

Planning Commission Meeting

Monday, September 25, 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 25th day of September, 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 August 28, 2023 minutes.
4. Zoning Permit application 2023-33 - Tony Walch property
 - (a) Correct property address on application from 703 9th Street to 713 9th Street.
 - (b) Discuss - Approve/Deny permit application for addition to house.
5. Ratify Administrative Approval of Zoning Permit applications:
 - (a) 2023-37 Jim's Champlin Inc. - LED and vinyl wrap signs at 1417 2nd Street
 - (b) 2023-38 John Thiel - wall sign at 403 Howard Avenue
 - (c) 2023-39 Tim Duester - fence at 522 Kendall Street
 - (d) 2023-42 Howard County Historical Society - sign at 6th & Indian Streets
6. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2023-34 Rob Thompson - addition to house at 1604 Paul Street
 - (b) 2023-35 Ron & Nancy Augustyn - storage shed at 1421 Jackson Street
 - (c) 2023-36 Michael & Carolyn Tyma - covered patio at 413 4th Street
 - (d) 2023-40 St. Mark's Lutheran Church - addition to the church at 1306 Howard Avenue
 - (e) 2023-41 William & Kathleen Martinsen - replace utility shed at 109 Nelson Circle
7. Discuss - Appoint new Chairman of the Planning Commission
8. Zoning Administrator Helzer Report
9. Public Comments
10. Chairman Woodgate announces the next Planning Commission meeting.
11. Adjournment

St. Paul Planning Commission
August 28, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th day of August, 2023 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Woodgate called the meeting to order at 11:59 a.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 published in the Phonograph Herald, a legal newspaper in Howard County, Nebraska. 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, Arvilla Jacobs, and Tony Walch. Commission members absent: Connie Becker and Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Walch moved to approve the July 31, 2023 meeting minutes. Commission member Jacobs seconded the motion. Commission members Woodgate, Jacobs, Solko, and Walch voted aye, nays none. Motion carried 3/0.

Commission member Walch moved to ratify the administrative approval of the following zoning permit:

2023-32 Dustin Anderson – demolition of house at 807 Farnum Street

Commission member Jacobs seconded the motion. Commission members Woodgate, Jacobs, and Walch voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit application:

(a) 2023-33 Tony Walch – addition to house at 703 9th Street

Commission member Jacobs moved to deny Zoning Permit application 2023-33 for the reason that it does not comply with setback requirements, and the addition would increase the degree of existing nonconformity (Section 2.7.02). Commission member Woodgate seconded the motion. Commission members Woodgate and Jacobs voted to deny the application. Commission member Walch abstained. Motion carried 2/0.

Commission member Jacobs moved to approve the Waiver of Subdivision of city lot regarding property at 1302 Paul Street and 1621 Jackson Street [Lot 15, Aleshire's Subdivision]. Commission member Walch seconded the motion. Commission members Woodgate, Walch, and Jacobs voted aye. Nays none. Motion carried 3/0.

Zoning Administrator Helzer discussed a request by Jeff Christensen to allow him to temporarily place a small cabin on residential property at 1417 7th Street. It would be strictly for convenience in remodeling the cabin over the winter months. No utilities will be connected to the structure. Commission member Jacobs moved to authorize the small cabin to be placed at 1417 7th Street for no more than six (6) months. Commission member Walch seconded the motion. Commission members Woodgate, Walch, and Jacobs voted aye. Nays none. Motion carried 3/0.

A discussion was had regarding the proposed zoning designation for Middle Loup Subdivision.

Middle Loup Subdivision is currently zoned as Light Industrial. A workshop with the Mayor and City Council, Planning Commission, and the St. Paul Development Corporation was held on August 15, 2023. As a result of the meeting, it was suggested to allow multi-family housing and hotels as a conditional use in the Light Industrial zone. Upon further discussion, Planning Commission members do not feel that housing is an appropriate use in Middle Loup Subdivision in the Light Industrial or Highway Commercial zoning districts – even as a conditional use. Planning Commission members made a recommendation to not allow housing within Middle Loup Subdivision. This recommendation will be forwarded to the City Council.

The next St. Paul Planning Commission meeting date is scheduled for Monday, September 25, 2023 at 5:30 p.m.

Zoning Administrator Helzer adjourned the meeting at 12:34 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 10,000

PERMIT NUMBER 2023-33

Please call 811 before completing form

FEE \$25.00

CASH _____ CHECK# 4334
\$25

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 Tony Welch

Contractor Welch

Address ~~703 9th~~ 713 9th

Address 921 Howard Ave

City, State, Zip St Paul

Phone Number (308) 750-7849

Phone Number _____

Cell Phone _____

Complete Legal Description of the Property Lot 1 and East 1/2 of Lot 2 Blocks 1 Military Add St. Paul

Address of Construction Site ~~703 9th~~ 713 9th Street

(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Addition to west side of house
Cover water line

Dimension of Structure 11ft x 5ft

Distance from ^{North} Front property line 104'

Distance from ^{South} Rear Property Line 1'

Distance from ^{East} Side Property Line 44'

Distance from ^{West} Second Side Line 17'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start 01 Oct 2023 Finish 01 Jan 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-10-23
(Matt Helzer's signature)

Recommendations needed before approval: Proposed Addition does not meet south side setback

(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>X</u>	NO _____
Does the proposed use meet all the required setback distances?	YES _____	NO <u>X</u>
Is a conditional use required for the proposed use?	YES _____	NO <u>X</u>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES _____	NO <u>X</u>

Site Plan Sketch:

North Street Name _____

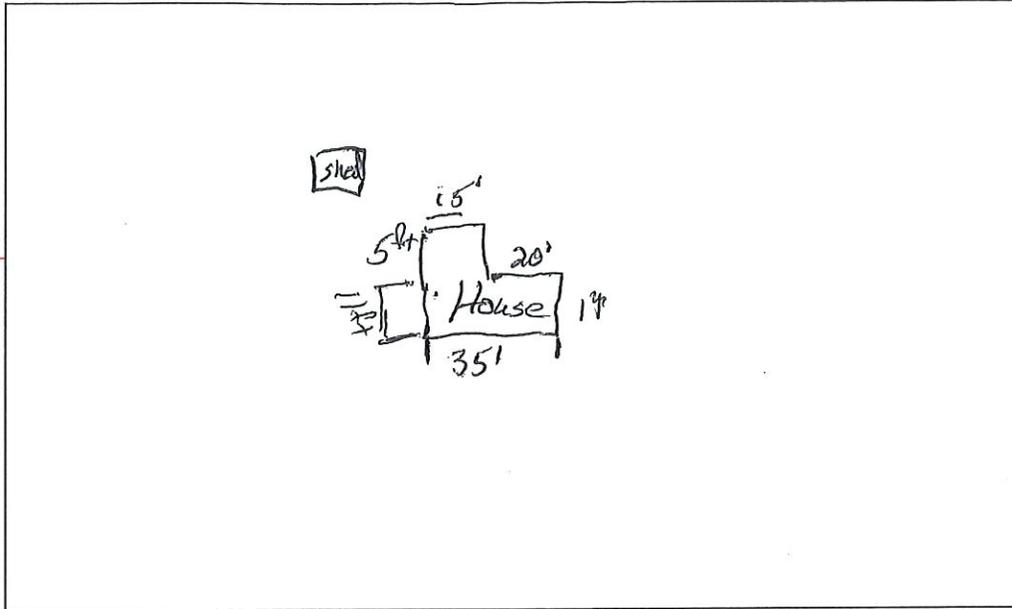
Street Name

Street Name

9th St

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 [Signature] Date 08 Aug 2023

For Office Use Only:

Permit is Approved _____ Denied Matthew T Helzer Date 8/28/23
Zoning Administrator Signature

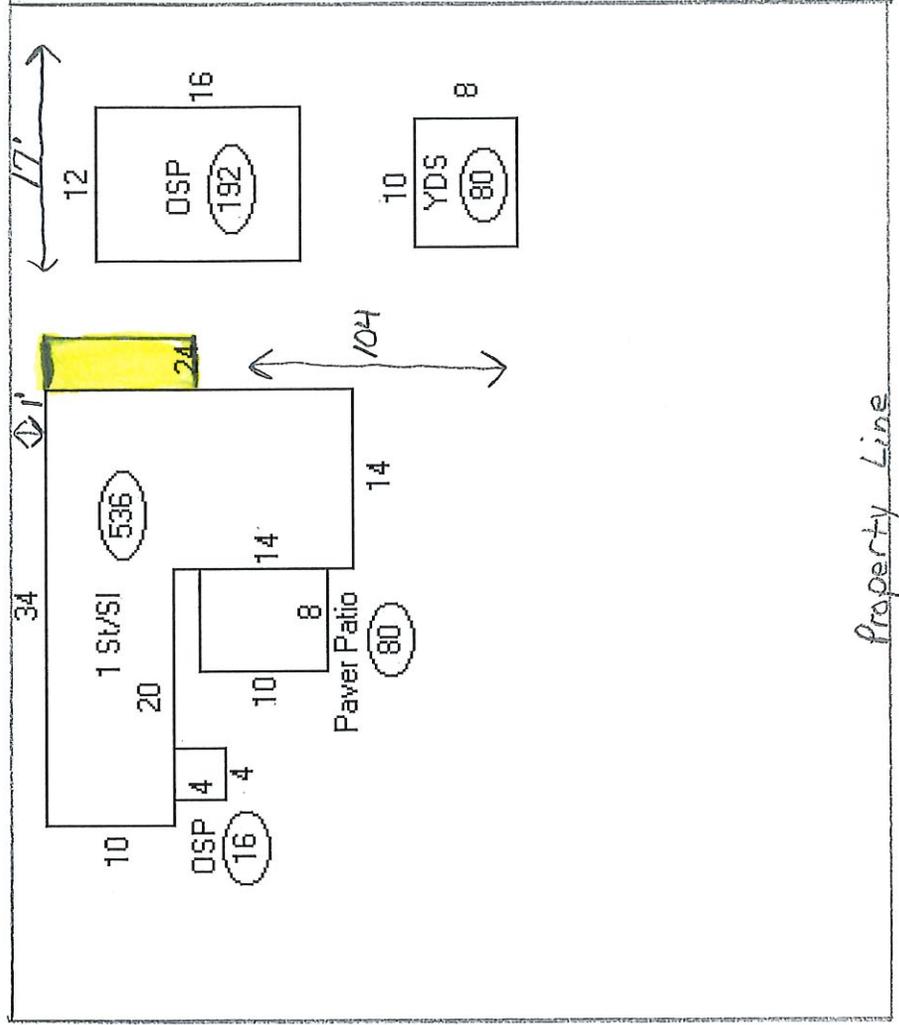
Reasons for Denial: Does not meet setback; addition would increase degree of existing non-conforming use (Section 2.7.02)

City of St. Paul Zoning Administrator
704 6th St. St. Paul, NE 68873

Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

2023-33

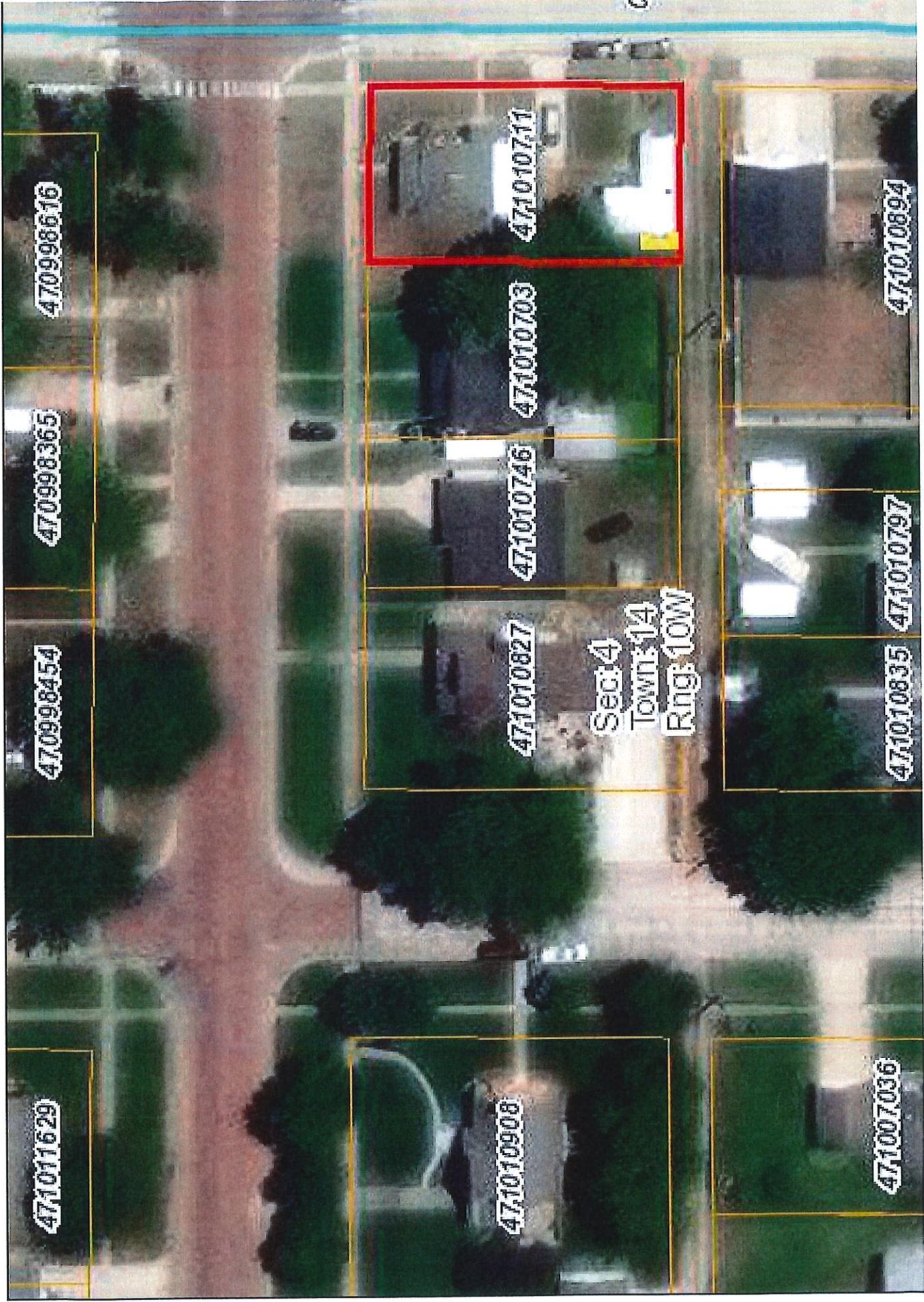
Alley



9th Street

Howard Ave.

2023-33



Zoning Classification HC

Value \$ 11,500

PERMIT NUMBER 2023-37
FEE \$50.00 CASH CHECK# 35416
pd 9/8/23

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 Jim's Champlin Inc Property Owner JoAnn Urbanski

Address 1417 2nd Street Address 1311 Jackson Street

City, State, Zip St. Paul, NE 68873 Phone Number 308-754-5204

Phone Number _____ Cell Phone 308-750-6383

Complete Legal Description of the Property Lots 1-8 Block 47 + vacated alley OT St. Paul

Address of Business 1417 2nd Street

Size of Proposed Sign See attached

Type of Sign LED and vinyl wrap

Sign Construction/Material _____

Where will sign be located on the property See attached drawings

Distance from Front property line _____ Rear property line _____

Distance from Side property line _____ Second Side property line _____

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

Approximately when will construction Start November 2023 Finish December 2023

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-7-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

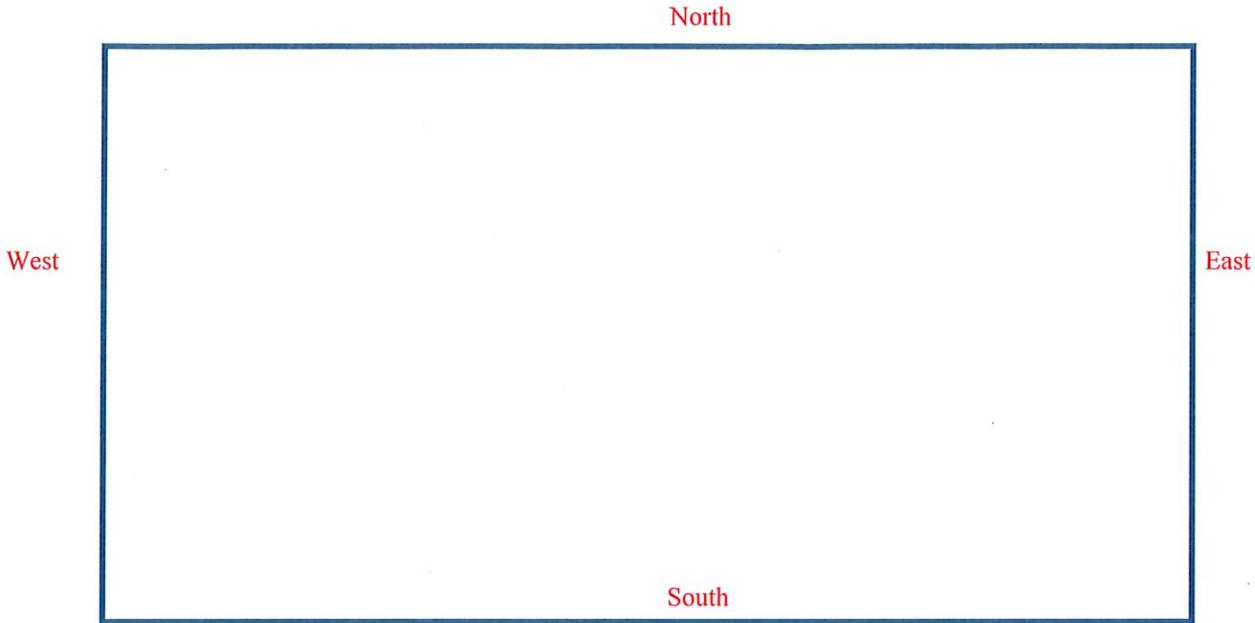
Is the proposed use permitted within this zoning district? YES NO

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 _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.

X Signature of Business Owner Jo Ann Urband Date 9/7/23

X Signature of Property Owner Jo Ann Urband Date 9/7/23

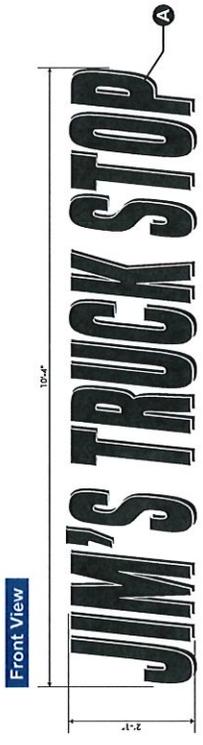
For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

2023-37

C2 PRIMARY ID - GAS CANOPY - VINYL
SCALE: 1/2"=1'-0"



QTY: 4

COLORS		VINYL
	PMS 387C	3M 230-157
	COBALT BLUE	
	PMS 1797C	3M 230-33
	RED	
	PMS WHITE	3M 230-20
	WHITE	
	PMS BLACK	3M 230-22
	BLACK	

SURVEY REQUIRED

SPECIFICATIONS
A MATERIAL TO BE WHITE OPAQUE 3M VINYL
A APPLIED TO FIRST SURFACE. WHITE 230-20



3030 W Old Hwy 30
Grand Island, NE 68802
1-877-341-5330
www.lovesigns.com

Designer: L. Krueger
Location: Grand Island, NE
Date: 7-25-2023
Approved By:

Project: #20294

Building Update
Building ID
Pylon Sign
Gas Canopy

Client:

Jim's Truck Stop

Location:

1417 2nd St.
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\AS STATION\Jim's Truck Stop
Update Building ID, Pylon Sign, Gas
Canopy - St. Paul, NE
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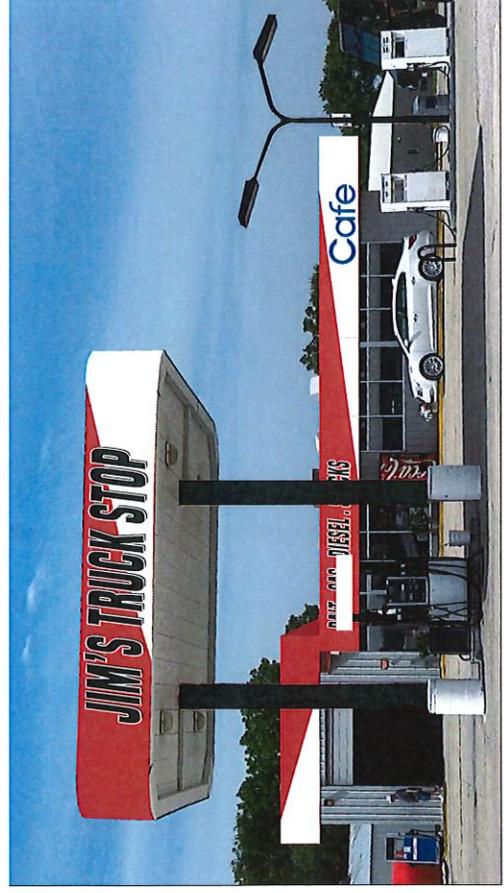
CLIENT SIGNATURE

SHEET

C2-02
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EXISTING



Rendering
Scale: 3/16"=1'-0"

2023-37

JIM'S TRUCK STOP

EXTERIOR SIGNAGE

1417 2nd St.
St. Paul, NE 68873
Date: 7/26/2023
Project: #20294

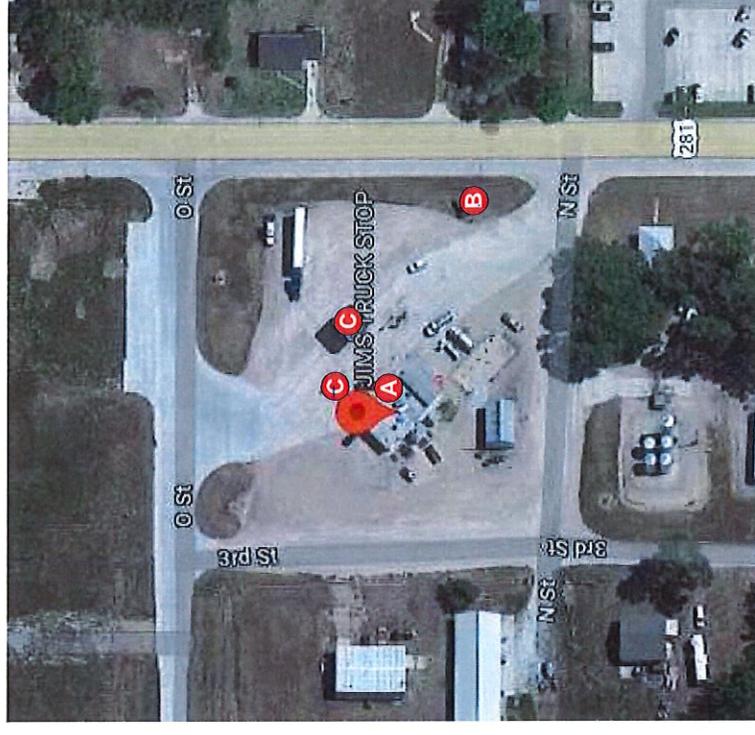
Sheet Index

- AZ.01: BUILDING ID - ACM PANELS - OPTION 2
- A2.02: BUILDING ID - VINYL - OPTION 2
- B2.01: PRIMARY ID - PYLON SIGN - OPTION 2
- C2.01: PRIMARY ID - GAS CANOPY - REPAINT POLES - OPTION 2
- C2.02: PRIMARY ID - VINYL - OPTION 2

**SURVEY
REQUIRED**

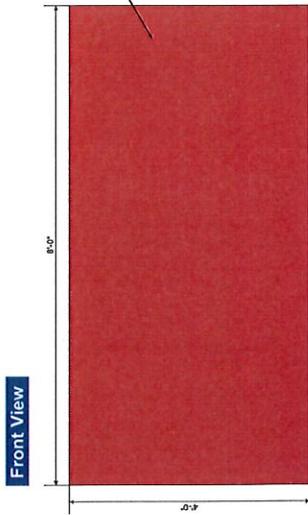
NOTE:

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- VERIFY ALL PAINT AND VINYL COLORS WITH CUSTOMER BEFORE FINISHING.

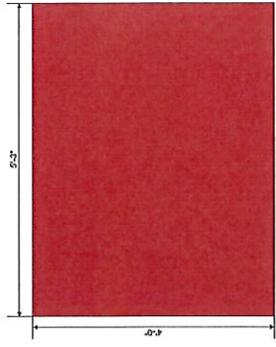


2023-37

A2 BUILDING ID - ACM PANELS - OPTION 2
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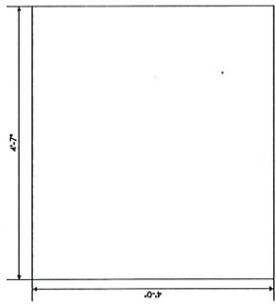


QTY: 8



QTY: 1

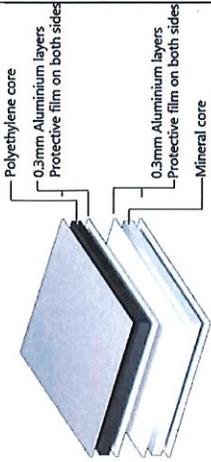
SPECIFICATIONS
A FACE TO BE WHITE ACM PANELS PAINTED RED.



QTY: 1

COLORS		VINYL
PMS / PAINT		
PMS 287C	COBALT BLUE	3M 230-157
PMS 1797C	RED	3M 230-33
PMS WHITEC	WHITE	3M 230-20
PMS BLACKC	BLACK	3M 230-22

3MM GIBSON



SURVEY REQUIRED



3030 W Old Hwy 30
Grand Island, NE 68802
1-877-341-8330
www.lovesigns.com

Designer: L. Krueger
Project: Building Update
Location: Grand Island, NE
Date: 7-25-2023
Approved By:

Project: #20294

Building Update
Building ID
Pylon Sign
Gas Canopy

Client:

Jim's Truck Stop

Location:

1417 2nd St
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\CAD STATIONS\Jim's Truck Stop
Update\Building ID Pylon Sign Gas
Canopy - St. Paul

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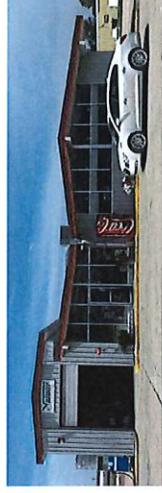
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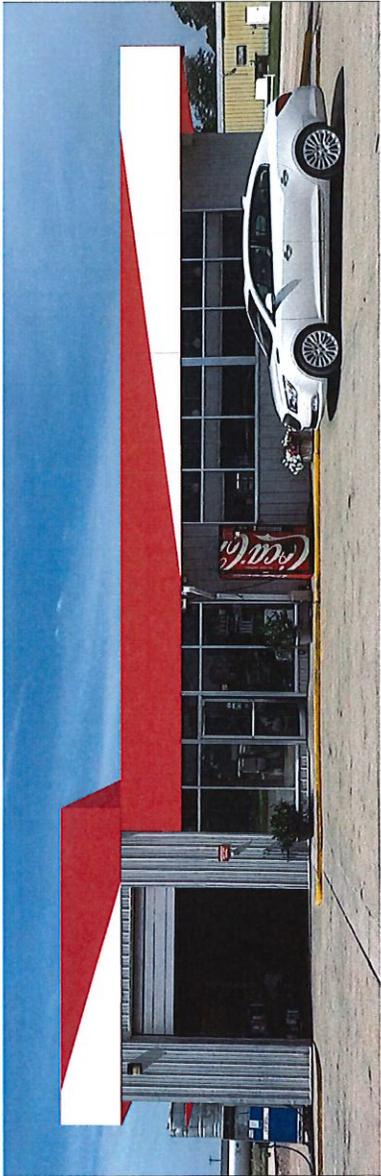
SHEET

A2.01

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EXISTING



Rendering
Scale: 1/8"=1'-0"

2023-37

A2 BUILDING ID - VINYL - OPTION 2
SCALE: 3/8"=1'-0"

COLORS		VINYL
	PMS 287C	3M 230-157
	COBALT BLUE	3M 230-33
	PMS 1797C	3M 230-20
	PMS WHITE	3M 230-22
	PMS BLACK	3M 230-22
	BP-GR	

SURVEY REQUIRED

Front View

17'-2"
2'-4"
BAIT . GAS . DIESEL . SNACKS ^A

8'-11"
2'-9"
Cafe ^B

- SPECIFICATIONS**
- A** MATERIAL TO BE WHITE OPAQUE 3M VINYL APPLIED TO FIRST SURFACE. BLACK 230-22
 - B** MATERIAL TO BE COBALT BLUE OPAQUE 3M VINYL APPLIED TO FIRST SURFACE. WHITE 230-157



3330 W Old Hwy 30
Grand Island, NE 68802
1-877-431-5530
www.lovesigns.com

Designer: L. Krueger
Project: Building ID
Location: Grand Island, NE
Date: 7-25-2023
Approved By:

Project: #20294

Building Update
Building ID
Pylon Sign
Gas Canopy

Client:

Jim's Truck Stop

Location:

1417 2nd St
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:
Y:\CAD STATIONS\Jim's Truck Stop
Update, Building ID, Pylon Sign, Gas
Canopy - St. Paul.rvt

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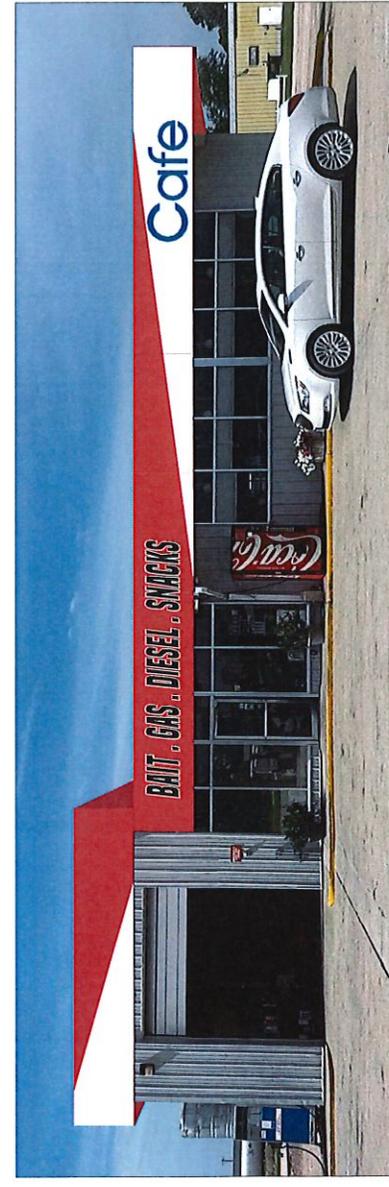
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A2.02
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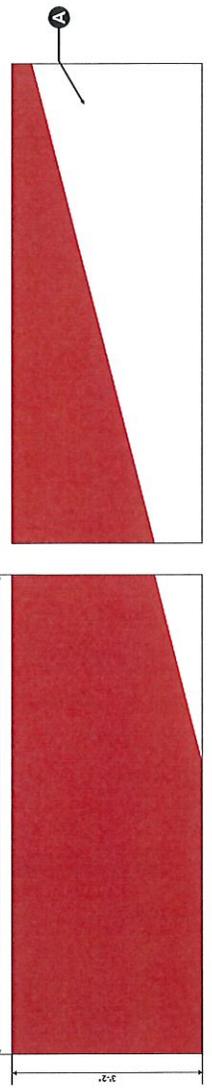
Rendering
Scale: 1/8"=1'-0"

2023-37

C2 PRIMARY ID - GAS CANOPY - REPAINT POLES - OPTION 2
 SCALE: 1/2"=1'-0"

COLORS		PM/S PAINT	VINYL
	PM/S 281C	COSPAL-BLUE	3M 230-157
	PM/S 287C	RED	3M 230-33
	PM/S 285TEC	WHITE	3M 230-20
	PM/S 281C/C	BLACK	3M 230-32

3MM DIBOND



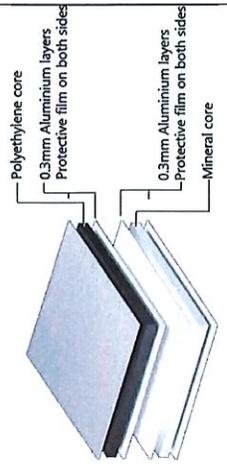
QTY: 4 EACH

SPECIFICATIONS

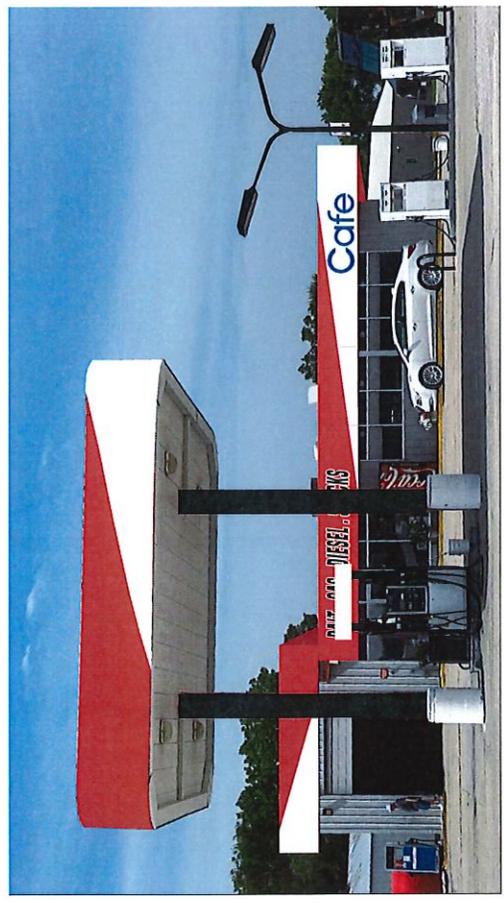
A FACE TO BE WHITE ACM PANELS PAINTED RED.

A REPAINT POLE UNDER GAS CANOPY AND REPAINT LIGHT POLE BY GAS PUMPS THE COLOR BLACK.

QTY: 4 EACH



EXISTING



Rendering
 Scale: 3/16"=1'-0"



3330 W Old Hwy 30
 Grand Island, NE 68802
 402.333.1330
 1.877.481.5330
 www.lovesigns.com

Designer: L. Knepper
 Project: Dunk Burger
 Location: Grand Island, NE
 Date: 7-25-2023
 Approved By:

Project: #20284

Building Update
 Building ID
 Pylon Sign
 Gas Canopy

Client:

Jim's Truck Stop

Location:

1417 2nd St.
 St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:
 Y:\045 STATION\Jim's Truck Stop
 Update: Building ID Pylon Sign Gas
 Canopy - St. Paul.ne

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2023-57



3030 W Old Hwy 30
Grand Island, NE 68802
402-391-5530
www.lovesigns.com

Designer: L. Kroeger
Location: Grand Island, NE
Date: 7-25-2023
Approved By:

Project: #20294

Building Update
Pylon Sign
Gas Canopy

Client:

Jim's Truck Stop

Location:

1417 2nd St
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\GAS STATIONS\Jim's Truck Stop
Update, Building ID, Pylon Sign, Gas
Canopy - St. Paul, NE

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SHEET

B2-01

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COLORS	PMS/PAINT	VINYL
	PMS 287C COBALT BLUE	3M 230-157
	PMS 1797C RED	3M 230-33
	PMS WHITE WHITE	3M 230-20
	PMS BLACK BLACK	3M 230-22

SHIRNEY
REQUIRED



EXISTING

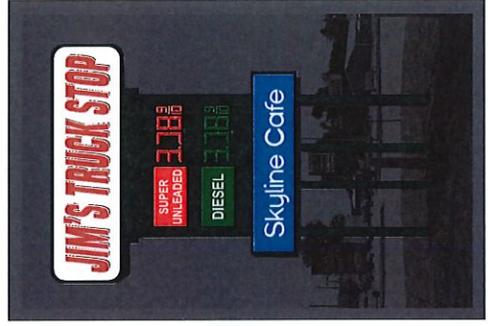
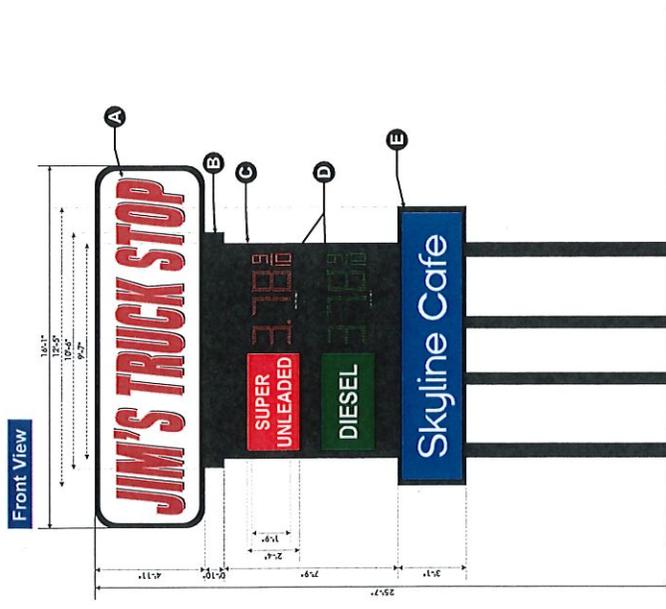
SPECIFICATIONS

- A** NEW FACE WITH 3M TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. RED 230-33.
- B** PUT BLACK ACM PANEL TO COVER EXISTING GAPS.
- C** CABINET TO BE BUILT FROM A WELDED ALUMINUM FRAME. COLOR TO BE BLACK.
- D** DAKTRONICS 20" CHARACTER LED PRICE CHANGERS. ONE RED AND GREEN PER SIDE. INCLUDED WITH WIRELESS NETPAD. FL-3000-25-D1
- E** NEW FACE WITH 3M TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. COBALT BLUE 230-157.

REPAINT POLE AND CABINETS BLACK

PRIMARY ID - PYLON SIGN - OPTION 2

SCALE: 3/16"=1'-0"



Rendering

Scale: 1/8"=1'-0"

Zoning Classification B-1

Value \$ 300.00

PERMIT NUMBER 2023-38

FEE \$50.00

CASH

CHECK# 8252

pd 8/31/23

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 John Thiel

Property Owner Eric + Maria Montemagni

Address 1305 Wallace

Address 1026 Jansen Road St. Paul, NE 68873

City, State, Zip St. Paul, NE 68873

Phone Number _____

Phone Number 308-379-8265

Cell Phone 308-750-3593

Complete Legal Description of the Property Lots 1, 2 and part Lot 3 Block 18 OT St. Paul

Address of Business 403 Howard Ave St. Paul, NE 68873

Size of Proposed Sign 10' x 4' on north side and replace sign on east side

Type of Sign Wall sign

Sign Construction/Material Aluminum

Where will sign be located on the property Front side of building

Distance from Front property line 0 ^{North} 116' ^{South} Rear property line

Distance from Side property line 11' ^{East} 41' ^{West} Second Side property line

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

Approximately when will construction Start Sept 2023 Finish Oct 2023

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-7-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

Is the proposed use permitted within this zoning district? ✓ YES _____ NO

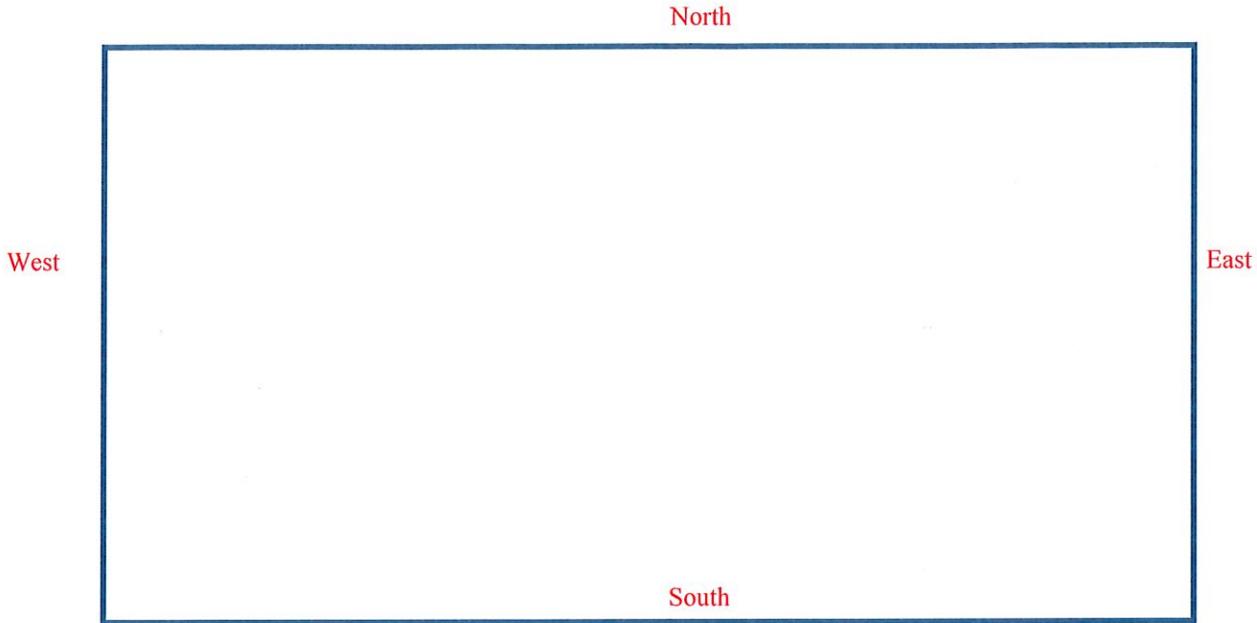
Does the proposed use meet all the required setback distances? ✓ YES _____ NO

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 _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.

Signature of Business Owner John Shiel Date 8-30-23

Signature of Property Owner [Signature] Date 8-31-23

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____

2023-38



Zoning Classification R-2 Value \$ 12,700⁰⁰

PERMIT NUMBER 2023-39
FEE \$25.00 CASH CHECK# CC
pd 9/13/23

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 Tim Duester Contractor Schumacher Fencing LLC

Address 522 Kendall St Address 6905 Cottonmill Ave

City, State, Zip St. Paul, Ne 68873 Phone Number 402 760 0078
cell Kearney Ne 68845

Phone Number 308-571-0525 email linda@sbfence.com
Cell Phone

Complete Legal Description of the Property Lots 13 + 14 Blocks 3 CT St. Paul

Address of Fence Site 522 Kendall St Size & Kind 6' privacy, 5' privacy

Replacement or New Fence: no

Approximately when will the construction: Start 9-1-23 Finish 9-30
N/A schedule yet

To Whom Should the Improvements be assessed? Tim Duester

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-13-23
(Matt Helzer's signature)

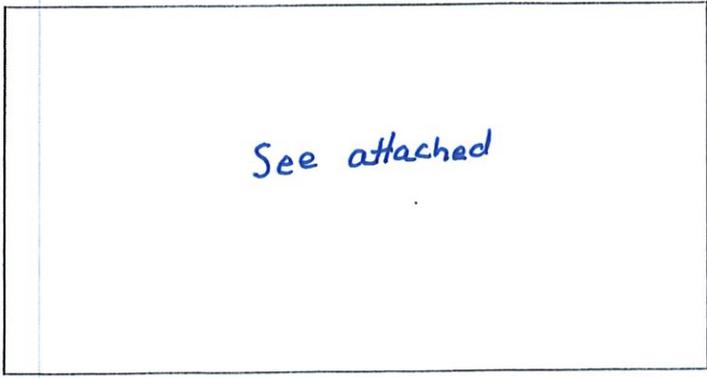
Recommendations needed before approval: Fence south of house will be 4' high and 50% opening

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 Schumacher Fencing LLC by Linda Schumacher Date 8-22-23

N 6"
Drawing:

W 20'



For Office Use Only: S 6"
Permit is Approved Denied Date _____
Zoning Administrator

Reasons for Denial: _____

2023-39

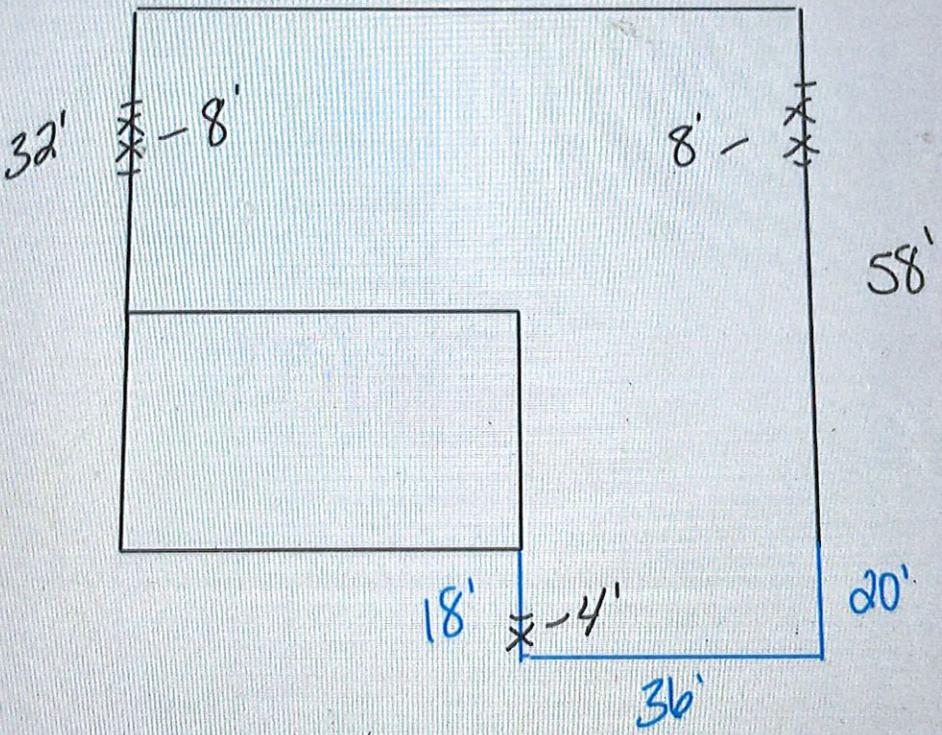


12

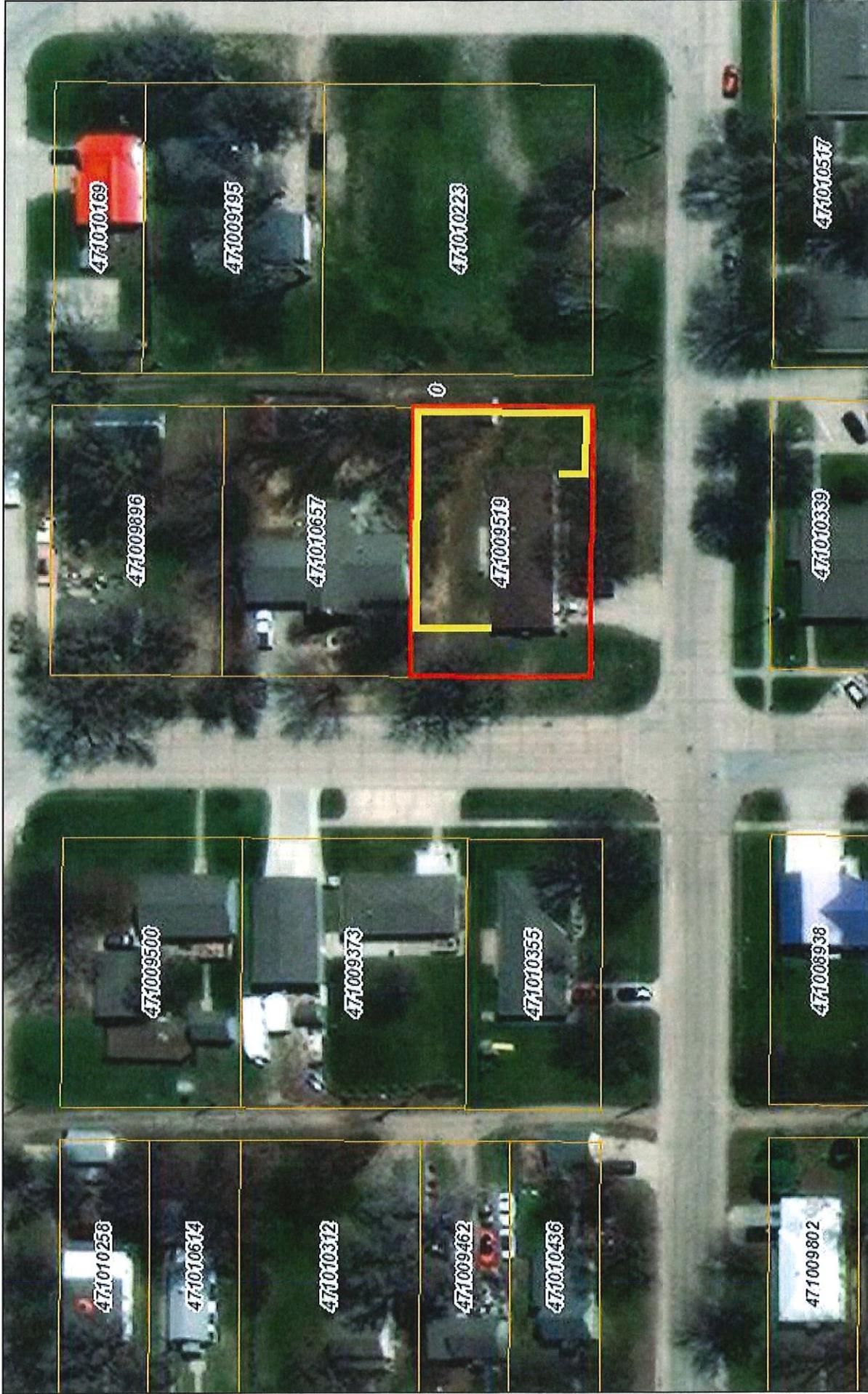
Wi-Fi @ 2

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N



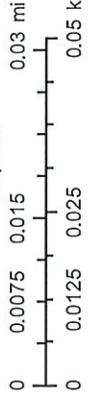
uester
71.0525



September 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.

□ Parcels

1:1,085



2023-39



Zoning Classification B-1

Value \$ —

PERMIT NUMBER 2023-42

FEE \$50.00

CASH

CHECK# 3941

pd 9/19/23

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 Howard County Historical Society

Property Owner Howard Co. Historical Society

Address PO Box 1

Address PO Box 1 St. Paul, NE 68873

City, State, Zip St. Paul, NE 68873

Phone Number 308-750-6232 - Roger

Phone Number _____

Cell Phone _____

Complete Legal Description of the Property W 1/2 and W 3/4 of E 1/2 Block and vacated alley OT St. Paul

Address of Business Sign will be located at the village (6th + Indian)

Size of Proposed Sign 3' x 10'

Type of Sign Pole sign (old St. Paul arrow sign)

Sign Construction/Material Metal

Where will sign be located on the property South end of property

Distance from Front property line 10' (South) Rear property line 254' (North)

Distance from Side property line 141' (East) Second Side property line 43' (West)

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

Approximately when will construction Start Sept 2023 Finish Oct 2023

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-19-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

Is the proposed use permitted within this zoning district? ✓ YES _____ NO

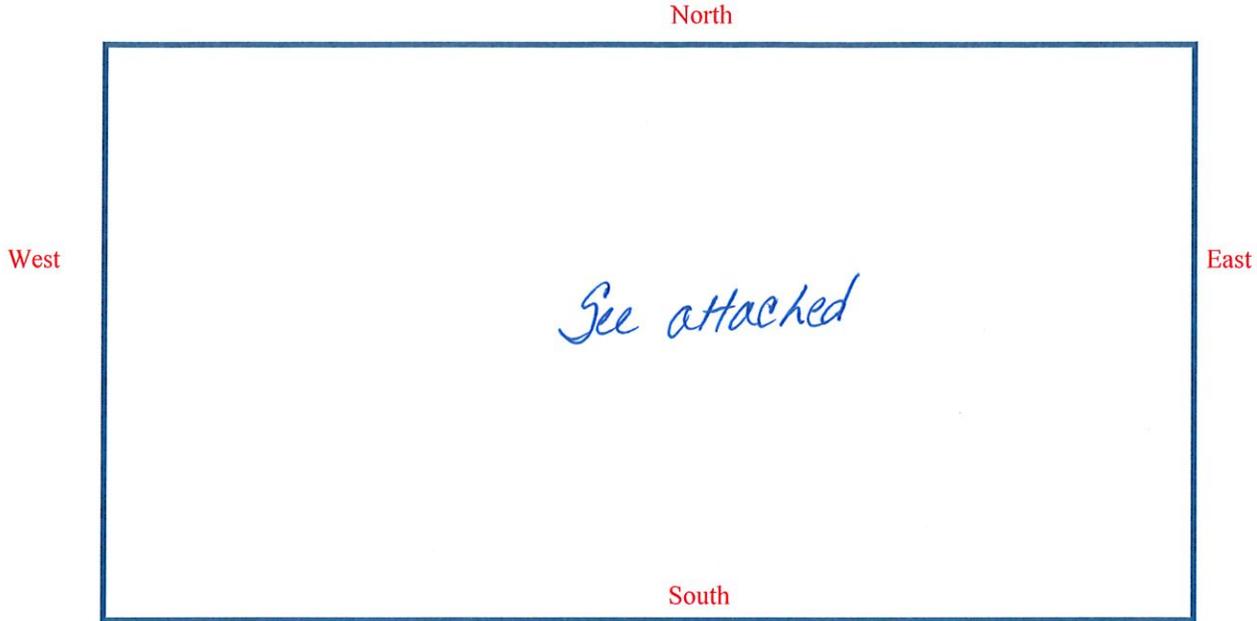
Does the proposed use meet all the required setback distances? ✓ YES _____ NO

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 _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.

Signature of Business Owner Roger Goettsche, President Date 9-19-23

Signature of Property Owner _____ Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

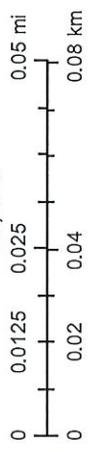
Reasons for Denial: _____



September 19, 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

1:1,619



Zoning Classification AER

Value \$ 2,000

PERMIT NUMBER 2023-34

Please call 811 before completing form

FEE \$25.00

CASH CHECK# pd 8/31/23

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 Robert Thompson

Contractor Self

Address 1604 Paul Street

Address _____

City, State, Zip St. Paul, NE 68873

Phone Number _____

Phone Number 308-223-0236

Cell Phone _____

Complete Legal Description of the Property Lot 3 JET Sub in SW 1/4 33-15-10 (3.01 Acres)

Address of Construction Site 1604 Paul Street

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO
See attached LOMA

Proposed Structure Addition to house

Dimension of Structure 12' x 14'

Distance from South Front property line 46'

Distance from North Rear Property Line 265'

Distance from East Side Property Line 23'

Distance from West Second Side Line 407'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start 10-1-23

Finish 10-1-24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-31-23
(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 _____

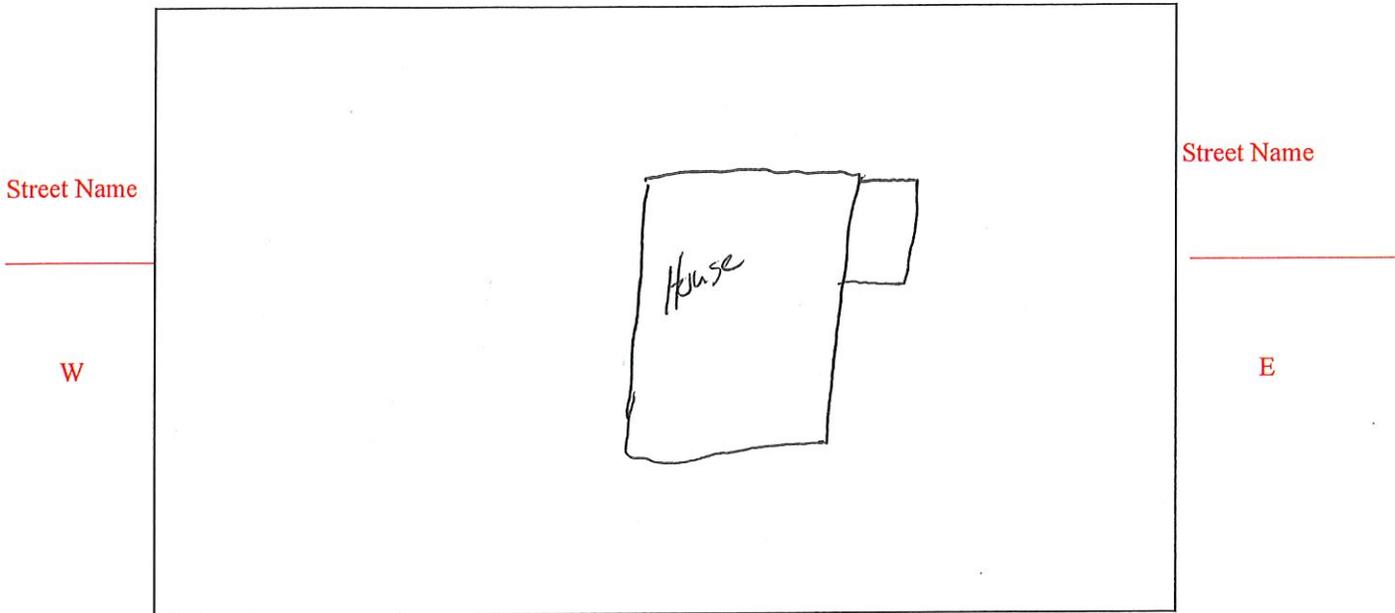
Does the proposed use meet all the required setback distances? YES NO _____

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 _____



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  Date 8-31-23

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2023-34

Page 2 of 5 Date: 3/30/2023 Case No.: 23-07-0501A LOMA

Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Structure Removal:
The following considerations may or may not apply to the determination for your Structure:
ZONE A - The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415


Patrick "Rick" F. Saebbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA

Page 1 of 5 Date: March 30, 2023 Case No.: 23-07-0501A LOMA

Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION

CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

LEGAL PROPERTY DESCRIPTION
Lot 3, Jet Properties, as shown on the Plat recorded in Book 23, Pages 629, 630, and 631, in the Office of the County Clerk, Howard County, Nebraska

COMMUNITY NO: 310119

NUMBER: 31093C0255D

DATE: 7/1/2014

FLOODING SOURCE: UNNAMED TRIBUTARY TO MIDDLE LOUP RIVER

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.220767, -98.469771
SOURCE OF LAT & LONG: GPS DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	FLOOD ZONE	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3	-	Jet Properties	1602 Paul Street	Structure	-	X (unshaded)	1616.2 feet	-

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY
ZONE A
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination, the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.


Patrick "Rick" F. Saebbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA

2023-34



Federal Emergency Management Agency
Washington, D.C. 20472

Federal Emergency Management Agency

Washington, D.C. 20472

**ADDITIONAL INFORMATION REGARDING
LETTERS OF MAP AMENDMENT**

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

COASTAL BARRIER RESOURCE SYSTEM - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA is *not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 335-2927 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3607 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Saebibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

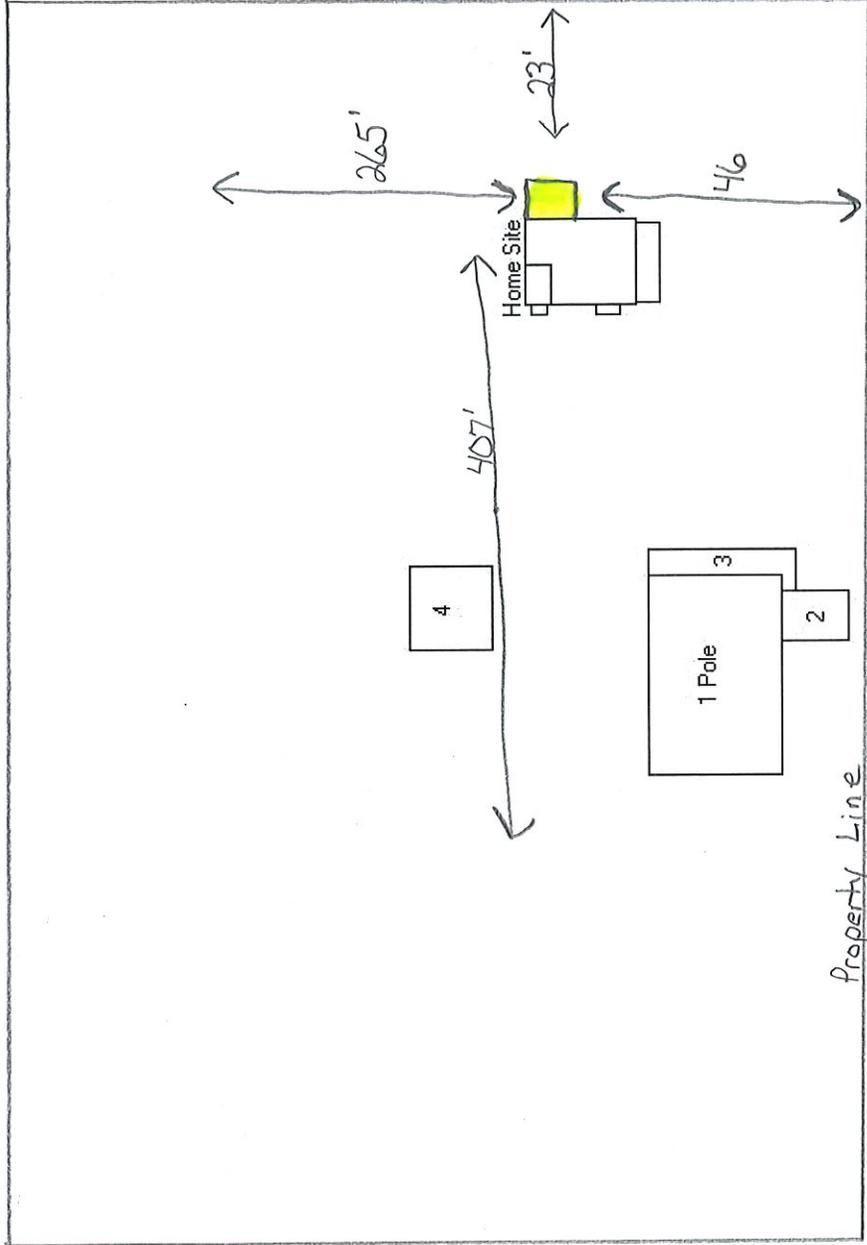
When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

2023-34

2023-34

Highway 92

North ↑

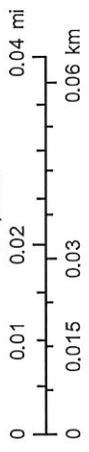


Paul Street



September 6, 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.

1:1,286



Zoning Classification R-1 Value \$ 6000.00 PERMIT NUMBER 2023-35
 Please call 811 before completing form FEE \$25.00 CASH CHECK# pd 9/1/23

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 Ron & Nancy Augustyn Contractor DERKSEN Building
 Address 1421 Jackson St. Address _____
 City, State, Zip Saint Paul Ne 68573 Phone Number _____
 Phone Number 308-267-8681 Cell Phone ~~267-8681~~
 Complete Legal Description of the Property Lot 3 Block 2 Christensen Add St. Paul
 Address of Construction Site 1421 Jackson St
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Storage shed Dimension of Structure 10w 16' Long
 Distance from ^{East} Front property line 104' Distance from ^{West} Rear Property Line 6'
 Distance from ^{North} Side Property Line 6' Distance from ^{South} Second Side Line 58'

Is there a utility easement on any side of the property? yes - Alley
 Approximately when will construction Start when APPROVED Finish 4- to 6 weeks

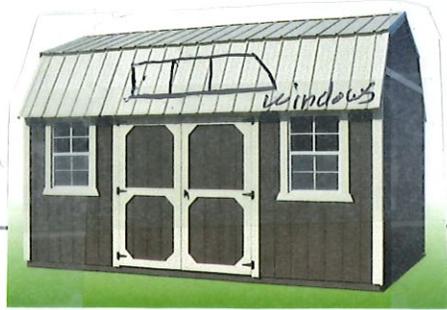
Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-1-23
 (Matt Helzer's signature)

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 _____

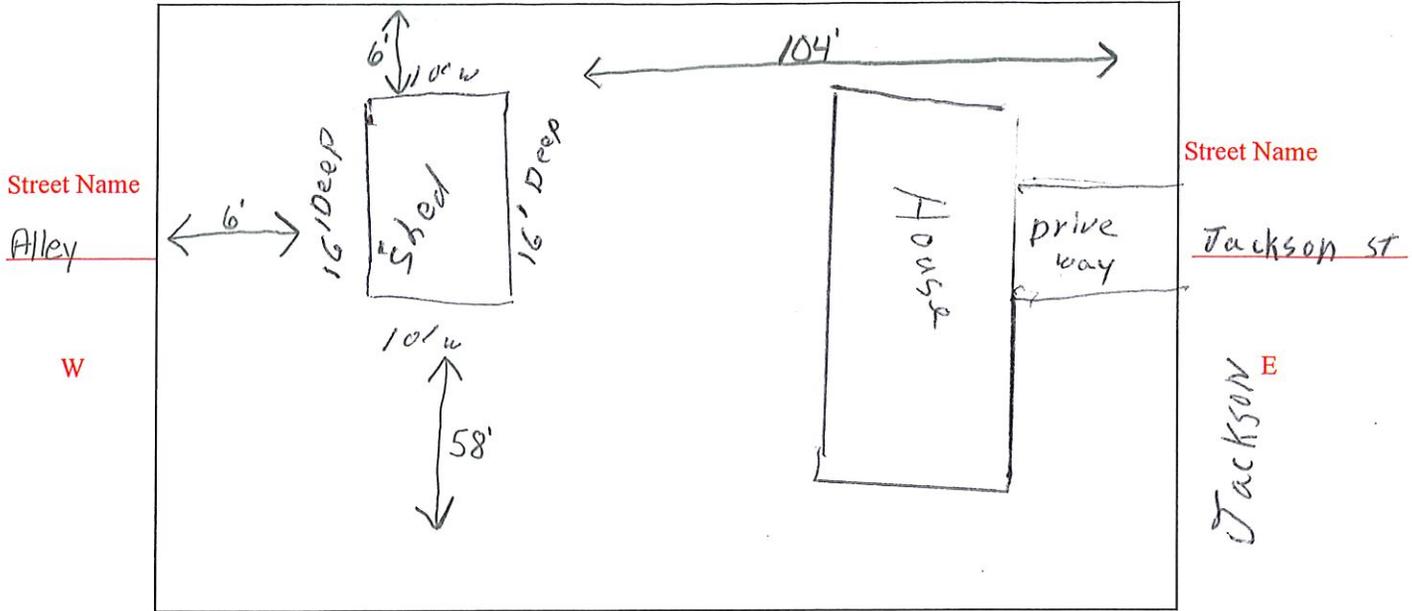
For Office Use Only:

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 2023-35

Site Plan Sketch:



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 Ron Augustyn Date Sept - 1 - 2023

For Office Use Only:

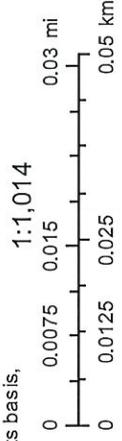
Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator Signature

Reasons for Denial: _____



September 6, 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 A-3

Value \$ 86179.90

PERMIT NUMBER 2023-36

Please call 811 before completing form

FEE \$25.00

CASH

CHECK# 7719

pd 9/6/23

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 Michael + Carolyn Tyma

Contractor CHRIS MEYER

Address 413 4th ST

Address 1406 BRUCE ST

City, State, Zip St. Paul, NE 68873

Phone Number 308-750-5941

Phone Number 308-754-2128 Cell # 308-391-0480

Cell Phone SAME

Complete Legal Description of the Property Lot 3 Block 31 OT St. Paul

Address of Construction Site 413 4th ST

(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Patio Cover

Dimension of Structure 14' x 24'

Distance from Front property line East 79'

Distance from Rear Property Line West 39'

Distance from Side Property Line North - 9'0"

Distance from Second Side Line South 11'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start Oct 1 Finish Nov 1

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-6-23
(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 _____

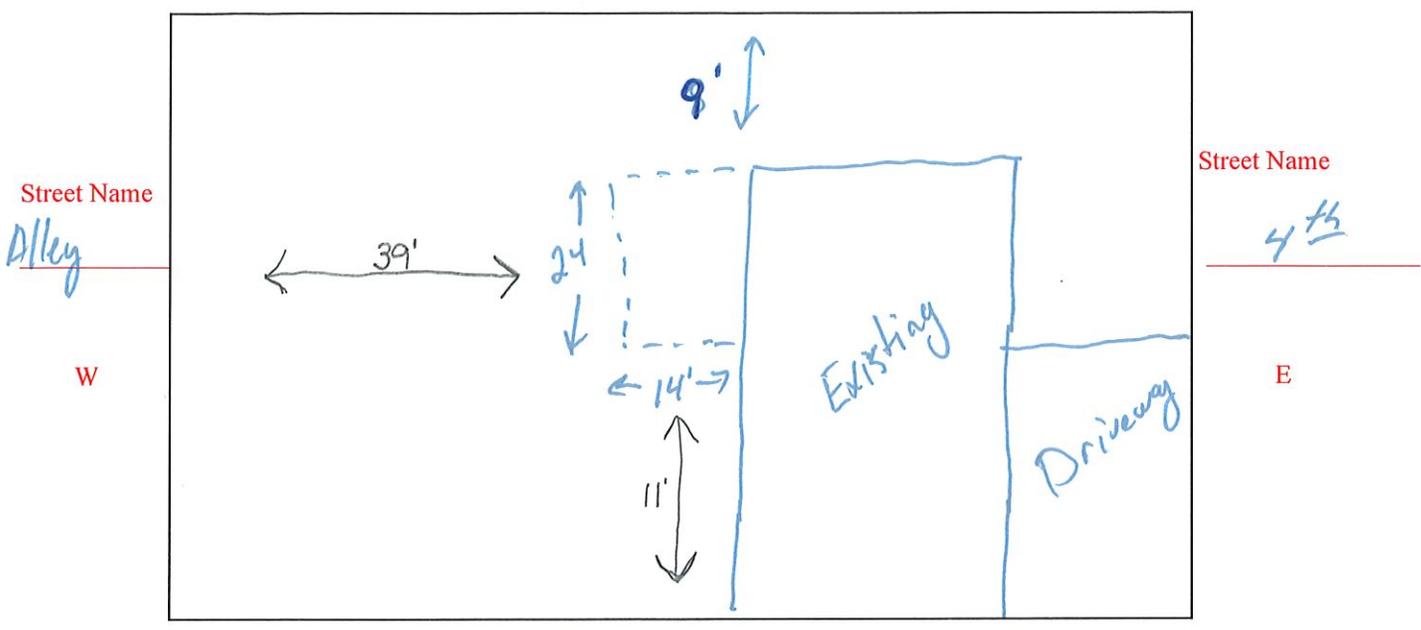
Does the proposed use meet all the required setback distances? YES NO _____

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 None



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 *Michael Ryman Date 9-6-2023

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

Stylish Roof

2023-36

24:03:2010-22:01



Zoning Classification R-2 Value \$ 69,000
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2023-40
FEE \$ _____ CASH _____ CHECK# 1469 pd 9/14/23

APPLICATION FOR A COMMERCIAL ZONING PERMIT

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

Property Owner St. Mark's Lutheran Church Contractor Mathew McCarty Construction
Address 1306 Howard Ave. Address 1745 N. Hills Estates, St. Paul, NE. 68873
City, State, Zip St. Paul, NE. 68873 Phone Number (308) 750-2563
Phone Number (308) 750-1318 Cell Phone _____

Complete Legal Description of the Property E 16' LOT 8 & LOTS 9-12 BLOCK 4 KENDALL'S ADD ST PAUL

Address of Construction Site 1306 Howard Ave., St. Paul, NE. 68873
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO?

Proposed Structure & Use Church/ Bathroom Addition Dimension of Structure See Plans

Distance from Front property line See Plans Plans Submitted to Fire Marshall Office YES

Rear Property Line See Plans Side Property Line See Plans Second Side Line See Plans Between other buildings (Min 10') —

Is there a utility easement on either the back or side property? YES If so attach a copy of neighbor approval.

Approximately when will construction Start October/2023 Finish January/2024

To Whom Should the Improvements be assessed? St. Mark's Lutheran Church

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-18-23
(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 _____ and the 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 2023-40

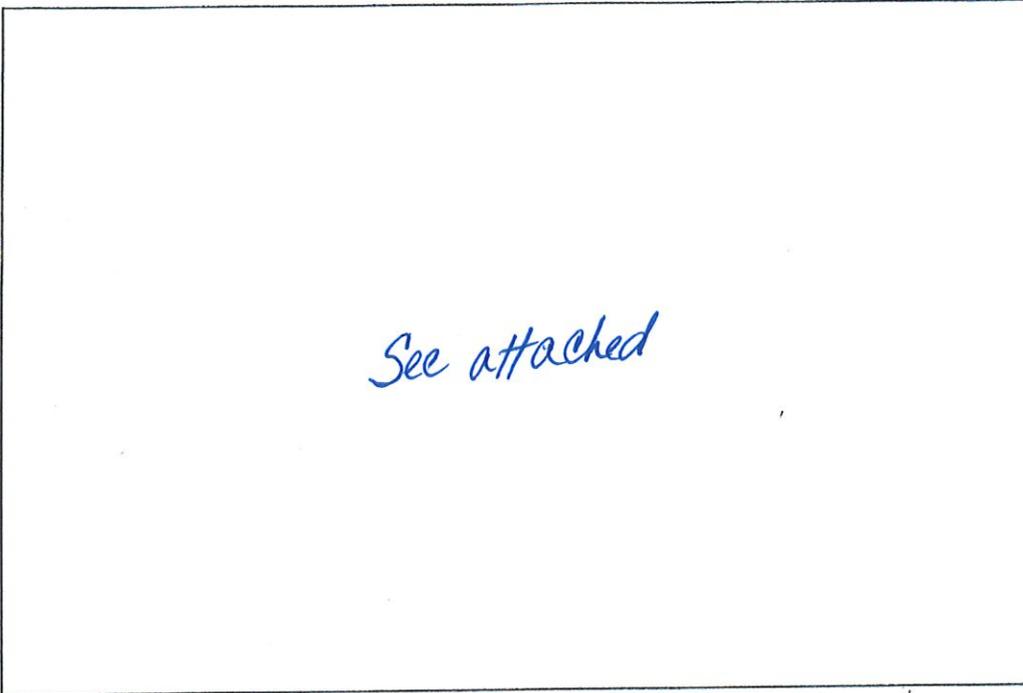
Site Plan Sketch:

North

Street Name _____

Name

W



Street Name

E

South

Street Name _____

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. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

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 and a Certificate of Occupancy is issued.

Signature of Applicant  Date Sept 14, 2023

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

2023-40

REVISION:	
DATE:	

SPOTANSKI
 Creative Building Design
 1208 4th St. SE
 ST. PAUL, MN 55108
 (612) 338-1111
 STACY L. SPOTANSKI

OWNER: ST. MARK LUTHERAN CHURCH
 ST. PAUL, MN 55108
 GENERAL CONTRACTOR: HATHWAY MCGARY
 ST. PAUL, MN 55108
 (612) 750-3563

SHEET TITLE: SITE DEMOLITION PLAN
 PROJECT DESCRIPTION: INTERIOR
 RENOVATION & ADDITION TO ST. MARK'S
 LUTHERAN CHURCH
 1306 HOWARD AVE. ST. PAUL, MN 55108

DRAWN BY: SPOTANSKI
 PLAN DATE: 09-14-2023
 PLOT DATE: 09-14-2023
 SHEET: C1.02

IF THE DRAWING IS NOT 1" X 1", THEN IT IS NOT TO SCALE

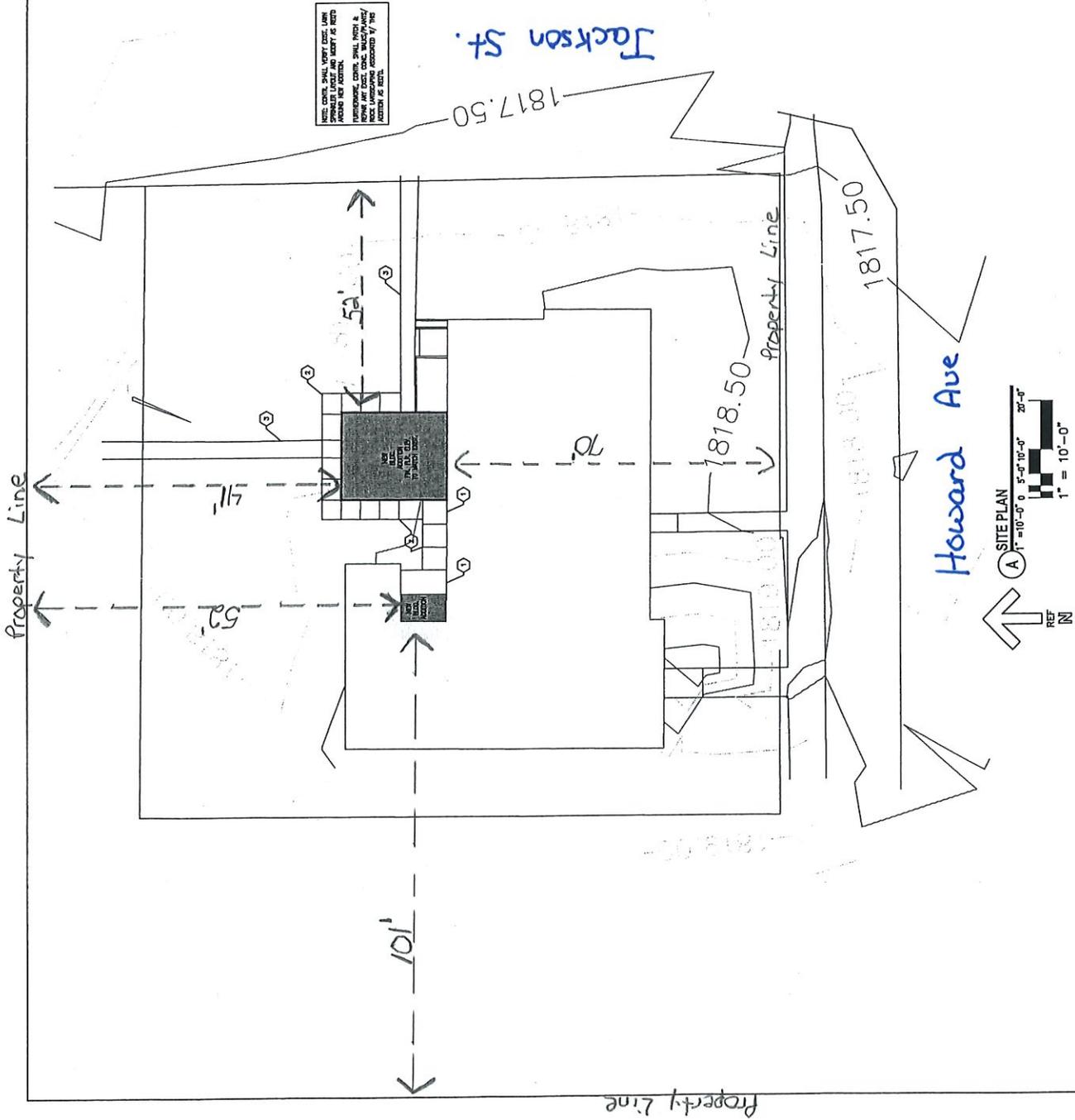
SITE PLAN GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADJUST ACCORDINGLY.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATION AND ELEVATION OF EXISTING UTILITIES ARE NOT SHOWN TO SCALE. CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES TO OBTAIN EXACT FIELD LOCATIONS. ANY DISCREPANCIES TO BE RECORDED IN THE RECORD SET. CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH ARE SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS AND PERMITS.

KEYNOTES

- NEW STRUCTURAL STOP
- NEW 4" x 4" WOOD JOIST
- EXIST. SEWER TO BEAK. CONTE. SHALL MATCH & REFER AS NOTED REGARDING BEARING ACTION

NOTES: CONTRACTOR SHALL VERIFY EXIST. UTILITIES BEFORE ANY EXCAVATION. CONTRACTOR SHALL VERIFY & RELOCATE ALL EXIST. UTILITIES WHICH ARE SHOWN ON THE PLANS.



GENERAL NOTES

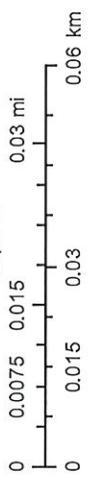
- MANUFACTURER EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND EXERCISING REASONABLE CARE TO OBTAIN THE MOST ACCURATE INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DETAILS AND DIMENSIONS. THESE DRAWINGS ARE INTENDED TO CONFORM TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE, ANY STATE AND LOCAL CODES, ANY CITY ORDINANCES, AND ANY APPLICABLE REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN ON THESE PLANS. CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS AND BUILDING CODE REQUIREMENTS ARE ACCURATE AND CORRECT.
- DO NOT SCALE DIMENSIONS. USE ONLY THE PRINTED DIMENSIONS.
- VERIFY WITH THE WINDOW MANUFACTURER ALL DIMENSIONS AND APPLICABLE EXCESS REQUIREMENTS.
- ALL DIMENSIONS ARE TAKEN FROM/TO FINISH SURFACE OF WINDOW OR TO THE OUTSIDE SURFACE OF WINDOW.
- THESE DIMENSIONS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL AND STRUCTURAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN ON THESE PLANS. CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS AND BUILDING CODE REQUIREMENTS ARE ACCURATE AND CORRECT.
- CONTRACTOR SHALL FURNISH ALL TRADES REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTOR SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN ON THESE PLANS. CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS AND BUILDING CODE REQUIREMENTS ARE ACCURATE AND CORRECT.
- SPOTANSKI CREATIVE BUILDING DESIGN & ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY DIMENSIONS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL CORRECT THE DISCREPANCIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND BUILDING CODE REQUIREMENTS.



September 18, 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

1:1,128



Zoning Classification R-1

Value \$ 2,400.00

PERMIT NUMBER 2023-41

Please call 811 before completing form

FEE \$25.00

CASH CHECK#

pd 9/15/23

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 William + Kathleen Martinsen Contractor Parker Klingensmith

Address 109 Nelson Circle Address 1196 Twin Forks Lane

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

Phone Number _____ Cell Phone 308-750-1076

Complete Legal Description of the Property Lot 29 Kellys First Add St. Paul

Address of Construction Site 109 Nelson Circle St. Paul, NE

(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Replace Utility Shed Dimension of Structure 10' x 12' Wooden Shed

Distance from East Front property line 74' Distance from West Rear Property Line 8'

Distance from North Side Property Line 59' Distance from South Second Side Line 17'

Is there a utility easement on any side of the property? Yes

Approximately when will construction Start _____ Finish _____

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-6-23
(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 Kathleen Martensen Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature

Reasons for Denial: _____

2023-41



September 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.

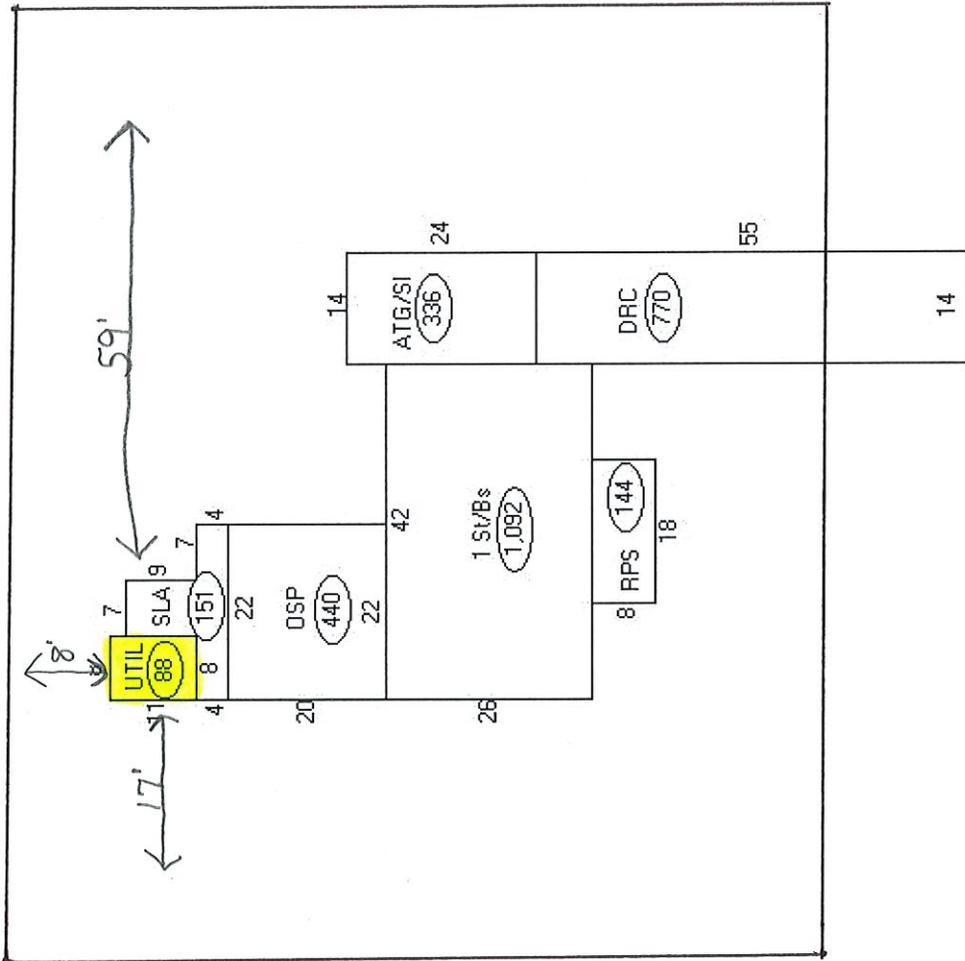
Parcels

1:1,084



2023-41

Parcel #: 471005580



North →

Nelson Street