

## Planning Commission Meeting

Monday, September 9, 2024 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 11th day of September, 2024 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 July 8, 2024 minutes.
4. Public Hearing for an amendment to the Redevelopment Plan to allow Tax Increment Financing (TIF) for a specific redevelopment project on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2nd Street).
  - (a) Open public hearing
  - (b) Close public hearing
  - (c) Discuss - Approve / Deny the Resolution amending the Redevelopment Plan to allow Tax Increment Financing (TIF) on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2nd Street)
5. Ratify Administrative Approval of Zoning Permit:
  - (a) 2024-27 Karen Carruthers - fence at 1705 Elm Street
6. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2024-25 Paula Imler - shed at 708 3rd Street
  - (b) 2024-26 John McClellan - shed at 1520 Paul Street
  - (c) 2024-28 Howard County Medical Center - directional & wall signs at 1113 Sherman Street
7. Zoning Administrator Helzer Report
8. Public Comments
9. Chairman Solko announces the next Planning Commission meeting.
10. Adjournment

St. Paul Planning Commission  
July 8, 2024  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 8<sup>th</sup> day of July, 2024 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Tyler Solko 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 Tyler Solko, Connie Becker, and Arvilla Jacobs. Commission members absent: Dan Scheer, and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the June 10, 2024 meeting minutes. Commission member Solko seconded the motion. Commission members Becker, Jacobs, and Solko voted aye, nays none. Motion carried 3/0.

Commission member Becker moved to ratify the administrative approve the following zoning permits:

- (a) 2024-22 Dick's Repair – LED wall sign at 823 7<sup>th</sup> Street
- (b) 2024-24 Ashley Sperling – fence at 918 Grand Street

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

Commission member Becker moved to approve the following zoning permit and waive the application fee:

- (a) 2024-23 City of St. Paul – fire station at 1022 4<sup>th</sup> Street

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

The meeting was adjourned at 12:15 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Tyler Solko  
Chairman

Laura Berthelsen  
Planning Secretary

**AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF ST. PAUL, NEBRASKA**

**(HOMETOWN MARKET REDEVELOPMENT PROJECT)**

The City of St. Paul, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for the City of St. Paul, as amended (the “Redevelopment Plan”). The Redevelopment Plan was approved by the City Council of the City of St. Paul on December 18, 2006, pursuant to Resolution No. 2006-23. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

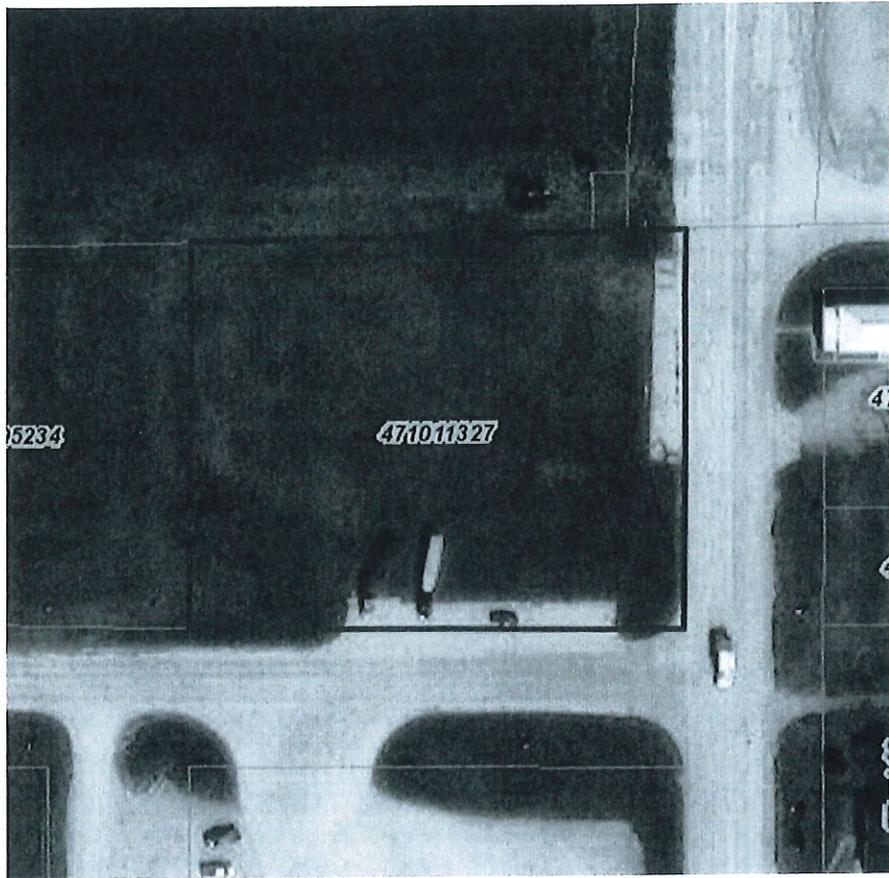
Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the “Act”), St. Paul created the Community Development Agency of the City of St. Paul (“CDA”), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the “Redevelopment Area”), which is primed for redevelopment under the Act. The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions. The project site for this project, which is located within the Redevelopment Area, is legally described on the attached and incorporated Exhibit “A” (the “Project Site”).

**The Project Site**

The Project Site is in need of redevelopment. In order to support private development, the Project Site is in need of site preparation and utility infrastructure improvements, among other necessary improvements. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

The Project Site is currently vacant. The Existing Land Use Map of the Comprehensive Plan of St. Paul, adopted on May 18, 2015 as Ordinance No. 952 (the “Comprehensive Plan”), identifies the Project Site as single family residential; however, the property remains vacant. Furthermore, the Future Land Use Map of the Comprehensive Plan designates the Project Site as highway commercial. The Redevelopment Plan contemplates the use of the Project Site for commercial redevelopment projects, providing that “commercial land uses are planned to remain in their current locations along the primary transportation corridor, 2nd Street (Highway 281).”

The Project Site is depicted below:



### **The Redevelopment Project**

St. Paul Grocery, LLC, a Nebraska limited liability company (“Redeveloper”) currently owns the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to construct and operate an approximately 16,115 square foot grocery store that will replace Redeveloper’s current grocery store location in St. Paul at 813 6th Street. Preliminary building plans for the Project are included on the attached and incorporated Exhibit “A-1”. Construction of the grocery store at the Project Site will enable Redeveloper to better serve customers and the community by providing several additional facility features, including, among others, additional customer parking, a designated area for curb-side grocery pick-up services, efficient loading dock areas separate from customer traffic, and additional space for various expanding product lines.

Redeveloper shall construct and install all the public and private improvements for the Project. The Project Site does not have sufficient public infrastructure to support any development at this point. Redeveloper intends to construct the required utility infrastructure to support the Project, including but not limited to: sidewalks, water, sewer, and electrical improvements, among other

things. However, Redeveloper does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper desires to utilize the tax increment financing (“TIF”) generated by the private improvements constructed on the Project Site to repay the costs of installing the public improvements and associated expenses. The use of TIF to assist with the costs of the public improvements will make the Project feasible.

Construction on the public and private improvements is anticipated to commence in spring of 2025 and be fully completed in 2025, depending on contractor schedule and Redeveloper’s ability to obtain initial financing. Once construction has been completed, Redeveloper intends to operate the Project Site as a grocery store under the name “Hometown Market.” As described above, Hometown Market will act to replace Redeveloper’s current grocery store, located at 613 6th Street.

The preliminary estimated total cost of the Project is \$4,180,207. The total cost includes an estimated \$839,492 of TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth on Exhibit “B”. These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. Redeveloper is willing to construct the public improvements subject to receiving all the TIF generated by the Project up to the total cost of the public improvements.

Without TIF, construction of the improvements on the Project Site would be cost prohibitive and Redeveloper could not complete the Project as intended, enabling business expansion and additional grocery store facility features and services to be provided to the City.

### **Tax Increment Financing**

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and

- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Project, the actual base tax year and Base Tax Amount for the Project Site will be set forth in the Redevelopment Agreement. It is anticipated that the CDA will issue one or more TIF notes for the entire Project. Notwithstanding any provision herein to the contrary, all incremental tax revenues resulting from the Project shall only be divided and allocated for no more than the applicable 15-year increment period provided by the Act.

The Project will support approximately \$555,380 in TIF Indebtedness based upon the projected base value of \$116,658, an anticipated completed valuation of \$2,100,000, and a 0.0% interest rate for the TIF Note. The TIF-eligible uses identified by the Redeveloper, together with the costs of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$555,380. The projected TIF Uses and Sources are set forth in more detail on the attached and incorporated Exhibit "B". The final, actual costs of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The first year that the tax increment is anticipated to be captured will be 2026, which remains dependent on the construction schedule and any partial valuation in 2025 during construction. The real property ad valorem taxes on the base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from development of the Project Site for operation as a grocery store as previously described. The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

### **Statutory Elements**

#### **A. Property Acquisition, Demolition and Disposal**

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper owns the Project Site.

#### **B. Population Density**

The proposed development of the Project Site is the construction of a commercial grocery store. The Project will not materially increase the population density in the Redevelopment Area.

### C. Land Coverage

The Project will comply with all land coverage requirements in the City of St. Paul.

### D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Project is anticipated to increase traffic to and from the Project Site; however, the adjacent O Street and Highway 281 (a major arterial) are designed for significant traffic counts and are sufficient to handle increases in traffic from the Project Site.

### E. Parking

Adequate parking will be constructed for the Project to meet or exceed the parking requirements set forth in the applicable zoning district. More specifically, Redeveloper anticipates that the Project will include construction of approximately 65 parking spaces, as depicted on the attached Exhibit "A".

### F. Zoning, Building Code, and Ordinances

No additional zoning, building code, or ordinance changes will be necessary for the Project. The Project Site is currently zoned as Highway Commercial, in which stores or shops for sale of household and grocery goods at retail are deemed permitted uses. Redeveloper shall be responsible for any replatting, permitting, or other governmental approvals that are necessary for the Project.

## **Comprehensive Plan**

The Comprehensive Plan, prepared by JEO Consulting Group, Inc., was adopted by the City on May 18, 2015. The Project conforms to the Comprehensive Plan. Of particular note are the community goals identified in Section 3 of the Comprehensive Plan, including:

- St. Paul will maintain and expand the variety of retail and commercial service activities and densities available to residents as well as visitors to the community.
- New office, retail and commercial development should be provided in locations within the existing city boundaries that conveniently serve existing neighborhoods, downtown, or in areas designated on the Future Land Use Map such as along Highways 281 and 92.
- Commercial districts should be located in sites supported by adequate road capacity – commercial development should be linked to the implementation to the transportation plan.

- Future commercial retail and business park development should be coordinated and encouraged along the Highway 281 corridor.

Furthermore, Section 4 of the Comprehensive Plan details the characteristics of a Highway Commercial use category, including:

- Larger, more intense commercial developments [such as grocery stores] be located nearer to major streets.
- Located throughout town along major corridors, the intensity of particular uses suited to the character of the surrounding area.
- Neighborhoods should be served by small-scale commercial developments where appropriate, providing uses that serve the convenience and daily needs of nearby residents.

The Comprehensive Plan supports the use of TIF:

- The Plan lists TIF as a potential resource to achieve the objective of promoting/fostering economic development in the community.
- The Plan lists TIF as an incentive available for general business development.
- The Plan notes that the use of development incentives tailored to attract uses to properties should be explored as a means to encourage appropriate investment and reinvestment in certain areas.

### **Cost-Benefit Analysis**

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "C" and incorporated by this reference.

### **Additional Project Information from the Redeveloper**

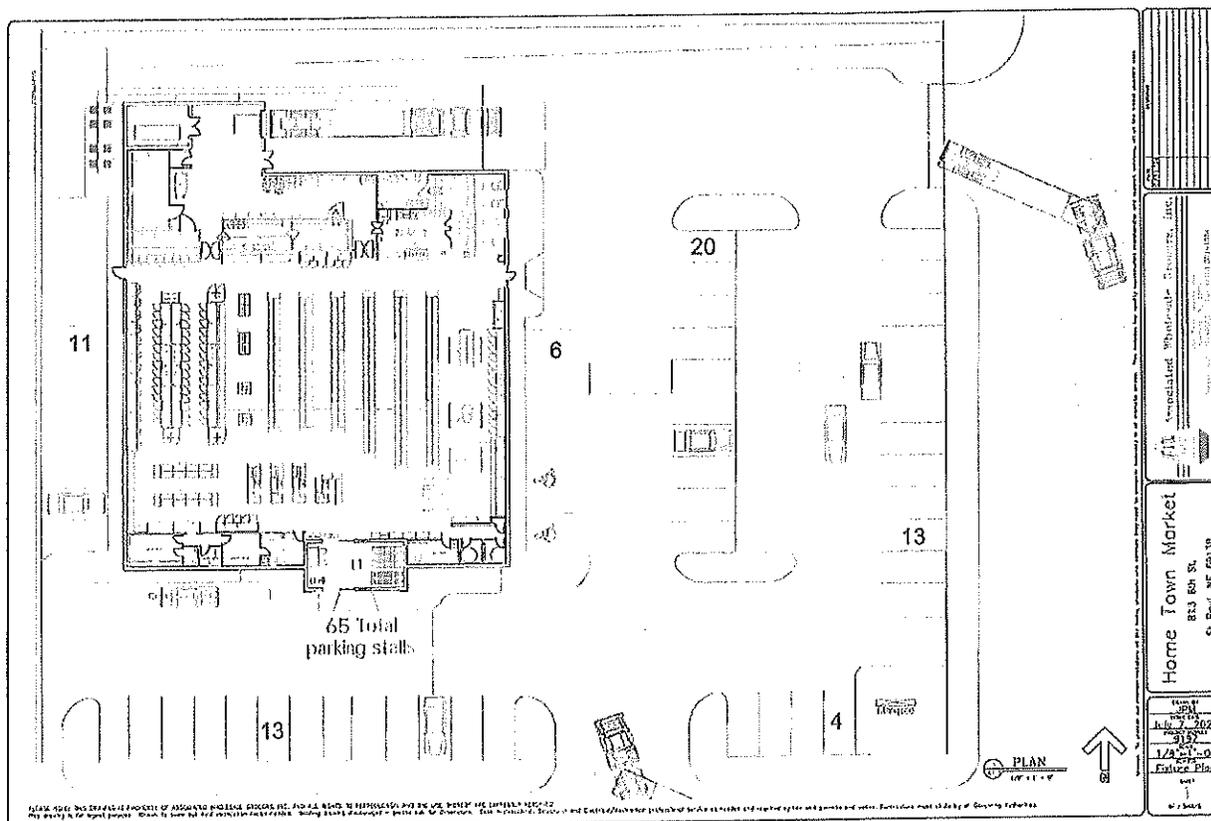
The CDA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

**EXHIBIT "A"**  
**Project Site**

The legal description for the Project Site is as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance recorded September 14, 1966 in Miscellaneous Book 26, Page 383.

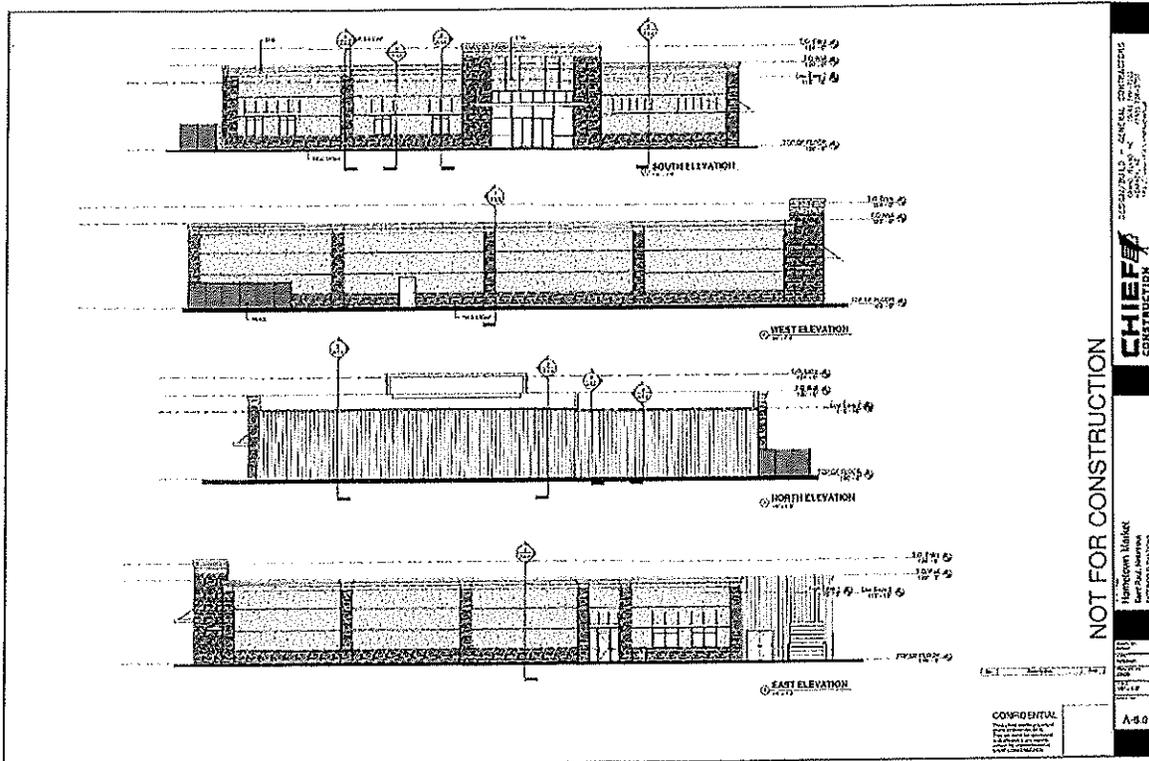
Below is a depiction of the preliminary site plan for the Project:



The preliminary building plans for the Project on the Project site are attached hereto as Exhibit "A-1" for reference.

# EXHIBIT "A-1"

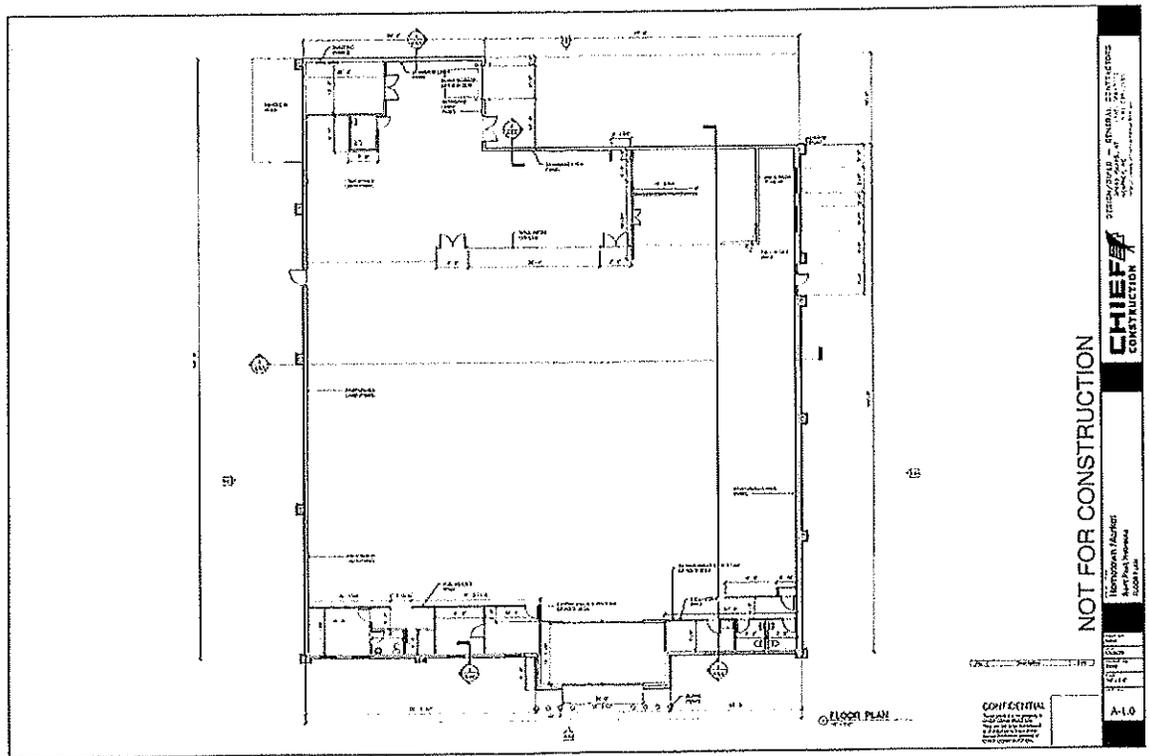
## Preliminary Building Plans



**CONFIDENTIAL**  
 This drawing is the property of  
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 distributed, copied, or used in any way  
 without the written consent of Chief  
 Construction, Inc.

**NOT FOR CONSTRUCTION**

SYSTEMS - GENERAL CONTRACTOR  
 CHIEF CONSTRUCTION  
 HANDBOOK / ARCHITECT  
 A-1.0

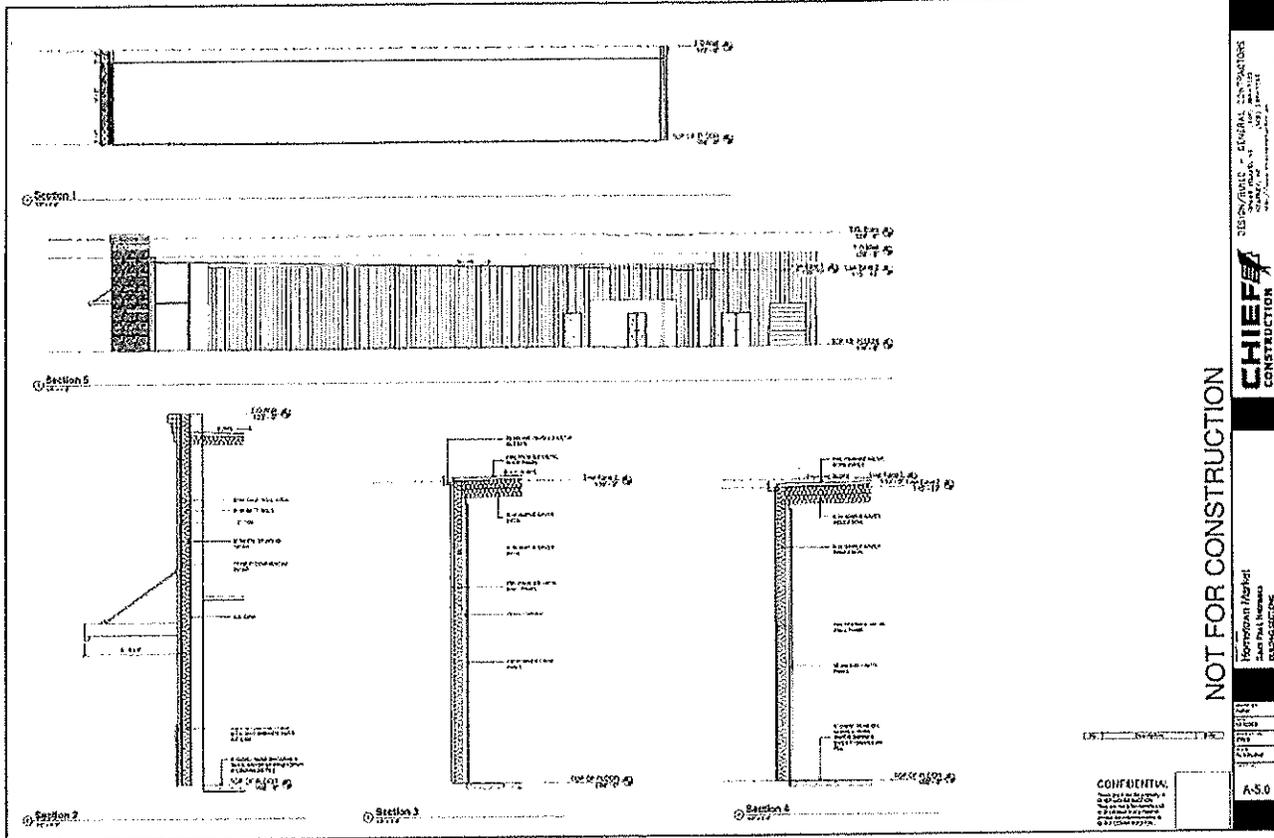


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**NOT FOR CONSTRUCTION**

SYSTEMS - GENERAL CONTRACTOR  
 CHIEF CONSTRUCTION  
 HANDBOOK / ARCHITECT  
 A-1.0

Exhibit "A-1"



NOT FOR CONSTRUCTION

CHIEF CONSTRUCTION

157' 0" 0"

A-5.0

Exhibit "A-1"

**EXHIBIT "B"**  
**Projected TIF Sources and Uses**

**TIF SOURCES:** TIF authorized up to the amount of \$555,380, based upon the anticipated cost of the eligible TIF uses described below:

**Assumptions:**

Tax Levy:	1.885677
Project Site Base Value	\$116,658
Interest Rate	0%

**TIF Calculation:**

	Value	Taxes
Base Year	\$116,658	\$2,200
Completed	\$2,100,000	\$39,599
Increment	\$1,983,342	\$37,399

Annual TIF	\$37,399
Less 1% Treas. Fee	\$37,025
Total TIF (15 yrs)	\$555,380
<b>TIF Indebtedness</b>	<b>\$555,380</b>

**TIF USES:**

The cost of the TIF Uses shown below are based upon preliminary bids:

Site Development Construction	Cost
Site Work Development	
Site Grading-Stripping / Mobilization/ Erosion Control	\$ 7,331.00
Provide Place and compact fill for building & paving	\$ 37,453.00
Backfill around building & paving, remove excess	\$ 7,500.00
Crushed Concrete Sub Base Materials	\$ 23,970.00
Entrance Track Out Pad	\$ 3,500.00
Paving	
6" Concrete Pavement	\$ 215,002.00
Concrete Integral Curb	\$ 10,360.00
4" Sidewalks	\$ 19,120.00

Utilities	
Water & Sewer Service	\$ 45,817.00
Storm Sewer	\$ 73,458.00
Gas Service	\$ 12,500.00
Electrical	
Site Electrical (Service Primary)	\$ 27,175.00
Landscaping	
Landscaping Allowance	\$ 35,000.00
Enhancements above Code	
Stone Veneer on East & West Sides in lieu of metal Panel	\$ 35,700.00
EIFS System on East & West Sides in lieu of Metal Panels	\$ 83,580.00
Metal Stud Framing & Sheathing: Backer for Stone & EFIS	\$ 36,190.00
Building canopies on East Side	\$ 13,624.00
<b>Sub-Total Sitework/Paving/Utilities/Landscaping/Enhancements</b>	<b>\$ 687,280.00</b>
Architectural/Engineering	
Architectural/Structural Fees	\$ 105,712.00
Civil Design & Engineering	\$ 21,000.00
SWPP Design/Inspections	\$ 5,500.00
Geotechnical investigation	\$ 7,500.00
Construction Phase Testing, Survey	\$ 12,500.00
<b>Sub Total Arch/Eng</b>	<b>\$ 152,212.00</b>
<b>Total Anticipated Eligible Costs</b>	<b>\$ 839,492.00</b>

**EXHIBIT "C"**  
**Cost-Benefit Analysis**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by NEB. REV. STAT. §18-2147. This cost-benefit analysis supplements the cost-benefit analysis for the Hometown Market Redevelopment Project. The costs and benefits of the Project are identified as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

There are no negative tax shifts resulting from this Project. The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. It is anticipated that the Project will create approximately \$1,983,342 of incremental valuation. Because the Project Site does not have the necessary infrastructure for any development, there would not be any increase in valuation on the Project Site without the Project. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years of each phase.

Anticipated Tax Shift:

a.	Estimate Base Project Area Valuation:	\$116,658
b.	Max. Projected Completed Project Assessed Valuation:	\$2,100,000
c.	Projected Tax Increment Base (b. minus a.):	\$1,983,342
d.	Estimated Tax Levy:	1.885677
e.	Annual Projected Tax Shift:	\$37,399

*Note: The Anticipated Tax shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

Redevelopment of the Property is anticipated to result in a material positive effect on public infrastructure in the Redevelopment Area and the City. The total projected cost of the private improvements is anticipated to be approximately \$4,180,207 for construction and installation of the Project, with the approximately \$839,492 spent on TIF eligible public improvements on the Project Site. The public improvements will immediately support the

Project Site for commercial development, as further detailed in the Plan Amendment. The anticipated public infrastructure improvements include, without limitation: lighting, water, sanitary sewer, storm sewer, electrical, street, and sidewalks, along with any other improvements determined to be necessary by the City to support the Project.

The CDA anticipates \$555,380 of public improvements will be financed with the proceeds of tax increment financing indebtedness from the Project, with the remainder to be paid by the Redeveloper. The CDA has determined that the use of TIF and the redevelopment of the Property is in the best interests of the City. The Redeveloper will undertake certain public improvements, including infrastructure improvements, with the understanding that tax increment financing will be utilized to ultimately pay for the public improvements and reimburse the Redeveloper for expenses incurred in order to facilitate the redevelopment of the Property. Without the use of TIF, this redevelopment would not occur, and the redevelopment is essential to adding the necessary infrastructure and utility public improvements to the Redevelopment Area and the Property that are required for any redevelopment opportunities. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures. The public improvements will materially benefit other property in and around the City and will help provide a solution to and expansion of existing public service needs of the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The redevelopment of the Property will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the redevelopment of the Property, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation as a result of the development of the grocery store on the Project Site. It is not anticipated that the redevelopment of the Property will have any material adverse impact on such City services, and the City will generate revenue providing support for those services. The City has determined that the redevelopment of the Property and the City service requirements generated by said redevelopment are a desired, positive result and will not overburden or negatively impact the City.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create a new commercial and retail opportunity, specifically, a larger and improved grocery store in the City. This

is viewed as positive impacts for employers, specifically but without limitation, the size of the new grocery store will allow all departments to expand and offer more products, there will be an area designated for grocery pick-up service, and the new store will include a "Chester's Chicken" with seating area. As stated in the Comprehensive Plan, there is a need for additional commercial amenities in the City. Commercial options such as a local grocery store will benefit the community and create a better environment for recruiting new employees to the City. Without the use of TIF, the Project Site will remain vacant because there will be no infrastructure to support any development.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project will create new business expansion within the City and improve retail and grocery services currently available in the City. Having local options for groceries and other retail services will reduce the necessity of residents traveling to Grand Island for their general shopping needs, and this should result in attracting more potential employees to the City and keeping more business in the community. The Project will further facilitate new growth in the Redevelopment Area.

**5. Impacts on the student populations of school districts within the City:**

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The Project will result in the creation of a new business on the Project Site, which is intended to increase employment. The Project is anticipated to maintain 40-50 employees, a portion of which being re-employed from the previous grocery store location. The increase in employment and population as a result of the project is not anticipated to substantially affect the school population. The Project does not include any residential aspect.

**6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project will create additional infrastructure that will not only benefit the Project, but the future development in adjacent areas of the Redevelopment Area. Therefore, the Project also has a positive multiplying effect of being necessary to potentially create even more development in the City.

**7. Summary of Findings:**

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help reduce public cost and City obligations for the cost of public infrastructure improvements. The benefits outweigh the costs of the proposed Project.

4862-2460-2301, v. 2

**PLANNING AND ZONING COMMISSION  
OF THE CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2024-PZ-2**

(Amendment to the Redevelopment Plan for the City of St. Paul -  
Hometown Market Redevelopment Project)

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF ST. PAUL, NEBRASKA RECOMMENDING THE ADOPTION OF AN  
AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL FOR  
THE HOMETOWN MARKET REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”) has submitted the question of whether the Redevelopment Plan for the Redevelopment Area of the City, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (the “Project Site”). The proposed amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the “Redevelopment Plan Amendment”).

B. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On September 9, 2024, the Planning and Zoning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning and Zoning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning and Zoning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of St. Paul.

Passed and approved by the Planning and Zoning Commission on this 9<sup>th</sup> day of September, 2024.

PLANNING AND ZONING COMMISSION OF  
THE CITY OF ST. PAUL, NEBRASKA

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Chairperson

## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning and Zoning Commission of the City of St. Paul, Nebraska, that a public hearing will be held at 12:00 p.m. on Monday, September 9, 2024, at the City Hall, 704 6<sup>th</sup> Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property located at 1517 2<sup>nd</sup> Street in St. Paul and legally described as follows:

Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska, including that portion of alley within said Block 34, vacated by the City of St. Paul, Nebraska, in Ordinance No. 386 recorded September 14, 1966 in Miscellaneous Book 26, Page 385.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

---

City Clerk

[Publish Twice: by August 23 and August 30]

Zoning Classification R1 Value \$ 600.00

PERMIT NUMBER 2024-27  
FEE \$25.00 CASH  CHECK#  CC   
*paid 7/29/24*

**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 KAREN CARRUTHERS Contractor TROY CARRUTHERS

Address 1705 ELM ST Address 1702 Adams St.

City, State, Zip ST. PAUL NE 68873 Phone Number 308-235-8910

Phone Number 970-396-7240 Cell Phone

Complete Legal Description of the Property Lot 12, Block 3, Kelly's Addition

Address of Fence Site 1705 ELM ST Is Fence new or replacing a current fence? NEW

Size and Type (material) of Fence: 4' black chain link

Approximately when will the construction: Start Aug 2024 Finish Sept 2024

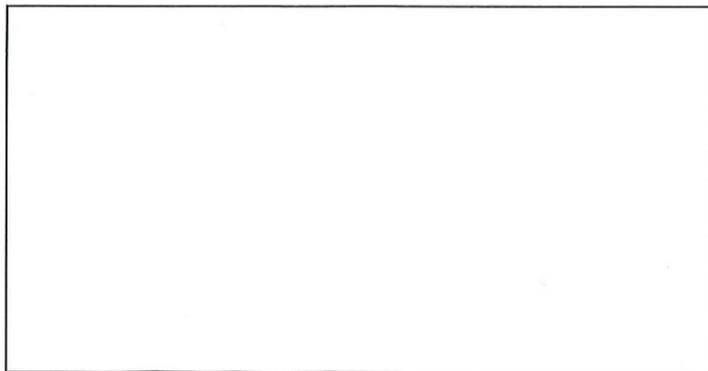
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-19-24  
*(Matt Helzer's signature)*

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 Karen A. Carruthers Date 07/29/2024

N \_\_\_\_\_  
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)  
W \_\_\_\_\_



OK to tie into our existing fence. haami Petersen

E \_\_\_\_\_  
S \_\_\_\_\_

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

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



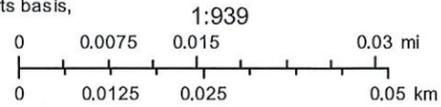
2024-27



August 20, 2024  
17:07 PM

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



Howard County  
gWorks.

Zoning Classification HO Value \$ 5800.00 PERMIT NUMBER 2024-25  
Please call 811 before completing form FEE \$25.00 CASH      CHECK# 3024  
pd 7/23/24

**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 Paula Imler Contractor Paula Imler  
Address 708 3rd Street Address \_\_\_\_\_  
City, State, Zip St. Paul NE 68873 Phone Number 308-380-9286  
Phone Number 308-380-9286 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 17 Exc 54' and all Lot 18 Block 82 OT St. Paul  
Address of Construction Site 708 3rd Street  
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Shed - Pre-fab Wood Dimension of Structure 10 x 20  
Distance from West Front property line 112' Distance from East Rear Property Line 10 FT  
Distance from North Side Property Line 10' Distance from South Second Side Line 54'

Is there a **utility easement** on any side of the property? NO  
Approximately when will construction Start Aug 2024 Finish Dec 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 7-23-24  
(Matt Helzer's signature)

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

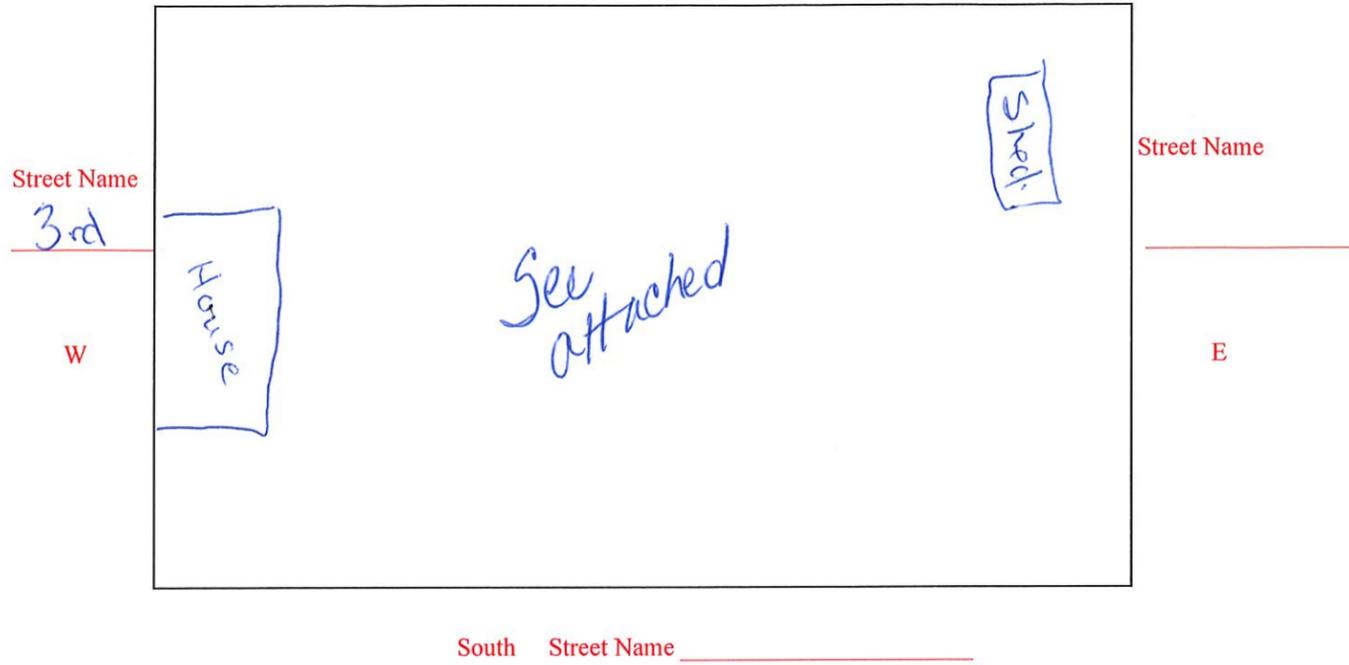
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

**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 Howard



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 Paula Elmler Date 7-23-24

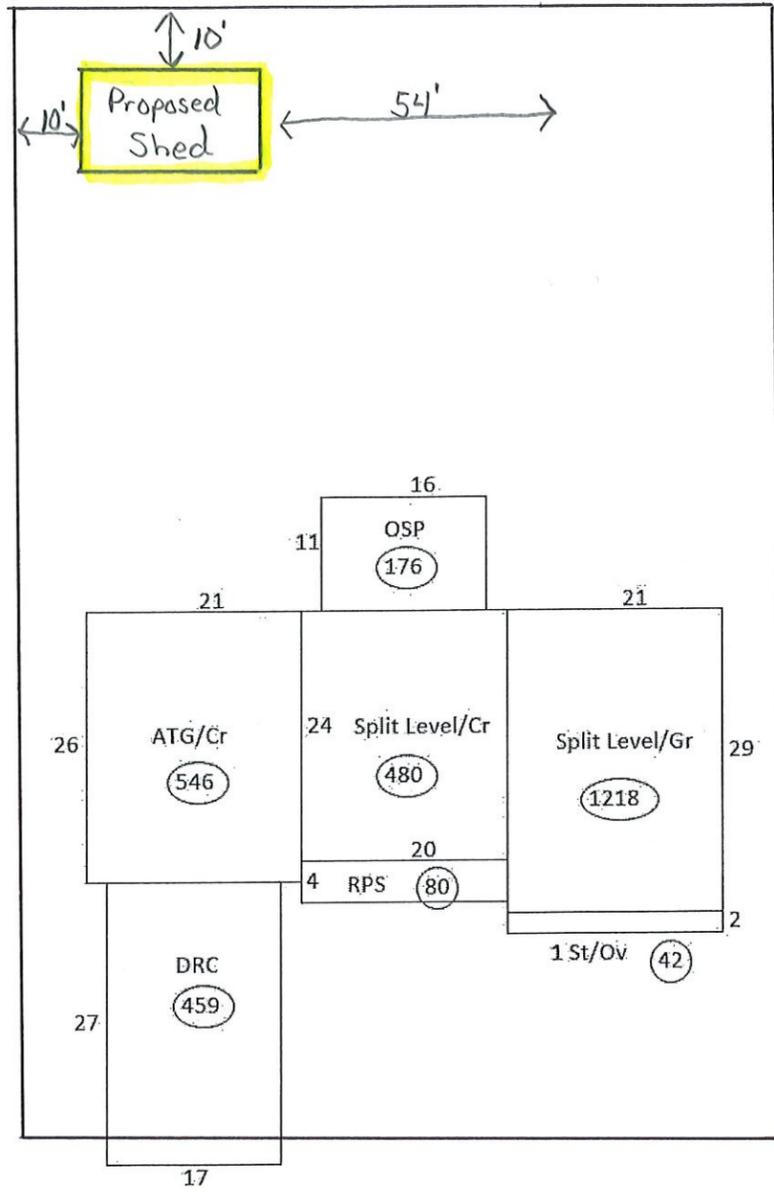
**For Office Use Only:**

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

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

2024-25

Alley



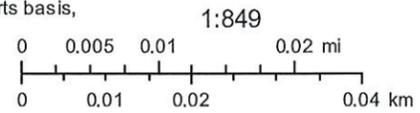
3rd Street



July 23, 2024

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□ Parcels



Zoning Classification R-2

Value \$ 2,000.00

PERMIT NUMBER 2024-26

Please call 811 before completing form

FEE \$25.00

CASH  CHECK#

242 271094

Ad 8/15/24

### APPLICATION FOR A RESIDENTIAL ZONING PERMIT

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

Property Owner John McEllean Contractor John McEllean

Address 1411 Indian Address \_\_\_\_\_

City, State, Zip 68873 Phone Number \_\_\_\_\_

Phone Number 750 1208 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Part Lot 11 Aleshires Sub St. Paul

Address of Construction Site 1520 Paul

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

Proposed Structure wood deck ROSS (Shed) Dimension of Structure 17' x 41'

Distance from South Front property line 75' Distance from North Rear Property Line 237'

Distance from East Side Property Line 11' Distance from West Second Side Line 308'

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

Approximately when will construction Start as soon as he gets the ok Finish Aug 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-16-24  
(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 \_\_\_\_\_

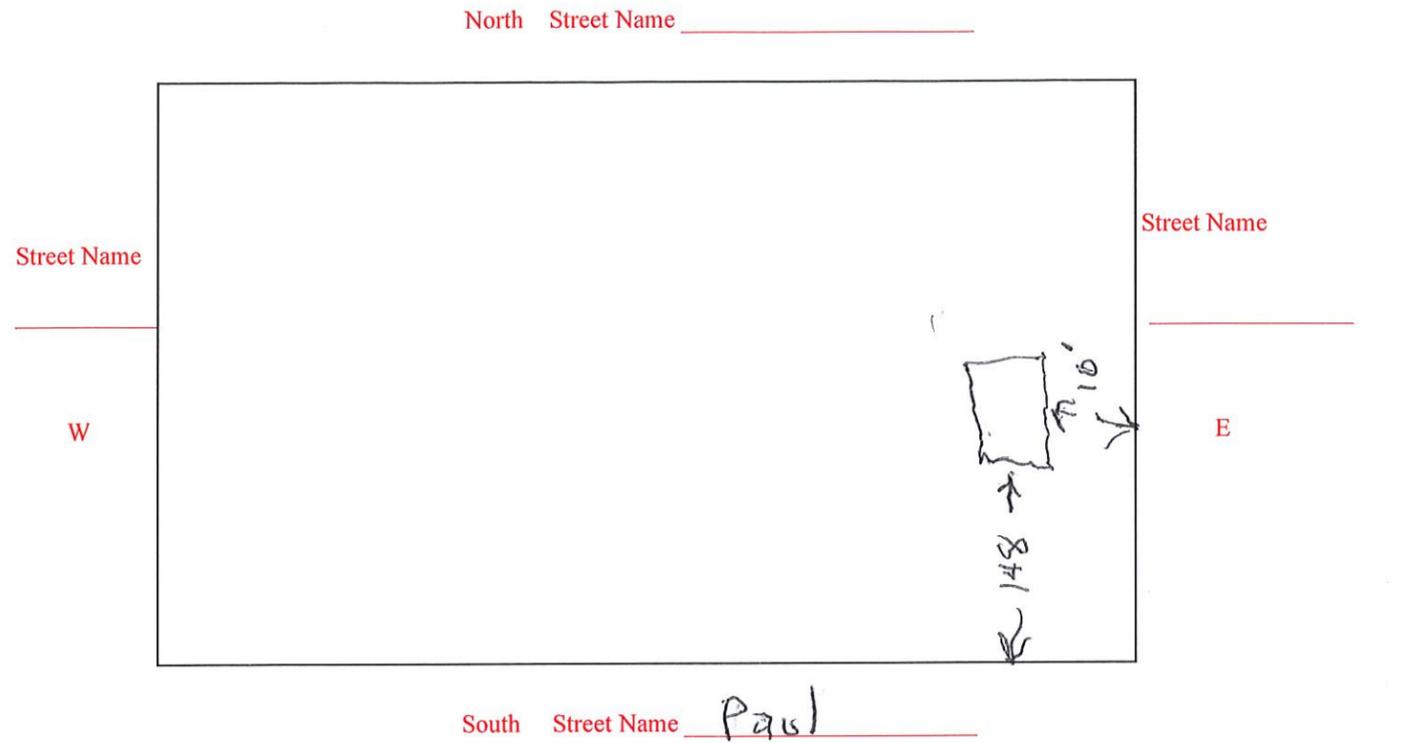
Is a conditional use required for the proposed use? YES \_\_\_\_\_ NO

Has a Conditional Use Permit been issued for this proposed use? YES \_\_\_\_\_ NO

If yes, when does it expire? \_\_\_\_\_

PERMIT NUMBER 2024-26

Site Plan Sketch:



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.**

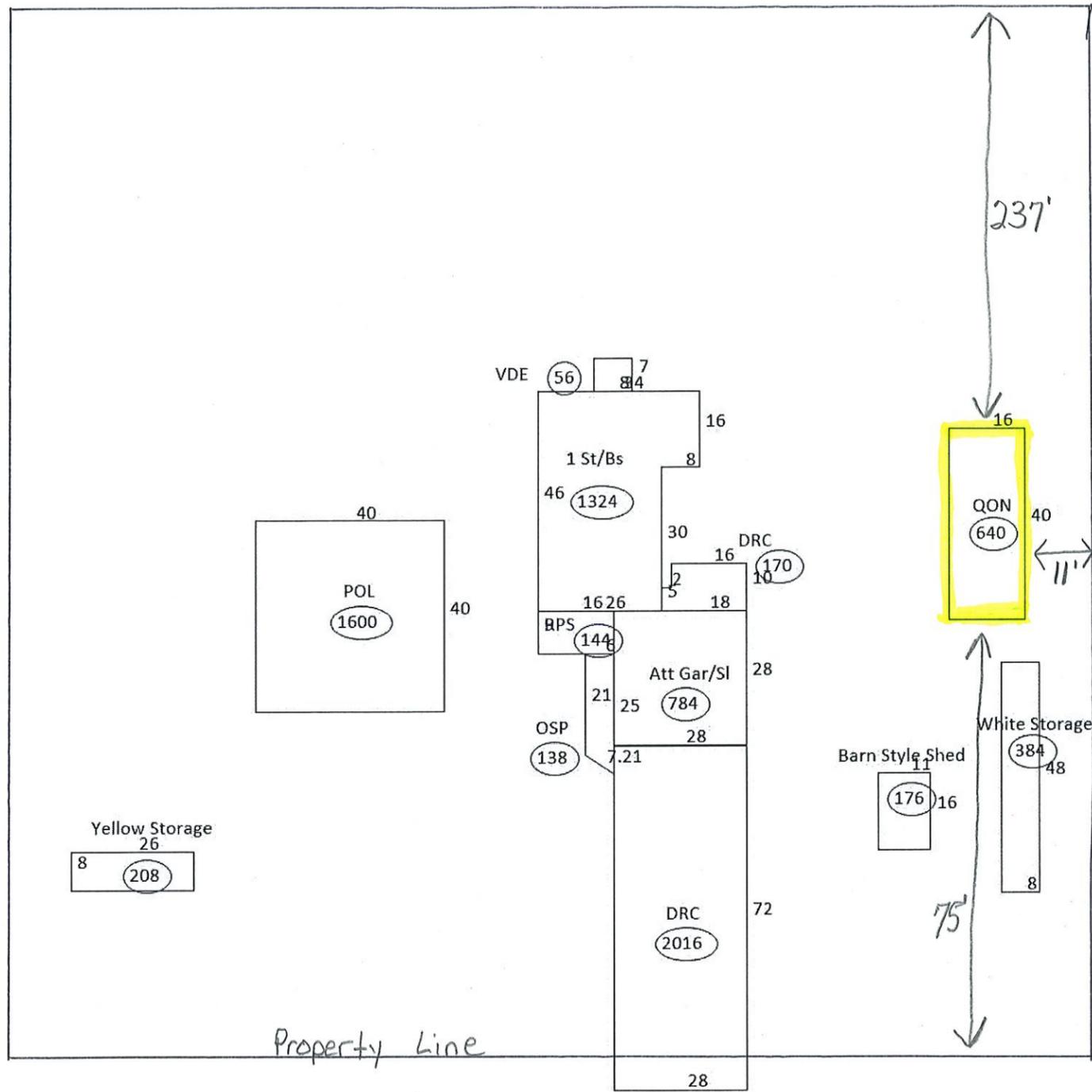
Signature of Applicant John McEllan Date 8/15/24

**For Office Use Only:**

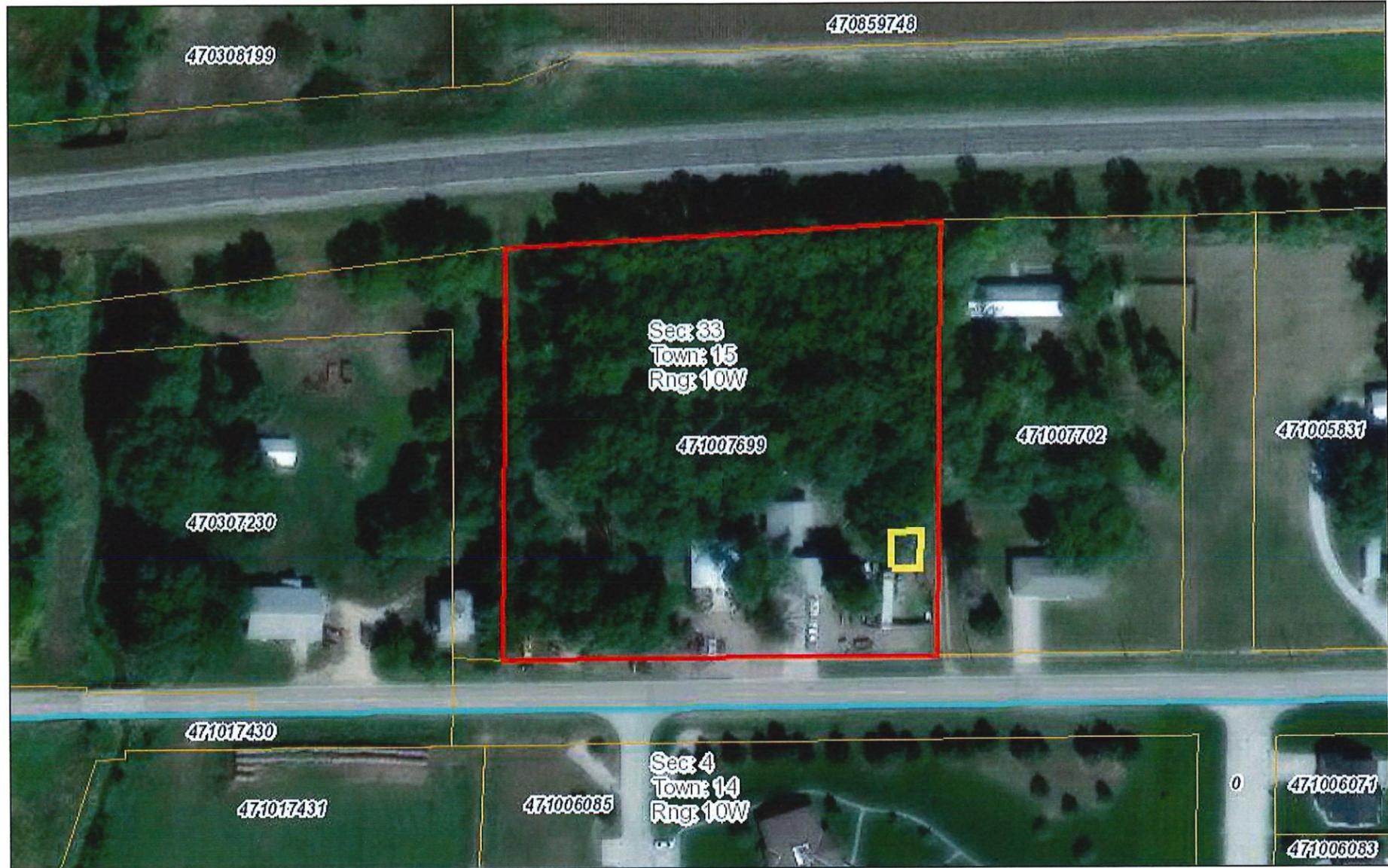
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator Signature \_\_\_\_\_

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

2024-26



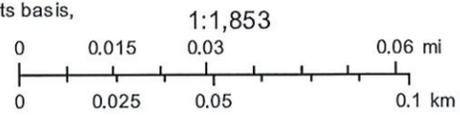
Paul Street



August 19, 2024  
13:05 PM

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
- Sections



2024-26

John McClellan  
1411 Indian  
St Paul, NE 68873

**Eldon's Inspections, LLC**  
Eldon Kieborz  
79094 474 Ave  
Loup City, NE 68853  
308-745-0293  
License # 710

The metal building with wood interior  
located on 1520 Paul St, is not fit  
for use therefore can be destroyed.  
No asbestos found.

#710 Eldon Kieborz

Sincerely,

*Eldon Kieborz*

Eldon O. Kieborz  
79094 474 Avenue  
Loup City, Nebraska 68853

License #710

Zoning Classification R-2 Value \$ \$33,000 PERMIT NUMBER 2024-28  
FEE \$50.00 CASH      CHECK#     

**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 Medical Property Owner Same

Address 1113 Sherman Street Address     

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

Phone Number      Cell Phone     

Complete Legal Description of the Property Block 10 Bartletts Add, Lot E & F Bryans Add and Tract of Land 264' lying north of Block F Bryans Add St Paul

Size of Proposed Sign See drawings

Type of Sign Directional Signs + Wall signs

Sign Construction/Material aluminum, acrylic

Where will sign be located on the property See drawings

Distance from Front property line See Attached Rear property line See Attached

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 Finish November

To Whom Should the Improvements be assessed? HCMC

Contact Utility Superintendent at (308) 754-4483 regarding inspection. Matt Helzer Date of visit 9-4-24  
(Matt Helzer's signature)

Recommendations needed before approval:     

**For Office Use Only:**

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

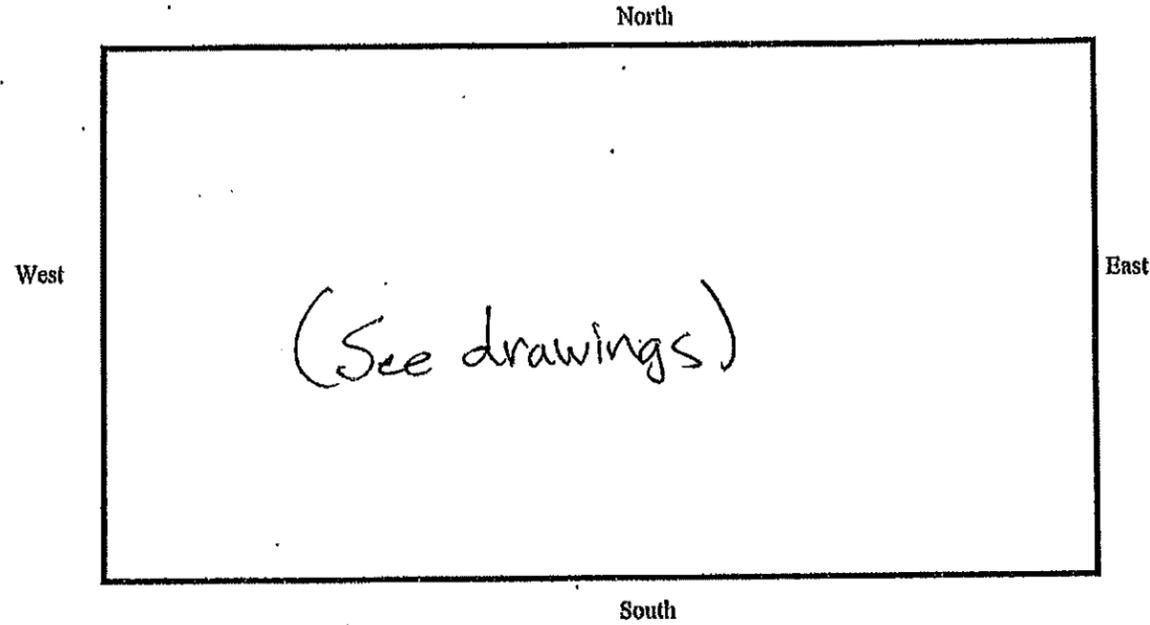
Does the proposed use meet all the required setback distances?      YES      NO Exempt

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 2024-28

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 Applicant [Signature] Date 9/3/24

For Office Use Only:

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

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

**DESTINATION SIGN** shall mean a sign used to inform and direct the public to important public places and buildings, landmarks, and historical sites in the most simple, direct, and concise manner possible.

**DIRECTIONAL SIGN** shall mean a sign which serves only to designate the location or direction of any area or place.

**DOUBLE-FACED SIGN** shall mean a sign consisting of no more than two parallel or near parallel faces supported by a single structure. The angle created by the two faces of a double-faced sign shall not exceed 15 degrees.

**ELECTRONIC INFORMATION SIGNS** shall mean on-premise signs which use an array of electronically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics. Information may include news, events or information about businesses or attractions.

**ELECTRONIC CHANGEABLE MESSAGE SIGN (ECMS)** shall mean an outdoor advertising sign that changes the message, advertisement, or copy on the sign face by electronic or mechanical device or process, either automated or remote, regardless of the process used. Blinking, flashing, rotating, revolving, spinning, fluttering lighting or animation is not allowed. Transition between messages is permitted, but such transitions may only fade, scroll, travel or reveal.

**FLASHING SIGN** shall mean a sign designed to give an electrical light flash intermittently or a revolving beacon light.

**FREESTANDING SIGN** shall mean any sign supported by uprights or braces placed on or in the ground, which is used principally for advertising or identification purposes and is not supported by any building.

**FRONTAGE** shall mean the length of a property line of any one premises abutting and parallel to a public street, road, highway, or court.

**GROUND MONUMENT (LOW PROFILE) SIGN** shall mean a sign mounted directly to the ground with a maximum height not to exceed ten feet.

**ILLUMINATED SIGN** shall mean a sign illuminated in any manner by an artificial light source.

**MOVING SIGN** shall mean a sign which conveys its message through rotating, changing, or animated elements.

**NIT** shall mean a unit of luminous intensity equal to one candela per square meter (1 cd/m<sup>2</sup>)

ARTICLE 8

- 2. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
- 3. Off-premise signs on public property.
- 4. Flashing signs.
- 5. Moving or audible signs.
- 6. Signs placed on movable trailers, vehicles or equipment.
- 7. Painted wall signs.
- 8. All roof signs.

**8.8 EXEMPTIONS**

- 1. Real estate signs not exceeding six square feet in residential districts and 32 square feet in agriculture, commercial and industrial districts provided such signs are removed within seven days after the disposition of the premises. In no case shall these signs obstruct the visibility at any intersection or driveway. Limited to two per lot.
- 2. Construction signs. One non-illuminated sign not to exceed 50 square feet shall be permitted per frontage and such signs shall be removed within one week following completion of construction.
- 3. Election signs not exceeding three feet in height or width shall be exempt so long as they do not interfere with the safety and well-being of the public.
- 4. Public signs.
- 5. Integral signs including signs for churches, names of buildings, dates of erection, and other permanent signs constructed and made as an integral part of the structure in which they are attached.
- 6. Nameplates not exceeding two square feet per dwelling.
- 7. Works of graphic art containing no advertising or business identification messages.
- 8. Residential signs under four square feet in size.
- 9. Directional signs provided do not exceed six square feet and/or three feet in maximum height.
- 10. Hand-held signs.
- 11. Temporary signs under 50 square feet and not more than two per lot for a maximum period of 90 days.

**8.9 SIGN PERMITS AND APPROVAL**

All signs shall require a zoning permit from the Zoning Administrator prior to installing any new sign, unless otherwise exempted. All signs located adjacent to controlled highways must meet the Nebraska Department of Transportation Outdoor Advertising Rules and Regulations as well as any applicable city regulations.

Amended by Ordinance No. 1022, effective 7/1/2021

2024-28



EXTERIOR  
SIGNAGE

1113 Sherman Street  
St. Paul, NE 68873  
Date: 7/29/2024  
Project: #22290

INDEX OF DRAWINGS

- PAGE 1: COVER
- PAGE 2: SITE: SITE PLAN
- PAGE 3: B1.01: BUILDING ID - METAL LETTERS - RECEIVING
- PAGE 4: B2.01: BUILDING ID - METAL LETTERS - CLINIC
- PAGE 5: D1.01: DIRECTIONAL SIGN - SIGN D1
- PAGE 6: D2.01: DIRECTIONAL SIGN - SIGN D2
- PAGE 7: D3.01: DIRECTIONAL SIGN - SIGN D3



-DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES WITH A FIELD SURVEY BEFORE PRODUCTION.  
-VERIFY ALL PAINT AND VINYL COLORS WITH CUSTOMER BEFORE FINISHING.

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LOVE  
Signs

PAGE NUMBER  
**1**

SHEET TITLE  
**COVER**

2024-28



**Legend**

B1	Metal Letters Receiving	2.5 SF
B2	Metal Letters Specialty Clinic	4.5 SF
D1	Directional Sign Sign D1	24 SF
D2	Directional Sign Sign D2	24 SF
D3	Directional Sign Sign D3	24 SF

 Requires primary power run to sign by a licensed electrician

**LOVE Signs**

Howard County  
**MEDICAL CENTER**

PAGE NUMBER  
**2**

SHEET TITLE  
**SITE**

2024-28

**B1** BUILDING ID - METAL LETTERS - RECEIVING  
 SCALE: 1"=1'-0" (11 X 17 paper)

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duracolor Vinylpaint	230-69
M2	White Metal	PMS White



2030 W Old Hwy 30  
 Grand Island, NE 68802  
 308.351.5525  
 1.877.381.4530  
 www.lovesignco.com

Designer: db  
 Project: Derek Beck  
 Location: Grand Island, NE  
 Date: 7-29-24  
 Approved By:

Project: #22290

Exterior Signage  
 Remodel

Client:



Location:

1113 Sherman Street  
 St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

V:\Medical-Dental\Howard County  
 Hospital\2024\Exterior\#22290

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PAGE NUMBER

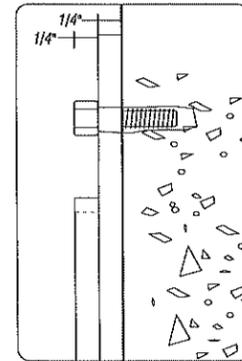
**3**

SHEET TITLE

**B1.01**



Typical Metal Letter on Backer



Receiving Rendering: 1/4"=1'-0"



2024-28

B2 BUILDING ID - METAL LETTERS - CLINIC  
SCALE: 1"=1'-0" (11 X 17 paper)

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M2	White Metal	PMS White



3039 W Old Hwy 30  
Grand Island, NE 68802  
308.381.5525  
1.877.391.5530  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-29-24  
Approved By:

Project: #22290

Exterior Signage Remodel

Client:



Location:

1113 Sherman Street  
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

Y:\Medical Center\Howard County  
Hosp\2024\Exterior\22290

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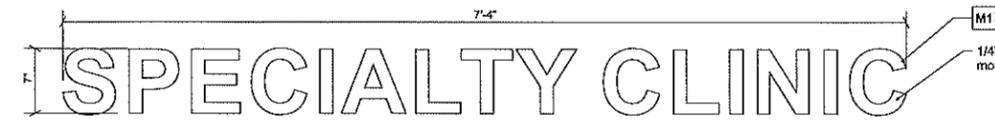
PAGE NUMBER

4

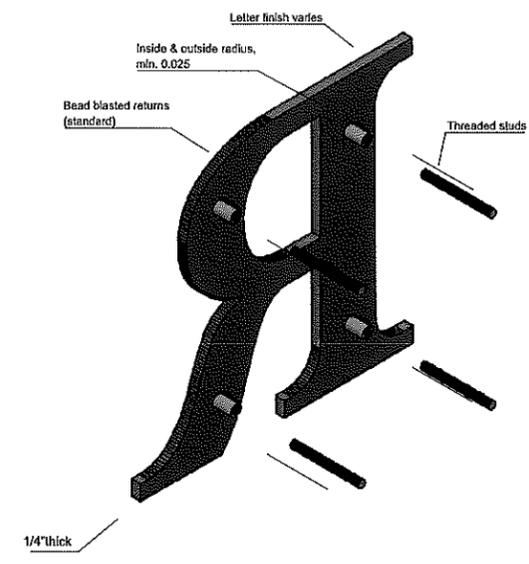
SHEET TITLE

B2.01

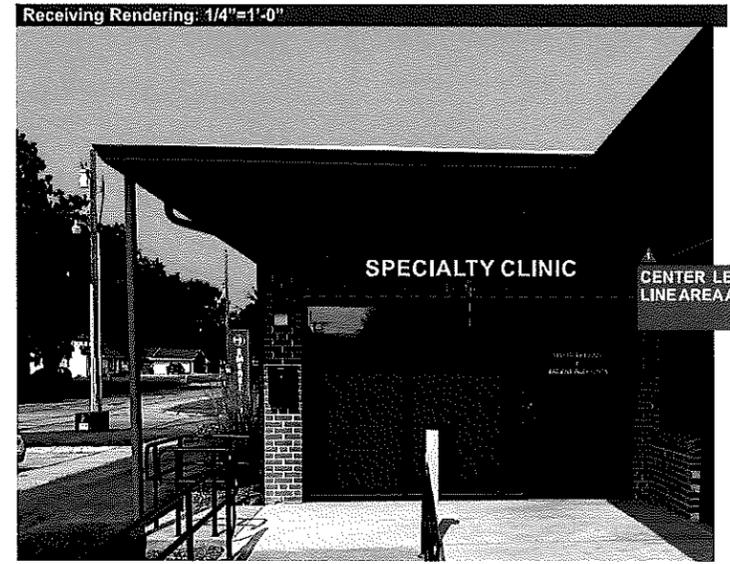
Front View



Typical Metal Letter



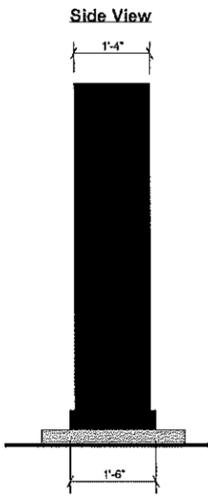
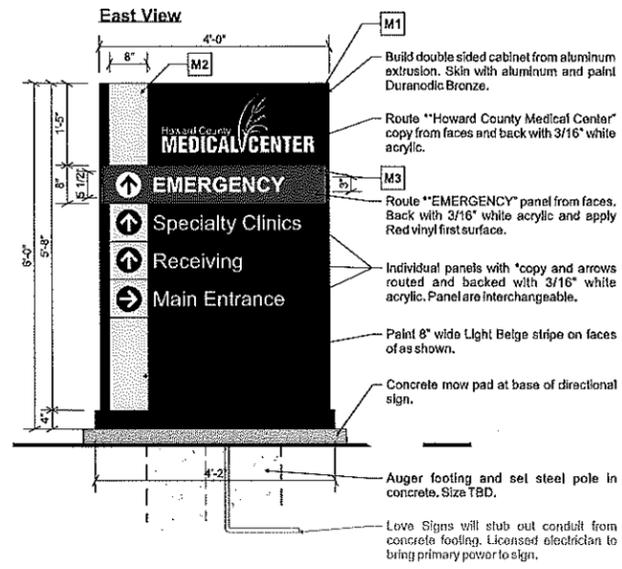
Receiving Rendering: 1/4"=1'-0"



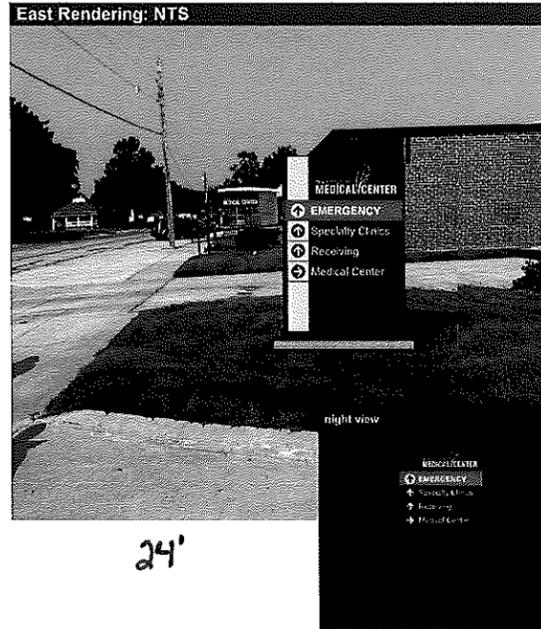
CENTER LETTERS IN DOTTED LINE AREA AS SHOWN.

2024-28

**D1** DIRECTIONAL SIGN - SIGN D1  
SCALE: 1/2"=1'-0" (11 X 17 paper)



13'



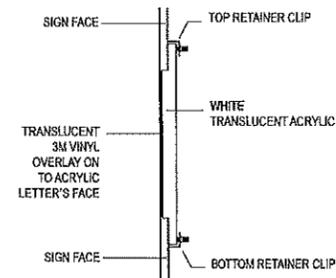
24'

MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinylpaint	230-69
	Light Beige Vinylpaint	230-149
M3	Red Vinylpaint	230-33

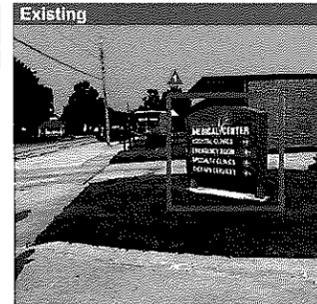
**West View**



**Routed Copy Detail**



**▲ CUSTOMER TO REMOVE EXISTING SIGN CABINET AND FOOTING.**



2030 W Old Hwy 30  
Grand Island, NE 68802  
780.381.5525  
1.877.351.5530  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-20-24  
Approved By:

**Project: #22290**

Exterior Signage  
Remodel

**Client:**



**Location:**

1113 Sherman Street  
St. Paul, NE 68873

**Revisions:**

#	DATE	REASON

**File Location:**

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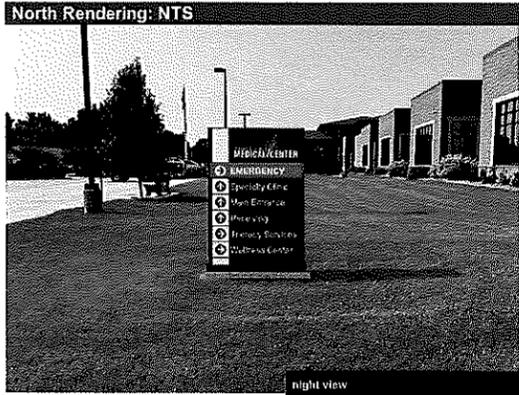
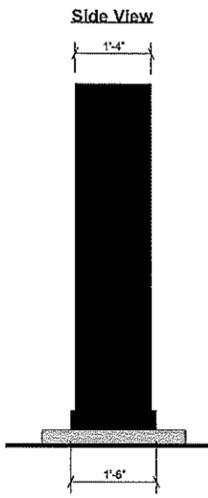
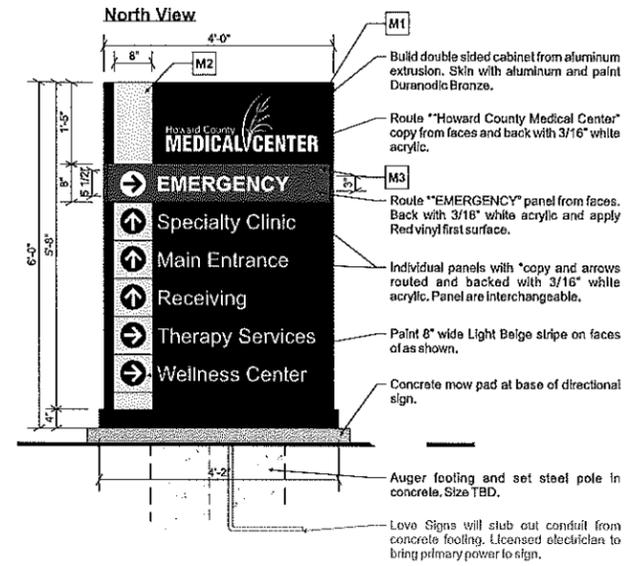
**5**

SHEET TITLE

**D1.01**

2024-28

**D2** DIRECTIONAL SIGN - SIGN D2  
SCALE: 1/2"=1'-0" (11 X 17 paper)



MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinylpaint	230-69
	Light Beige Vinylpaint	230-149
M3	Red Vinylpaint	230-33

23'

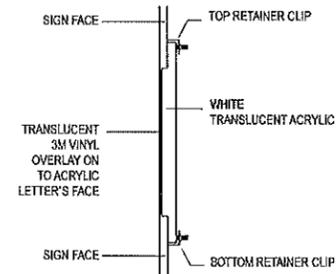
21'

**South View**



\*Internally illuminated with white LEDs wired to power supplies.

**Routed Copy Detail**



▲ CUSTOMER TO REMOVE EXISTING SIGN CABINET AND FOOTING.



3030 W Old Hwy 30  
Grand Island, NE 68802  
308.391.5525  
1.877.381.5538  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-29-24  
Approved By:

Project: #22290

Exterior Signage Remodel

Client:



Location:

1113 Sherman Street  
St. Paul, NE 68873

Revisions:

#	DATE	REASON

File Location:

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PAGE NUMBER

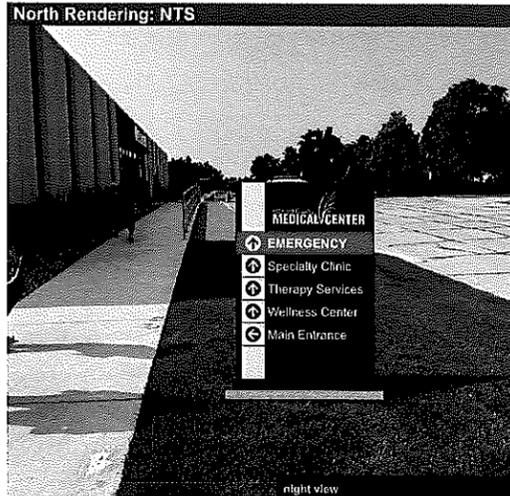
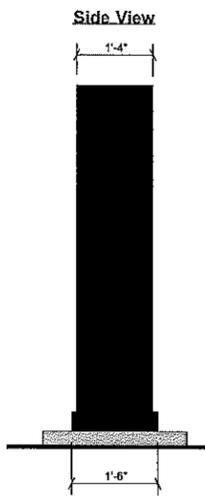
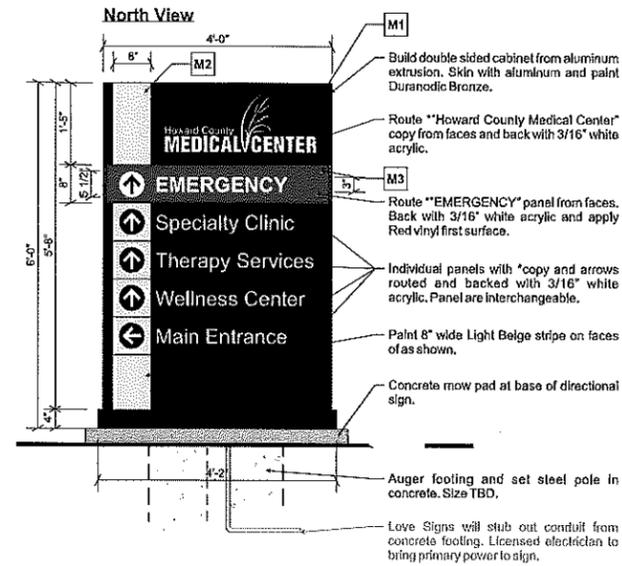
6

SHEET TITLE

D2.01

2024-28

**D3** DIRECTIONAL SIGN - SIGN D3  
SCALE: 1/2"=1'-0" (11 X 17 paper)



MATERIALS		
COLOR	MATERIAL	REFERENCE NUMBER
M1	Duranodic Vinylpaint	230-69
	Light Beige Vinylpaint	230-149
M3	Red Vinylpaint	230-33

**LOVE Signs**  
3030 W Old Hwy 30  
Grand Island, NE 68802  
308.361.5525  
1.877.361.5529  
www.lovesignco.com

Designer: db  
Project: Derek Beck  
Location: Grand Island, NE  
Date: 7-20-24  
Approved By:

Project: #22290

Exterior Signage Remodel

Client:



Location:

1113 Sherman Street  
St. Paul, NE 68873

Revisions:

#	DATE	REASON

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PAGE NUMBER

**7**

SHEET TITLE

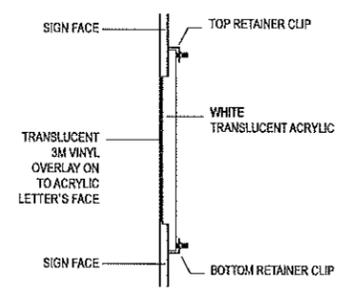
**D3.01**

10' behind curb

**South View**



**Routed Copy Detail**



\*Internally illuminated with white LEDs wired to power supplies.