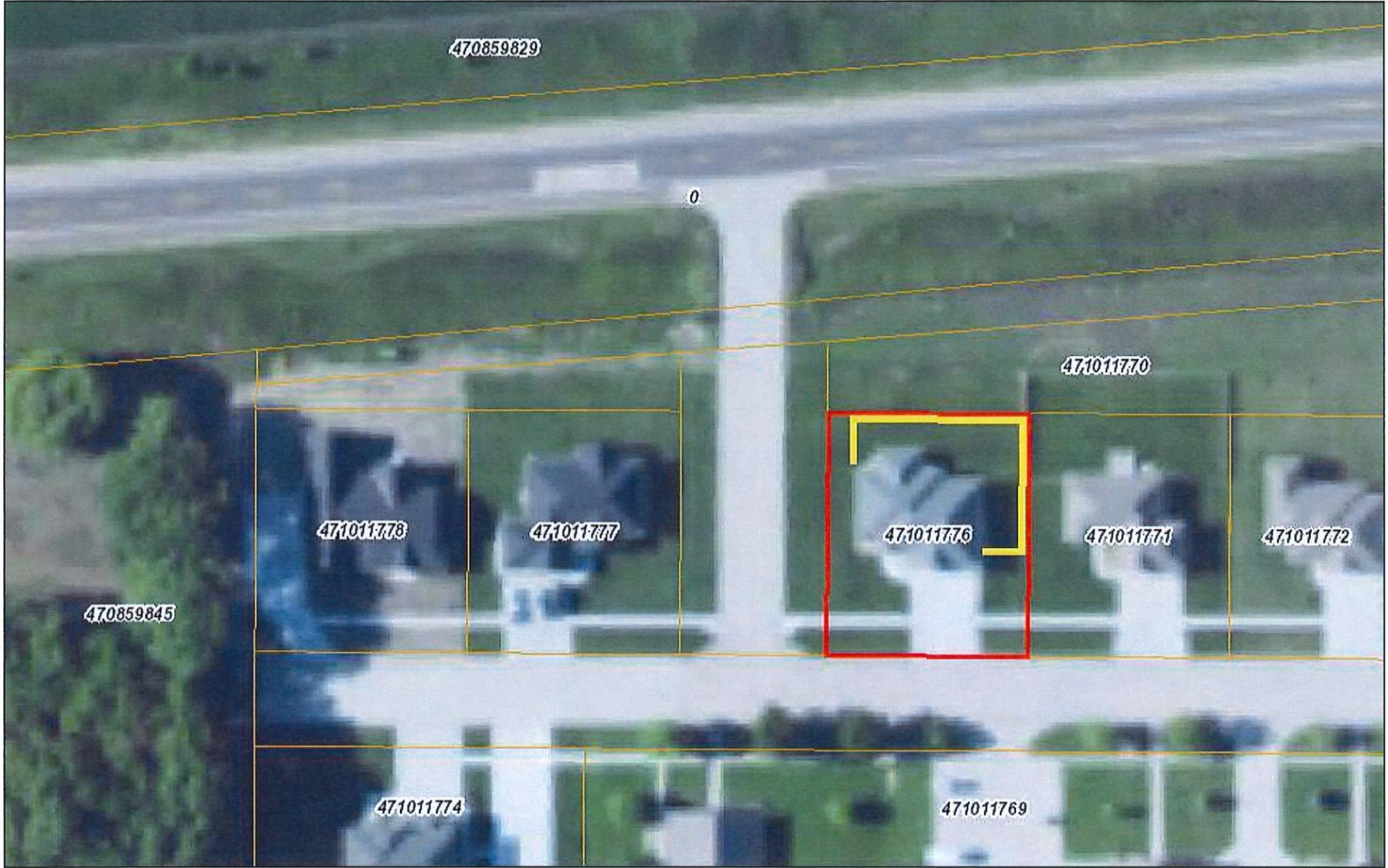
DESCRIPTION OF MARTY MRKVICKA PROJECT QUOTE IS GOOD FOR 14 DAYS

Fence 1: Install 248' of 6' White Solid Privacy fence with one 4' wide x 6' tall single swing gate and one 8' wide x 6' tall double drive gate, Weed Seal and Post Protectors under entire fence, post are set in wet cement.

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
Patrick Donovan	4/28/2023	Marty Mrkvicka	4/28/2023

Please provide Billing Email Address: mtmrkvicka@gmail.com



May 18, 2023

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□ Parcels

