

Planning Commission Meeting

Monday, June 26, 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 26th day of June, 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). 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 22, 2023 minutes.
4. Public Hearing on the Preliminary Plat of Paul's North Subdivision
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny the Preliminary Plat of Paul's North Subdivision
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2023-24 James & April Summers - shed at 1518 Jay Street
 - (b) 2023-25 Jeff & Shauna Christensen - fence at 1417 7th Street
 - (c) 2023-26 Jay Petersen - shed at 1310 Kendall Street
 - (d) 2023-27 River Valley Auto - sign at 215 Howard Avenue
6. Discuss Middle Loup Subdivision Zoning Designation
7. Zoning Administrator Helzer Report
8. Public Comments
9. Chairman Woodgate announces the next Planning Commission meeting.
10. Adjournment

St. Paul Planning Commission
May 22, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 22nd 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 12:02 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, Arvilla Jacobs, and Tony Walch. Commission members absent: Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Walch moved to approve the May 8, 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) 2023-20 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

Commission member Becker moved to approve Zoning Permit applications 2023-20 through 2023-23. Commission member Walch seconded the motion. Commission members Becker, Jacobs, Walch, and Woodgate voted aye. Nays none. Motion carried 4/0.

Chairman Woodgate adjourned the meeting at 12:15 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Filing Fee: \$300.00

Date Paid: 2/13/23 CASH CHECK# 4399 CREDIT CARD
pd 2/13/23

Application For Subdivision

City of St. Paul, Nebraska

Subdivision Name: Kaul's North

Owner/Applicant Name: Troy Lukasiewicz

Applicant's Address & Phone # 946 13th Ave
St. Paul Ne 68873
308 250 0201

Legal Description of Property from which the Subdivision is being made:
34 15 10

Zoning District of subject property: AGR - Agricultural Residential

Present use of subject property: Ag

Desired use of subject property: Commercial (-future)

Area from which the Subdivision is being taken _____ Area in proposed Subdivision _____

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: Troy Lukasiewicz
Date: 2-13-23

Prel. Plat rec'd 5/23/23

FOR OFFICE USE:

Date of Pre-plat conference: _____ Date of Notifications: 5/30/23

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 6/26/23 Final _____ Approved _____ Not Approved _____

Date before City Council: Preliminary 7/5/23 Final _____ Approved _____ Not Approved _____

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68828
Phone: 308-946-3601

Legend

- ▲ = Section Corner (See Description)
 - = Corner Set 1/2" x 24" Rebar w/ Cap #610
 - × = Calculated Point
 - = Found 1" Pipe
 - (M) = Measured Distance
 - (P) = Platted Distance
 - (R) = Recorded Distance
- Scale: 1" = 100'

STATE OF NEBRASKA
HOWARD COUNTY
FILED FOR RECORD

MO _____ DAY 20
AT _____ O'CLOCK _____ M. RECORDED
IN SURVEY BOOK _____ OF PAGE
BY _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE

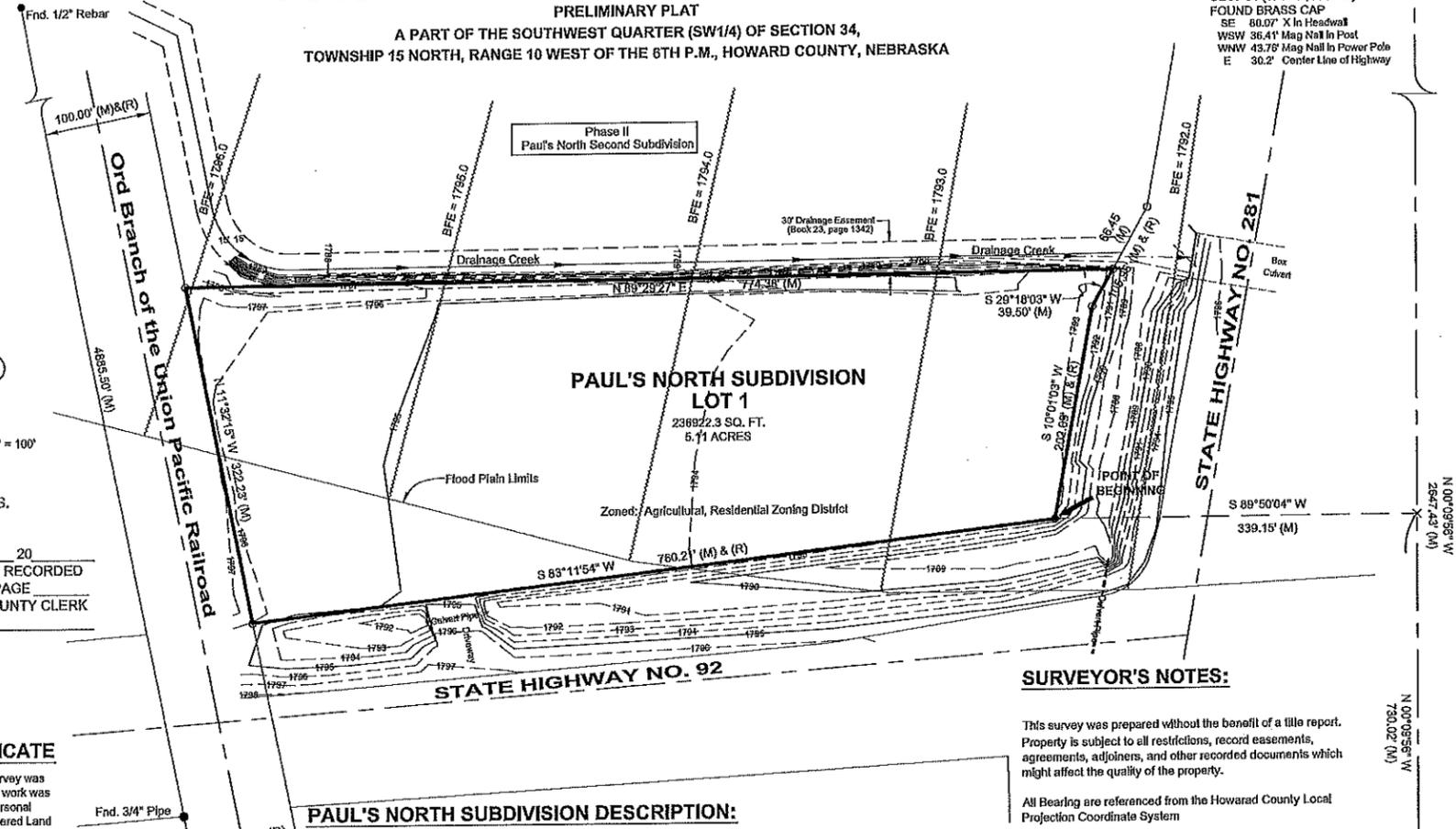
I hereby certify that this Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett
License Number 610

Sheet 1 of 2

PAUL'S NORTH SUBDIVISION

PRELIMINARY PLAT
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA



NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) (CENTER QUARTER CORNER) SEC. 34 (T. 15 N, R. 10 W)
FOUND BRASS CAP
SE 80.07° X In Headwall
WSW 36.41° Mag Nail In Post
WNW 43.78° Mag Nail In Power Pole
E 30.2° Center Line of Highway

SURVEYOR'S NOTES:

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

All Bearings are referenced from the Howard County Local Projection Coordinate System

PAUL'S NORTH SUBDIVISION DESCRIPTION:

Part of the Southwest Quarter (SW1/4) of Section 34, Township 15 North, Range 10 West of the 6th P.M., Howard County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of thence North 00°09'56" West on the easterly line of said Southwest Quarter (SW1/4) a distance of 730.02 feet; thence South 89°50'04" West a distance of 339.15 feet to the westerly right-of-way line of State Highway 281, the northerly right-of-way line of State Highway 92, and also being the POINT OF BEGINNING; thence South 83°11'54" West on the said northerly highway right-of-way line a distance of 760.21 feet to the easterly right-of-way line of the Old Branch of the Union Pacific Railroad; thence North 11°32'15" West on said easterly railroad right-of-way line a distance of 322.23 feet; thence North 89°29'27" East a distance of 873.83 feet to the westerly right-of-way line of State Highway 281; thence South 29°18'03" West on said westerly highway right-of-way a distance of 39.50 feet; thence South 10°01'03" West continuing on said westerly highway right-of-way a distance of 202.09 feet to the Point of Beginning containing a calculated area of 5.11 Acres more or less. Subject to all easements, agreements and restrictions or record.

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) (SOUTH QUARTER CORNER) SEC. 34 (T. 15 N, R. 10 W)
Found 1/2" Pipe
SW 42.30° MAG Nail In Power Pole
NW 38.85° MAG Nail In Power Pole
S 70.13° Near Side of Steel Post
W 39.58° Nail In Paving Joint

DATE OF SURVEY 3/22/2023 JOB NUMBER 22104

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-948-3601

Sheet 2 of 2

PAUL'S NORTH SUBDIVISION

PRELIMINARY PLAT
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA

DEDICATION OF PLAT

Know to all Men by these presents, Troy M. Lukasiewicz and Delcie L. Lukasiewicz, husband and wife, the owners of the described hereon has caused the same to be Surveyed, Platted and Designated as the PAUL'S NORTH SUBDIVISION to the City of Saint Paul, Howard County, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in according with the desires of the undersigned owners.

in witness thereof I have affixed my signature hereto at St. Paul

Nebraska on May 25, 2023

Troy M. Lukasiewicz

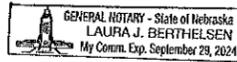
Delcie L. Lukasiewicz

State of Nebraska)
County of Howard) SS

Acknowledgment
of
Notary

on this 25th Day of May, 2023
before me, a Notary Public in and for said County and State, came Troy M. Lukasiewicz and Delcie L. Lukasiewicz, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written

Notary Public



My Comm. Expires: 9/29/2024

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

CITY OF SAINT PAUL APPROVAL

This Plat of PAUL'S NORTH SUBDIVISION 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 PAUL'S NORTH SUBDIVISION 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 PAUL'S NORTH SUBDIVISION has been submitted to and approved by the Saint Paul City Engineer on

May 25, 2023

Saint Paul City Engineer

Zoning Classification B-1 Value \$ 13,212.36 PERMIT NUMBER 2023-24
Please call 811 before completing form FEE \$25.00 CASH CHECK#

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 James and April Summers Contractor PREMIER PORTABLE BUILDINGS
Address 1518 Jay Street Address 3344 W. WILDWOOD DR. GRAND ISLAND
City, State, Zip St. Paul, NE 68873 Phone Number 1-308-379-5515
Phone Number 308-414-1723 Cell Phone 1-308-381-2673

Complete Legal Description of the Property W 1/2 of Lot 10, All Lot 11 Kellers Sub of Blocks 2, 3, and S 1/2 4 of Wallace's Add St. Paul

Address of Construction Site 1518 Jay Street
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure WOOD SHED Dimension of Structure 12' x 36'
Distance from ^{South} Front property line 111' Distance from ^{North} Rear Property Line 9'
Distance from ^{East} Side Property Line 41' Distance from ^{West} Second Side Line 25'

Is there a utility easement on any side of the property? North side
Approximately when will construction Start July 2023 Finish Aug 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-12-23
(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 _____

Street Name

Street Name

See Attached

W

E

South Street Name _____

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.

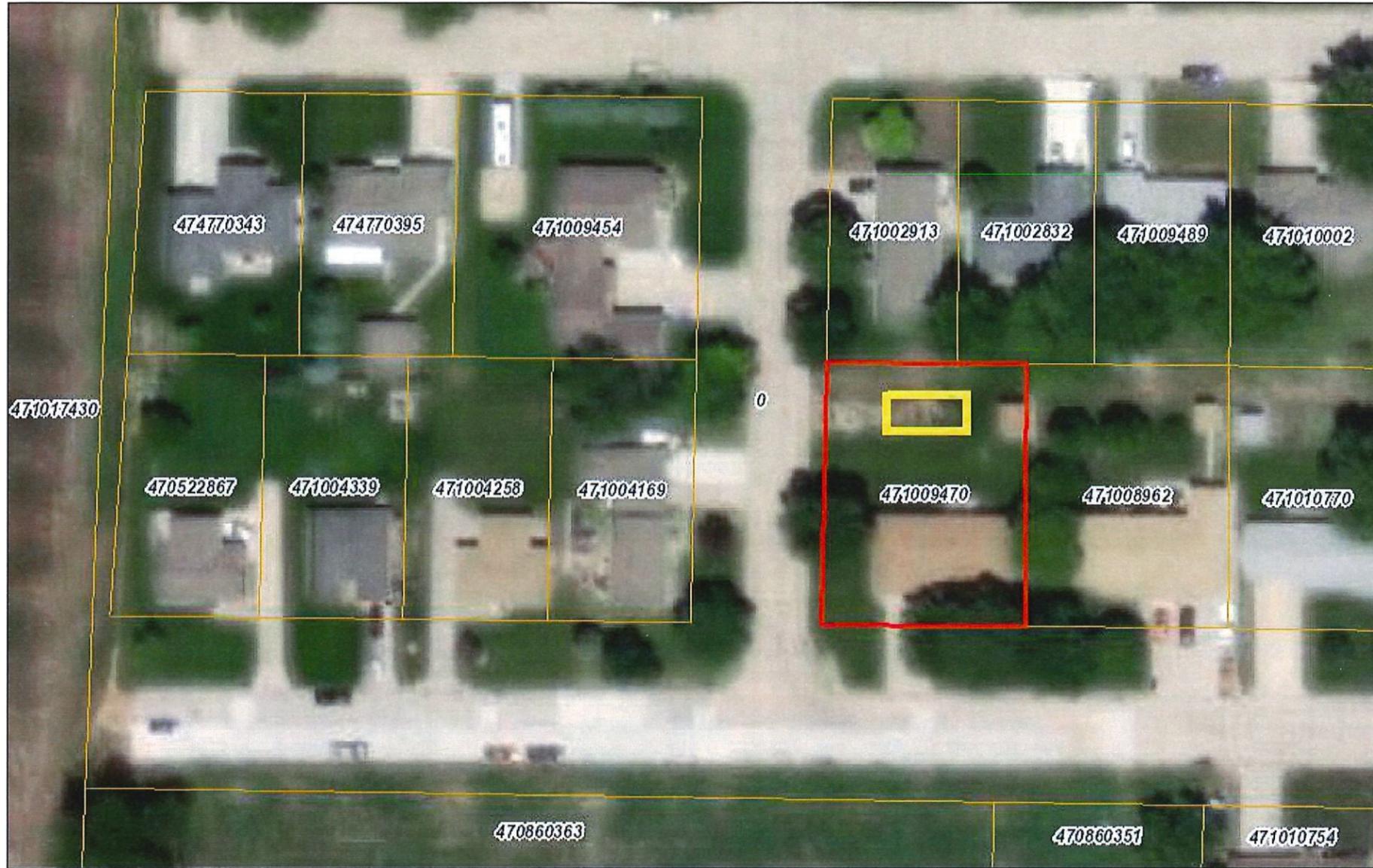
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant James V. Summers Date JUNE 2, 2023

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

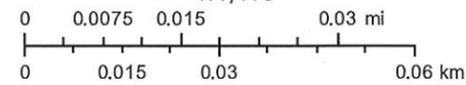


May 23, 2023

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.

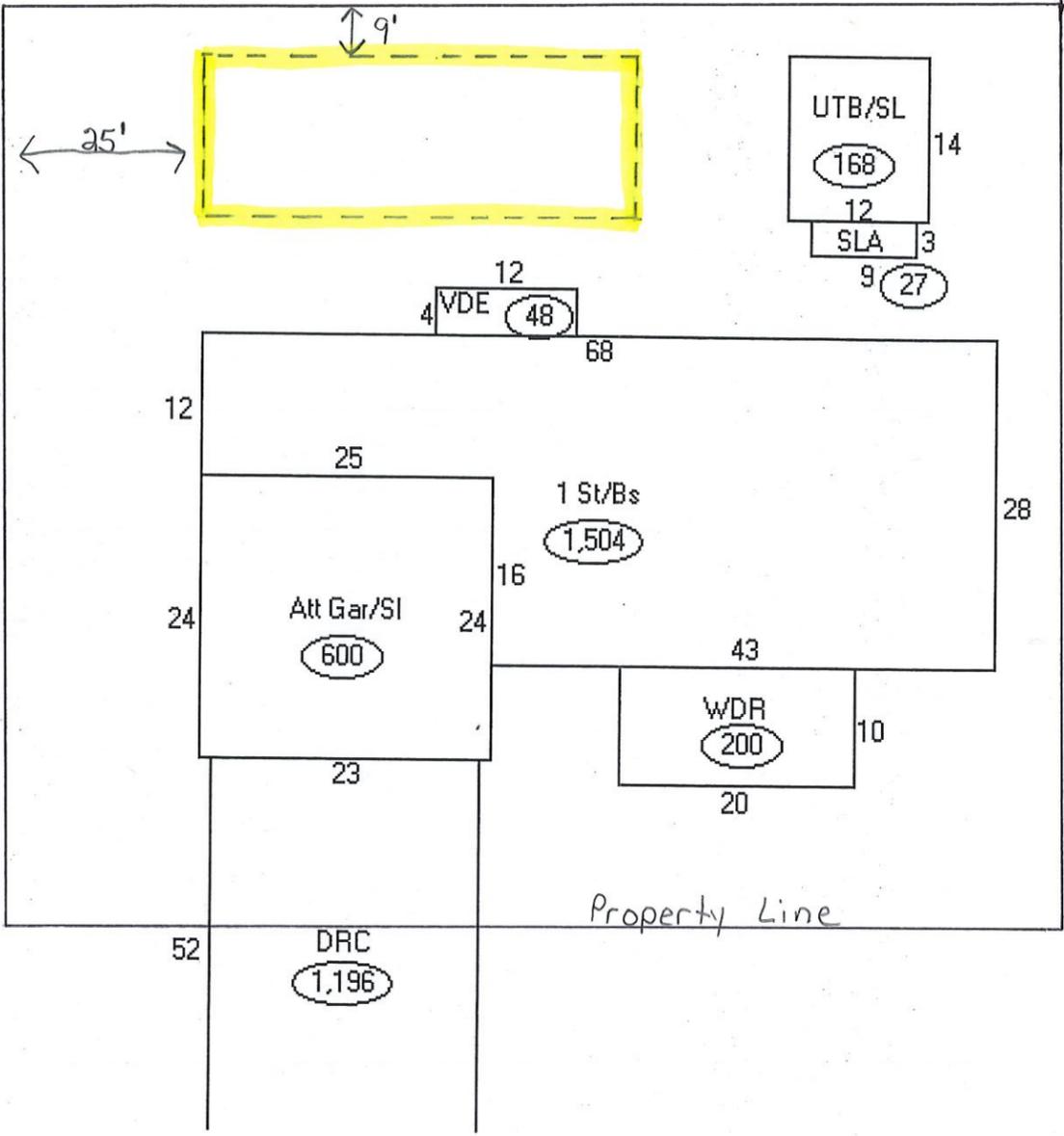
1:1,113

 Parcels



2023-24

Nelson Street



Jay Street

Lofted Garage

2023-24



LG Floor Pl
STANDAR

Standard Features: *New Window and Door Configuration! Two 3'x3' Windows with Latches/Screens, One 36"x70" 4-Lite Outswinging Door, One 9'x7' Roll-Up Door, 6'6" Under Loft Height, Two 4' Reinforced Lofts Located on Opposite Ends of Interior, and Premier's New Premium 3/4" Flooring.*



SCA

Utility UTX

Zoning Classification R-2 Value \$ 1500⁰⁰

PERMIT NUMBER 2023-25
FEE \$25.00 CASH CHECK# 5944 CC
rec'd 6/5/23

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 Jeff + Shawna Chastensen Contractor TRSD Nelson Fencing

Address 1417 7th Street 1077 11th Ave Address Central City

City, State, Zip St Paul NE 68871 Phone Number

Phone Number 308 750 1512 Cell Phone

Complete Legal Description of the Property Lot 5+4 Block 42 Original Town St Paul Howard Co

Address of Fence Site 1417 7th street Size & Kind (6' Wood) and that portion of unenclosed 8th Street abutting same lots

Replacement or New Fence: No

Approximately when will the construction: Start June 14 2023 Finish July 1 2023

To Whom Should the Improvements be assessed? Above

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-12-23
(Matt Helzer's signature)

Recommendations needed before approval:

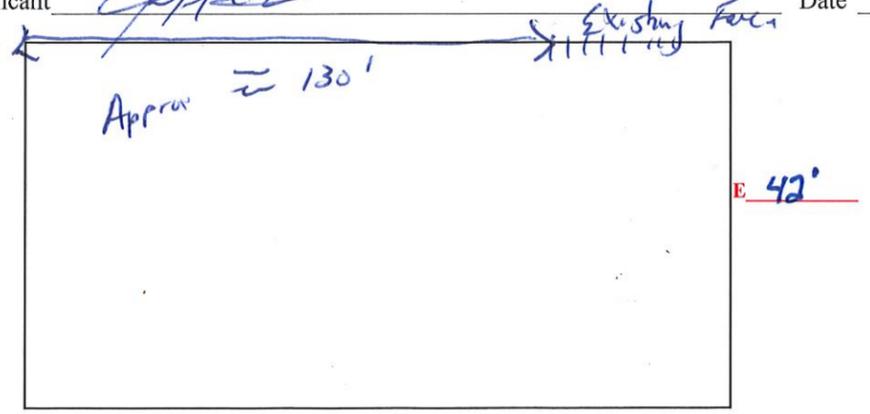
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 6/5/23

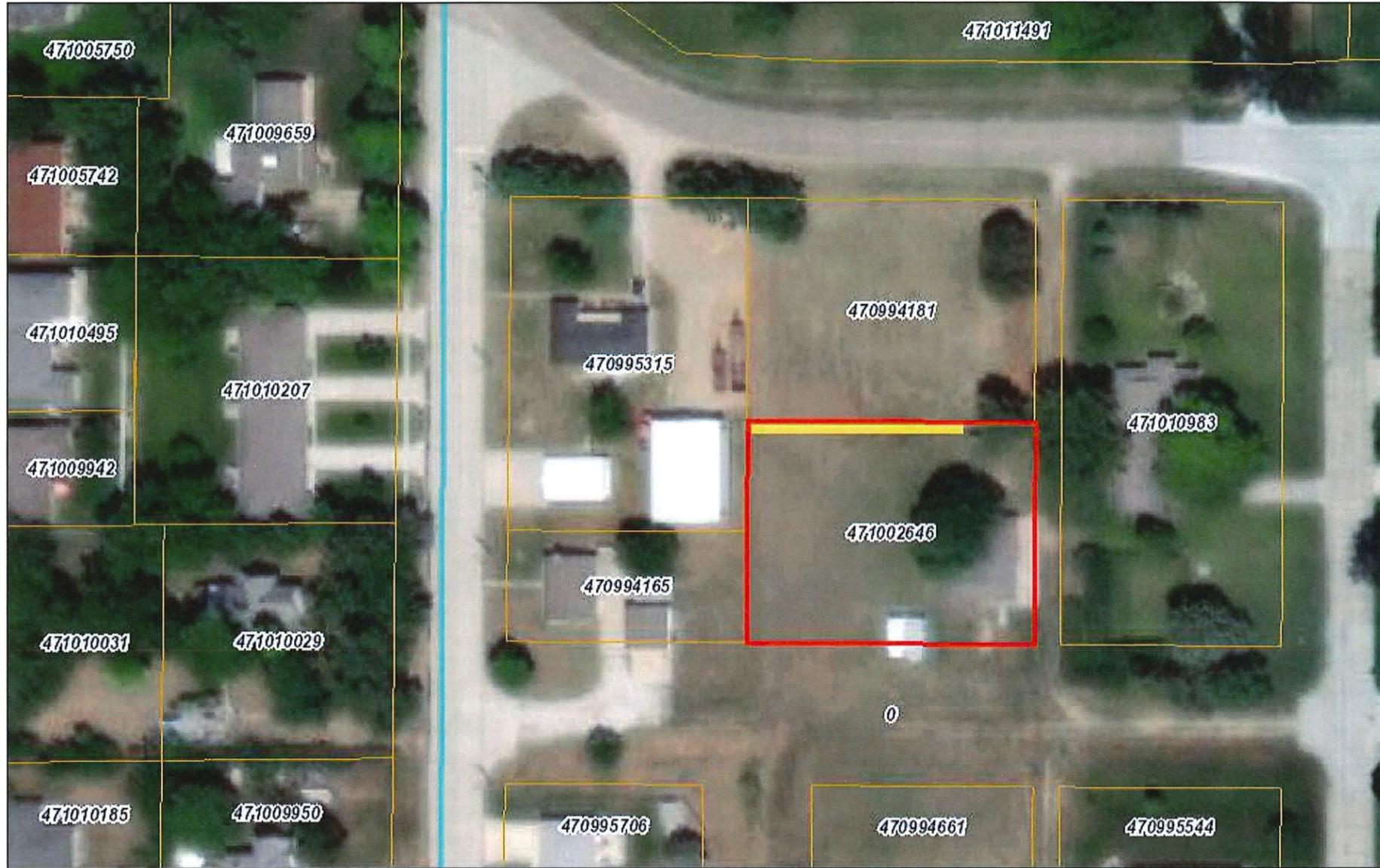
N 6"
Drawing:

W 6"



For Office Use Only: Permit is Approved Denied S 131' Date
Zoning Administrator

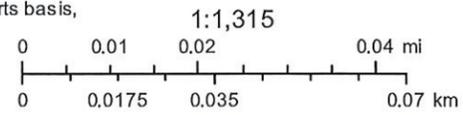
Reasons for Denial:



June 12, 2023

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□ Parcels



Zoning Classification R-1 Value \$ 5000⁰⁰ PERMIT NUMBER 2023-26
Please call 811 before completing form FEE \$25.00 CASH CHECK# 1392
Paid

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 Jay Petersen Contractor Tuff Shed Home Depot
Address 1310 Rendall Street Address _____
City, State, Zip Saint Paul NE 68873 Phone Number _____
Phone Number 308-750-6007 Jay Cell Phone _____
308-750-6394 Phylis
Complete Legal Description of the Property West 68' Lot 4 and west 68' of south 1/2 Lot 3 Block 8 Wallace's Add St. Paul
Address of Construction Site Same
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Lawn Shed Dimension of Structure 10 x 12
Distance from South Front property line 83' Distance from North Rear Property Line 6'
Distance from West Side Property Line 50' Distance from East Second Side Line 6'
Is there a utility easement on any side of the property? West
Approximately when will construction Start June 2023 Finish Sept 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 6-12-23
(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 <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 _____

Street Name

Wallace

Street Name

Jackson

See attached

W

E

South Street Name Kendall Street

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.

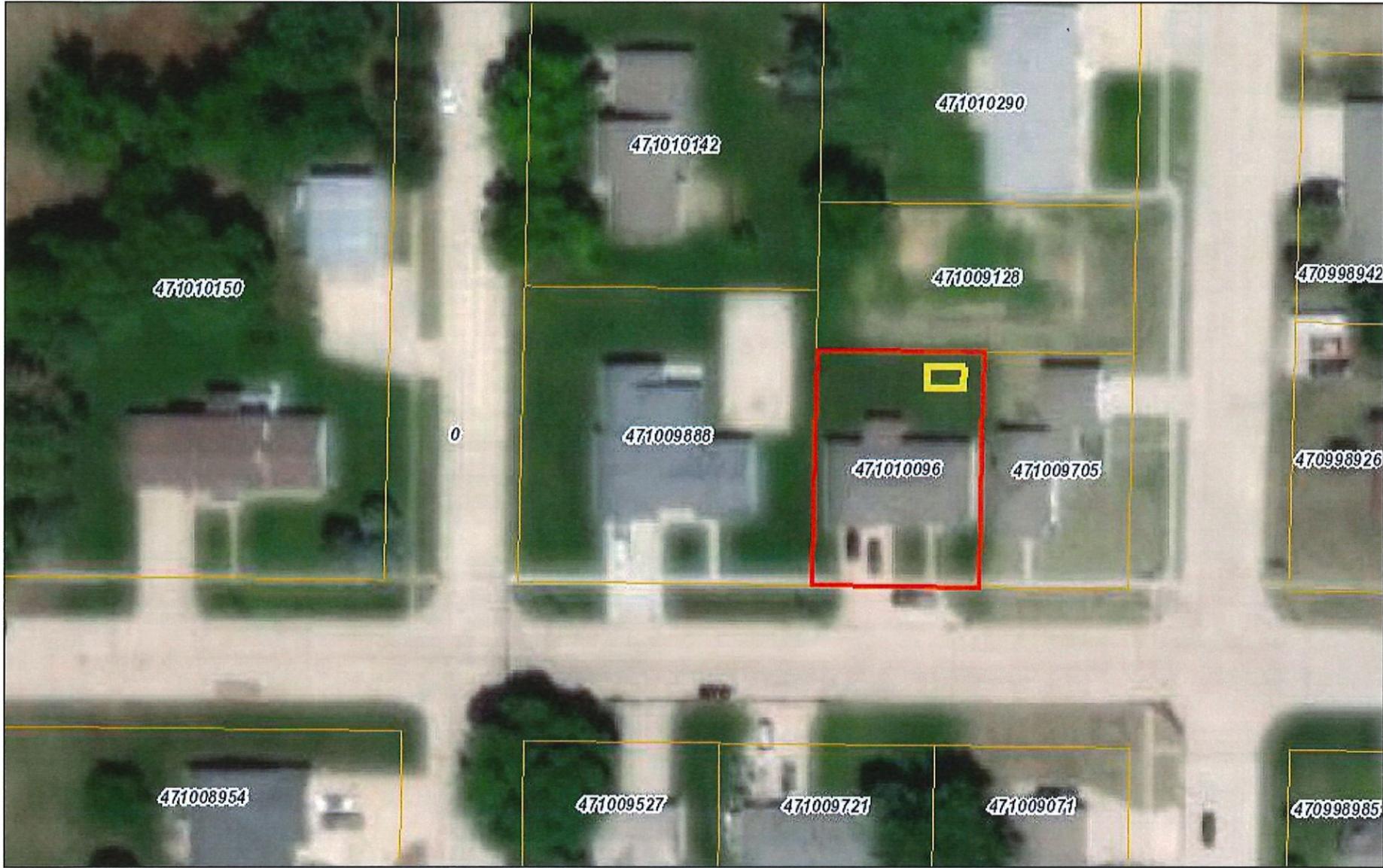
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant *Phyllis Piteron* Date 6-12-2023

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

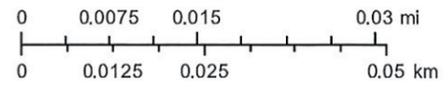


June 12, 2023

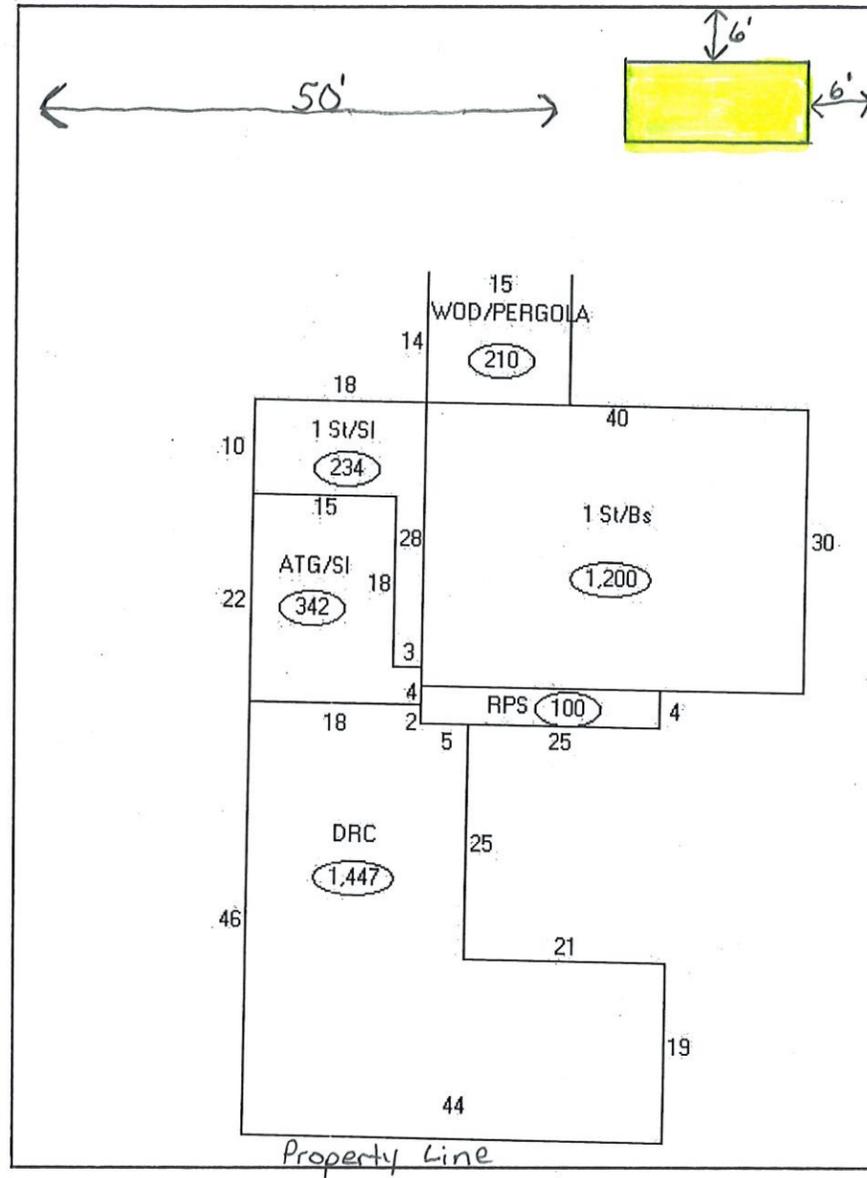
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□ Parcels

1:988



2023-26



North ↑

Kendall Street

OFFICIAL SURVEY RECORD

The West 68 feet of the S1/2 of Lot 3, and the West 68 feet of Lot 4, Block 8, WALLACE'S ADDITION to the City of St. Paul, Howard County, Nebraska

Legal Description, Book 02, page 4861:

2023-26

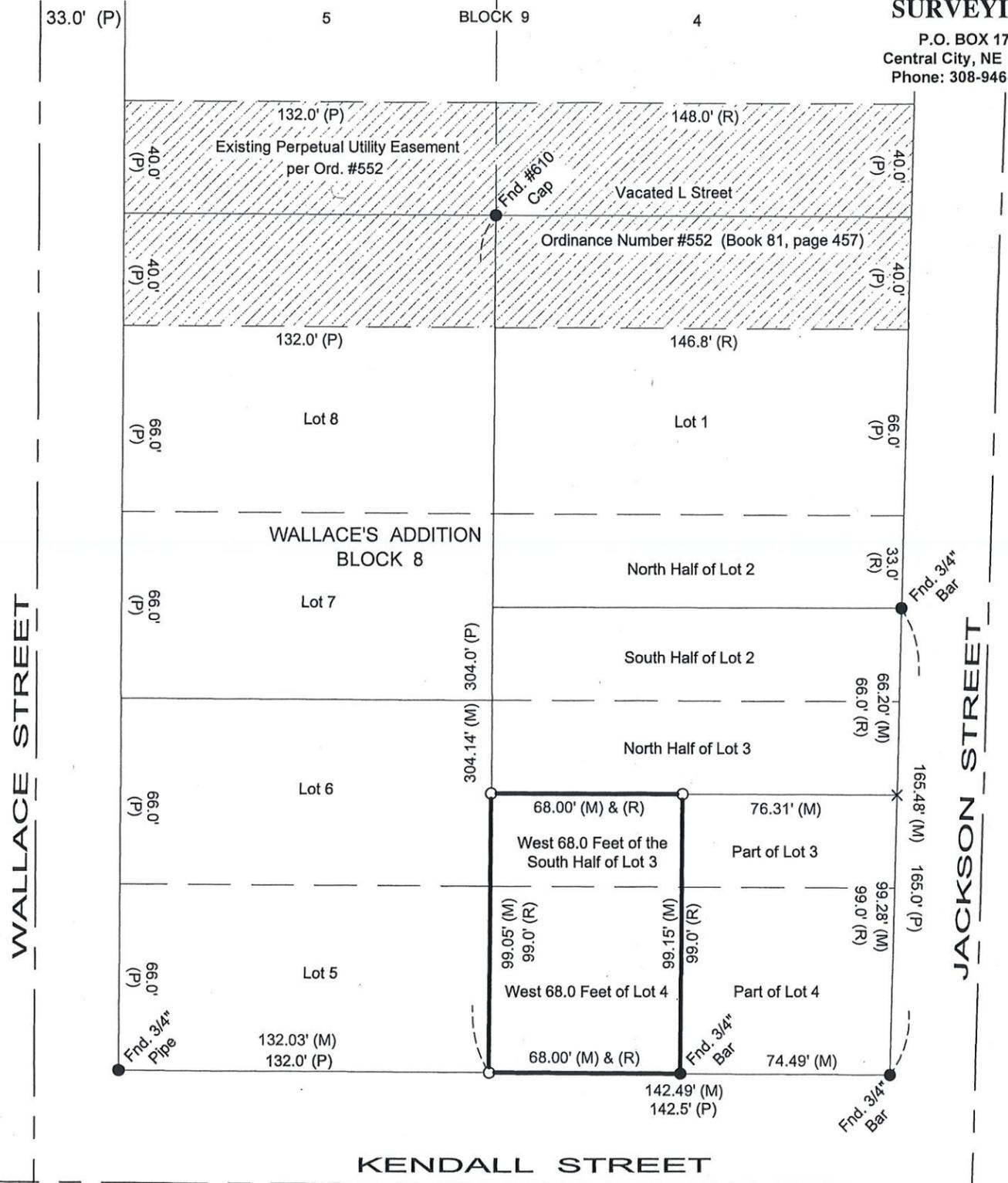
N-LINE



LAND SURVEYING

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

The West 68.0 feet of the South Half of Lot 3, and the West 68.0 feet of Lot 4, Block 8, Wallace's Addition to the City of St. Paul, Howard County, Nebraska.



Zoning Classification HC

Value \$ 50.00

PERMIT NUMBER 2023-27
FEE \$50.00 CASH CHECK# recd 6/15/23

APPLICATION FOR A SIGN 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.

Business Owner/Applicant River Valley Auto by Chad Hancock Property Owner Mike Ritter

Address 215 Howard Ave Address 215 Howard Ave.

City, State, Zip St. Paul Ne. 68873 Phone Number _____

Phone Number 308-227-4238 Cell Phone 308-379-3421

Complete Legal Description of the Property Lots 5,6,7 & 8 Block 82 OT St. Paul

Address of Business 215 Howard Ave.

Size of Proposed Sign 4'x3'

Type of Sign Auto Sales

Sign Construction/Material Metal

Where will sign be located on the property NW Corner

Distance from Front property line 10' (North) Rear property line 106' (South)

Distance from Side property line 10' (West) Second Side property line 74' (East)

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start 6/12/23 Finish 6/12/23

To Whom Should the Improvements be assessed? Owner

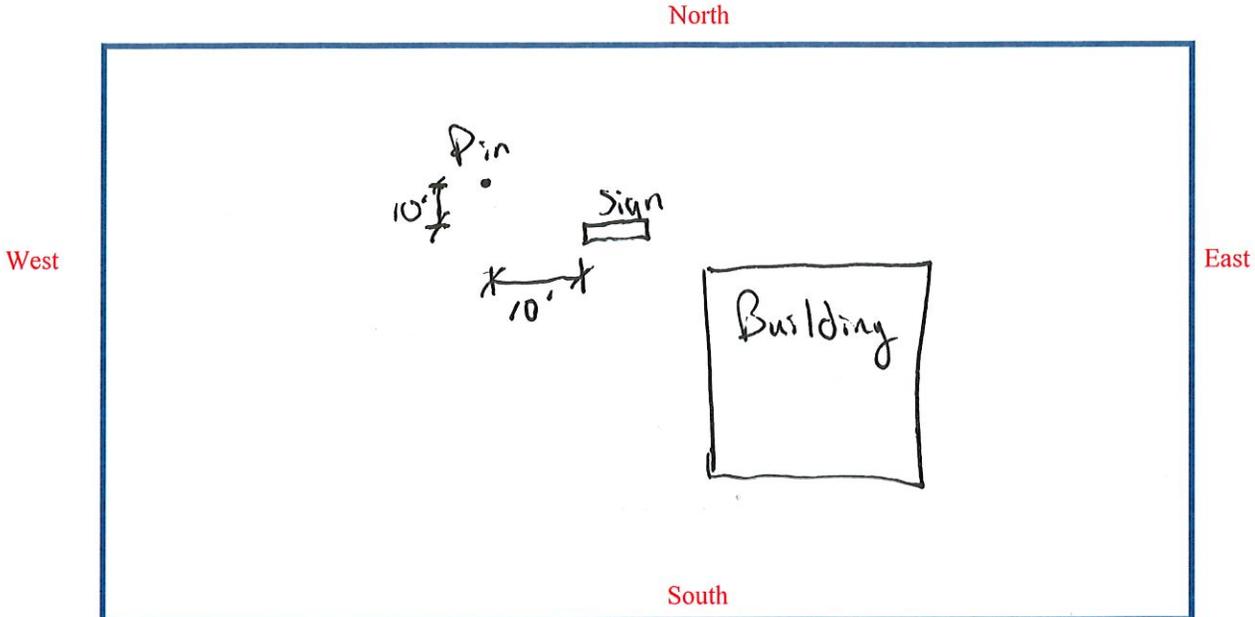
Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 6-14-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

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:



Street Name: North boundary Howard Ave South boundary Grand St
 Street Name: West boundary 3rd St. East boundary Hwy 281

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building 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.

River Valley Auto by [Signature] Date 6/14/2023
 Signature of Business Owner

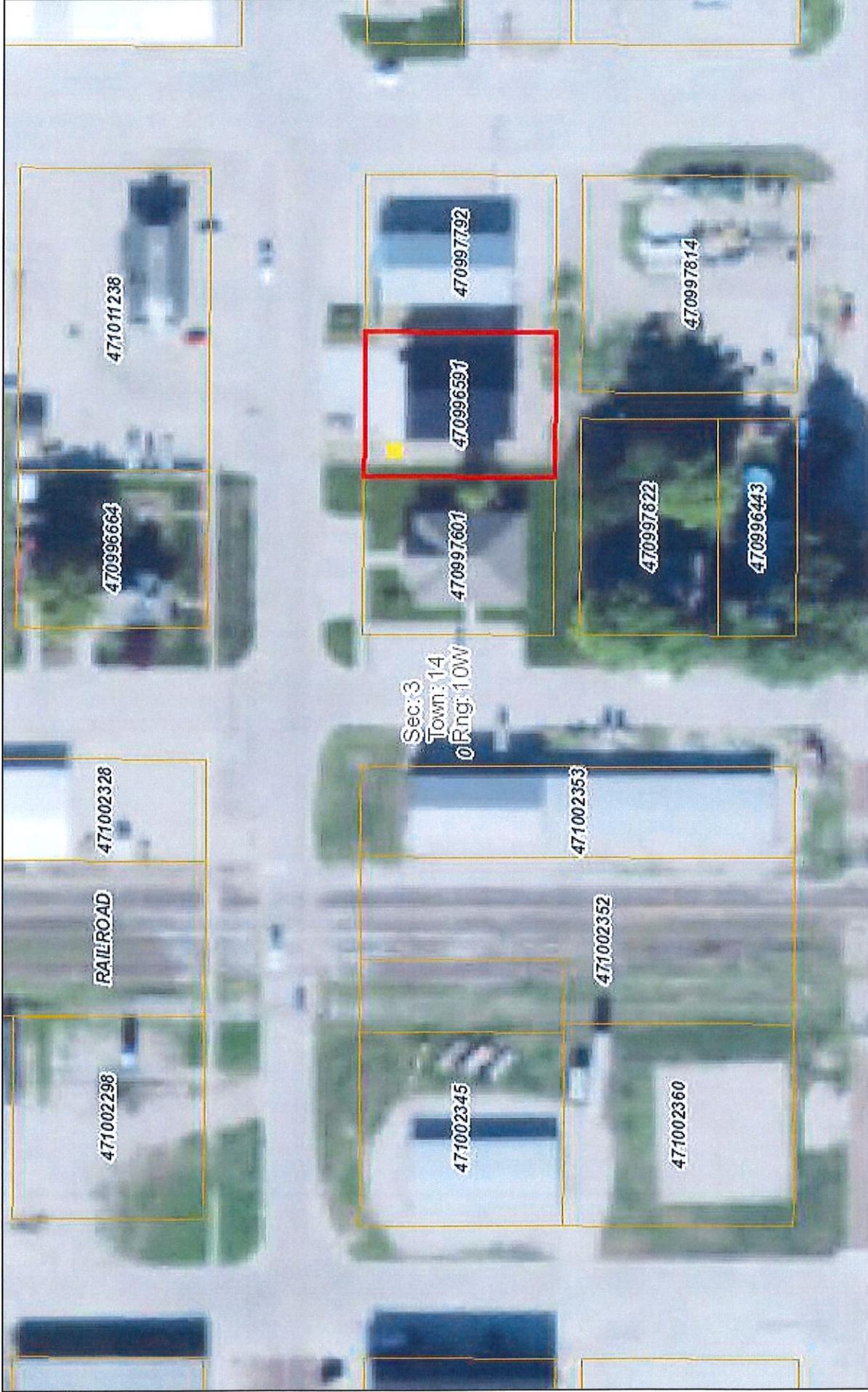
[Signature] Date 6-14-2023
 Signature of Property Owner

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

2023-27

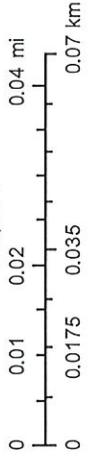


June 15, 2023

- Parcels
- Sections

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.

1:1,351



Middle Loup Subdivision Zoning

1. Agriculture, excluding the development and expansion of livestock feeding operations.
2. Animal hospitals, animal shelters, and/or animal boarding facilities
3. Automobile sales and services
4. Bottling works
5. Building materials, sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke.
6. Carpenter, cabinet, plumbing or sheet metal shops.
7. Carpet and rug cleaning and repair services.
8. Communication and utility building and uses.
9. Disinfecting and exterminating services
10. Dry cleaning, laundering and dyeing services.
11. Dyeing and finishing of textiles.
12. Educational and scientific research services
13. Electrical sales and services.
14. Farm supplies- retail
15. Feeds, grains and hay- retail
16. Food Lockers and storage services
17. Freight forwarding services.
18. Furniture repair and reupholster services
19. Fur trading services.
20. Garden centers and nurseries.
21. Gas utility maintenance yard
22. Light manufacturing operation
23. Landscape sales and services
24. Mobile and modular home sales and manufacturing
25. Newspaper publishing plants and commercial printing
26. Photoengraving
27. Photo finishing services
28. Public facilities, utility and public service uses.
29. Radios, televisions, phonographs, recorders, tape players and other similar devices repair services
30. Railroad equipment maintenance yards.
31. Recycling collection points
32. Service stations
33. Stores or shops for the sale of industry goods at retail
34. Telephone services
35. Transportation warehousing

36. Truck wash services
37. Veterinarian services
38. Warehousing and storage except for products of a highly explosive, combustible or volatile nature
39. Wholesale establishments except those which handle products of a highly explosive, combustible or volatile nature
40. Mini warehouse
41. Automotive Service stations excluding major repair services.
42. Commercial service-oriented businesses, such as landscaping business, except those specifically provided within these regulations.
43. Communication and utility building and uses, excluding radio studios and towers over 45 feet.
44. Construction sales and services
45. Convenience store and filling station
46. Banks and detached banking facilities (ATM)
47. Eating and drinking places, such as restaurants and taverns
48. Electric and telephone substations
49. Farm products warehousing and storage, excluding stockyards.
50. Funeral and crematory services
51. Libraries, museums, art galleries, planetaries, aquariums, historic and monument sites, exhibition halls, auditoriums
52. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants.
53. Parks
54. Professional services, including business and governmental offices.
55. Reupholstery and furniture repair services
56. Stores or shops for sale of household and grocery goods at retail
57. Transportation and refrigerated warehousing
58. Trucks and freight terminals and equipment maintenance
59. Medical Clinics
60. Wholesale and retail sales of drugs; chemicals and allied products; dry goods and apparel; groceries and related products; electrical goods; hardware; plumbing; heating equipment and supplies; beer, wine, and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; lumber and construction materials stored inside.
61. Agriculture, excluding feedlots, sales and auction yards, and barns.
62. Recycling collection points
63. Automobile sales and service.
64. Marine sales and service.