

Planning Commission Meeting

Monday, November 27, 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 27th day of November, 2023 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko 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 Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was posted in four (4) public places. 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 November 13, 2023 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
(a) 2023-46 Melvin & Linda Fuller - storage container at 607 Grand Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Solko announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
November 13, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of November, 2023 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Tyler Solko called the meeting to order at 12:10 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: Tyler Solko, Connie Becker, Arvilla Jacobs, and Dan Scheer. Commission members absent: Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Scheer requested that the October 23, 2023 meeting minutes be corrected to indicate that he abstained from the vote to approve the September 25, 2023 meeting minutes. Commission member Becker moved to approve the October 23, 2023 meeting minutes with the correction. Commission member Scheer seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

Commission member Scheer moved to approve the Final Plat of Dugan's Subdivision located on the southeast corner of 14th Avenue and Inman Road (within the City's one-mile extraterritorial jurisdiction). Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer presented the following zoning permit:

- (a) 2023-45 City of St. Paul – monument sign on Highway 281, between Highway 92 and "O" Street

Zoning Administrator Helzer indicated that as a result of discussions between the City and the Nebraska Department of Transportation (NDOT) pertaining to the location of the monument sign north of town, the NDOT approved a land transfer to the City for the placement of the City's sign along Highway 281. The parcel of land however, is not large enough to meet City setback requirements. After lengthy discussions about the permit application, Commission member Jacobs moved to deny zoning permit application 2023-45 for the reason that it does not meet the required setbacks on the east and west side. Commission member Scheer seconded the motion. Commission members Becker, Jacobs, Solko, and Scheer voted aye, nays none. Motion carried 4/0. Zoning permit application 2023-45 is denied.

The meeting was adjourned at 12:33 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification B1 Value \$ 2,000 PERMIT NUMBER 2023-46
 FEE \$100.00 CASH CHECK# 1533
 pd 11/20/23

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 Melvin + Linda Fuller Contractor N/A

Address 723 Sheridan St. S Address _____

City, State, Zip St. Paul, Ne. 68873 Phone Number 308-390-5860 MEL

Phone Number _____ Cell Phone 308-754-5488 Linda

Complete Legal Description of the Property Lots A, B, C, & D Block 21 OT ST. PAUL

Address of Construction Site 607 Grand St, St. Paul, Ne.
 (If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? NO

Proposed Structure & Use Container-Storage Dimension of Structure 8' x 40'

Plans Submitted to Fire Marshall Office N/A

Distance from Front property line ^{North} 0 Distance from Rear Property Line ^{South} 34'

Distance from Side property Line ^{East} 52' Distance from Second Side Property Line ^{West} 24'

Is there a utility easement on either the back or side property? No If so attach a copy of neighbor approval.

Approximately when will construction Start December 2023 Finish ?

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 11-28-23
 (Matt Helzer's signature)

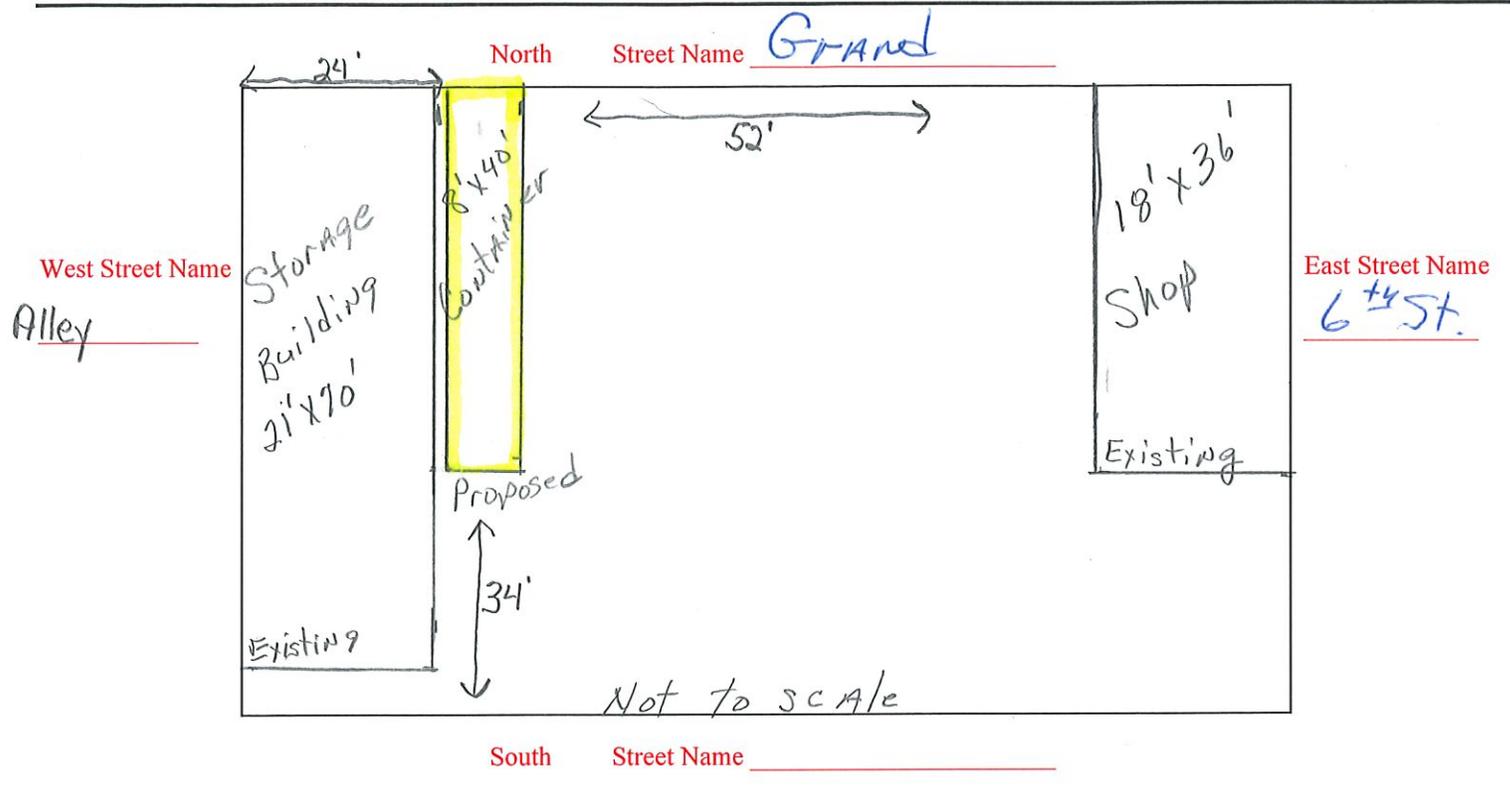
Recommendations needed before approval: _____

(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? _____

Site Plan Sketch:



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 Melvin E Ferrell Date 11/20/2023

For Office Use Only:

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

Reasons for Denial: _____

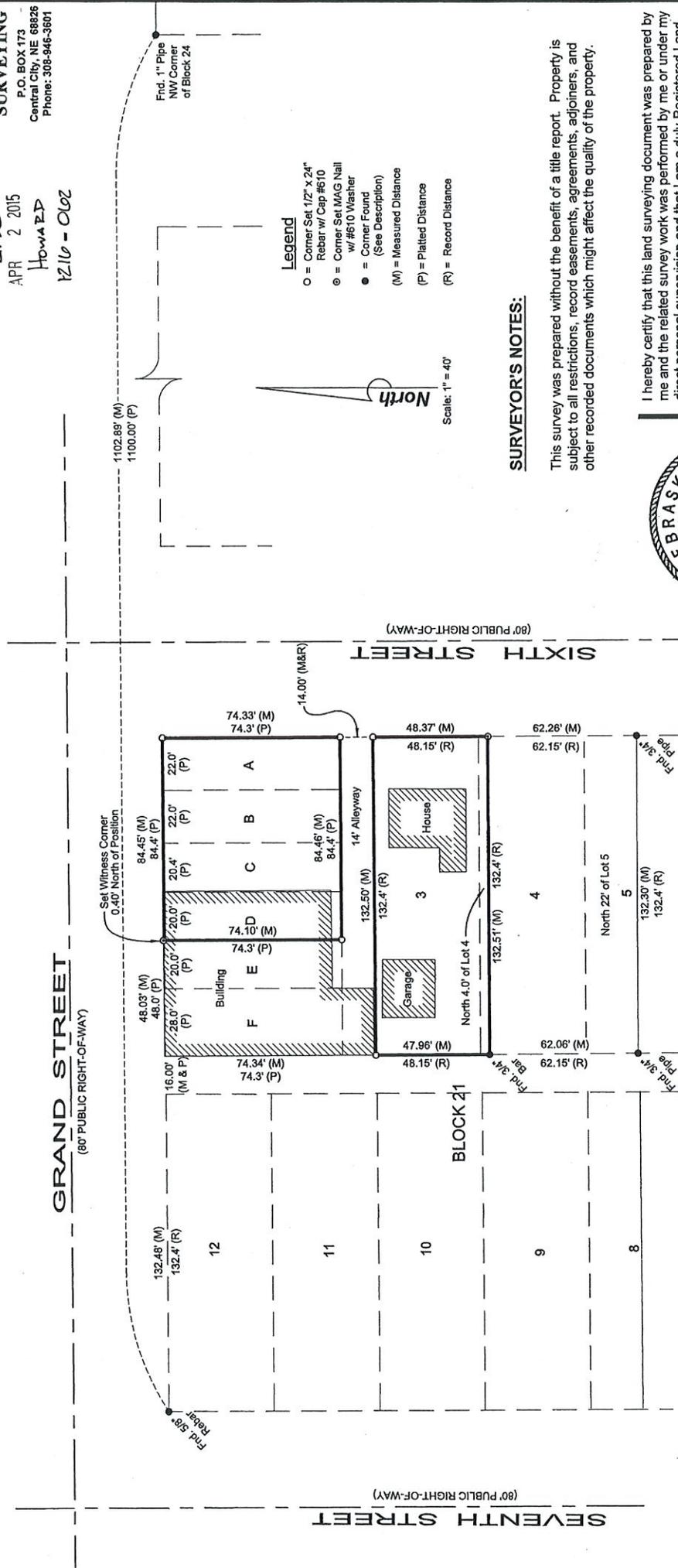
2023-46



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

OFFICIAL SURVEY RECORD
Lot 3 and the North 4 Feet of Lot 4, and Lots A, B, C, and D, Block 21,
Original Town of St. Paul, Howard County, Nebraska

Survey Record Repository
RECEIVED
Z. 50
APR 2 2015
HOWARD
1216 - 0102

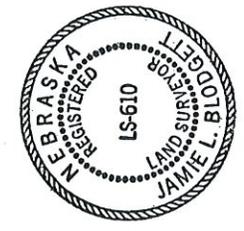


- Legend**
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
 - ⊙ = Corner Set MAG Nail w/ #610 Washer
 - = Corner Found (See Description)
 - (M) = Measured Distance
 - (P) = Platted Distance
 - (R) = Record Distance

North
Scale: 1" = 40'

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.



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

Jamie L. Blodgett
Date: 12/18/2014
License Number 610

Pages covered by this seal 1

DATE OF SURVEY 12/18/2014

JOB NUMBER 14173

LEGAL DESCRIPTION (BOOK 14, PAGE 4917):

Lot 3 and the North 4 Feet of Lot 4, and Lots A, B, C, and D, all in Block 21, Original Town of St. Paul, Howard County, Nebraska

2023-46

ORDINANCE NO. 854

AN ORDINANCE RELATING TO THE ZONING OF REAL PROPERTY IN THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA, RESTRICTING THE USE OF PORTABLE STORAGE CONTAINERS, AND TO PROVIDE FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA:

That the Zoning Ordinances of Saint Paul be amended as follows:

Article III Section 301, Definitions, add the following:

PORTABLE STORAGE CONTAINER is a large container designed, used, rented or leased for the storage of commercial, industrial, or household goods, that does not contain a foundation or wheels for movement. Examples of this use include piggyback containers that can be transported by mounting on a chassis, and "POD"-type boxes that can be transported on a flatbed or other truck; but do not include prefabricated sheds that are not designed for transport after erection, or commercial trailers used by construction or other uses in the regular performance of their business. Portable storage containers, except those included in temporary construction permits, are subject to the provisions of Article VI, Section 601, Special Exceptions.

To Article VI, Section 601(9), SPECIAL EXCEPTIONS add the following section:

G. Portable Storage Container:

Portable Storage Containers may be permitted in all zones except residential (R-1 & R-2) subject to the following conditions:

Requirements: Any portable storage container considered pursuant to this section shall meet all of the following requirements:

1. No container shall be more than 8 feet in height, nor more than 40 feet in length.
2. Containers shall not be stacked vertically.
3. Containers shall be located so as to minimize visibility from both public streets and residential land uses, and shall not be located in any required setback area.
4. Container shall be located totally on the owner's lot, and no part shall be located on any public property.

This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication or posting according to law.

PASSED AND APPROVED THIS 20 th DAY OF February, 2008.

Mayor: *Ran Neuber*

ATTEST: *Jane A. Granwald*
City Clerk

cc:db