

Planning Commission Meeting

Monday, September 30, 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 30th 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 September 9, 2024 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2024-29 Larry & Rhonda Lange - covered porch at 1302 Paul Street
 - (b) 2024-30 Jason & Lisa Porter - shed at 324 Jackson Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Solko announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
September 9, 2024
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 9th day of September, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Solko called the meeting to order at 12:20 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: Connie Becker, Dan Scheer, Tyler Solko, and Tony Walch. Commission member absent: Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the July 8, 2024 meeting minutes. Commission member Walch seconded the motion. Commission members Becker, Scheer, Solko, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Solko opened the public hearing at 12:21 p.m. on a proposed Amendment to the Redevelopment Plan to allow Tax Increment Financing (TIF) for the new grocery store to be built on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2nd Street).

City Clerk Connie Jo Beck explained the TIF redevelopment process. TIF is allowed for structural improvements to approved property after public hearings with the Planning Commission, the Community Development Agency, and the St. Paul City Council.

Blake Schwartz, owner of St. Paul Grocery LLC, was available to answer questions on the project. The total project is estimated to cost \$6.5 million. The new grocery store will be expanded to 16,000 square feet from the current 10,000 square feet. Having no further comments, the public hearing was closed at 12:34 p.m. Commission member Walch moved to approve Resolution 2024-PZ-2 to amend the Redevelopment Plan to allow Tax Increment Financing (TIF) for the new grocery store to be built on Lots 1-6, Block 34, Original Town of St. Paul, Howard County, Nebraska (1517 2nd Street). Commission member Scheer seconded the motion. Commission members Solko, Walch, Scheer, and Becker voted aye. Motion carried 4/0. Public hearings will also be held on September 16, 2024 at 6:30 p.m. before the City Council.

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

- (a) 2024-27 Karen Carruthers – fence at 1705 Elm Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Mark Wilson with the Howard County Medical Center discussed the proposed signage for the Howard County Medical Center pertaining to Zoning Permit 2024-28. Commission member

Becker moved to approve the following zoning permit:

- (a) 2024-28 Howard County Medical Center – directional & wall signs at 1113 Sherman Street

Commission member Solko seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Commission member Scheer moved to approve the following zoning permits:

- (a) 2024-25 Paula Imler – shed at 708 3rd Street
- (b) 2024-26 John McClellan – remove/add a shed at 1520 Paul Street

Commission member Becker seconded the motion. Commission members Scheer, Solko, Becker, and Walch voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer indicated he had a resident question whether he would be able to construct a four-stall garage-type structure without garage doors in a residential district. A proposed drawing was shown to the commission members. It was agreed that this would be allowed as an accessory building in a residential district if it met setbacks, and was not used as a rentable storage unit. If the resident decides to pursue this type of structure, a zoning permit application will be required.

The meeting was adjourned at 12:50 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 3000 PERMIT NUMBER 2024-29
Please call 811 before completing form FEE \$25.00 CASH CHECK# paid 9/17/24

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 Larry + Rhonda Lange Contractor Daltyn Rother
Address 1302 Paul Str. Address 506437 99th Road
City, State, Zip St. Paul, NE 68873 Phone Number 10 Wolbach, NE 68882
Phone Number (308) 383-1214 Cell Phone 308-754-3372

Complete Legal Description of the Property S 1/2 E 1/2 and S 15' N 1/2 E 1/2 of Lot 15 Aleshires Sub St. Paul
Address of Construction Site 1302 Paul Str. St. Paul, NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Covered Open Porch Dimension of Structure 8' x 24' Wood Structure
Distance from South Front property line 34' Distance from Rear Property Line 78'
Distance from East Side Property Line 7' Distance from West Second Side Line 72'

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

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-17-24
(Matt Helzer's signature)

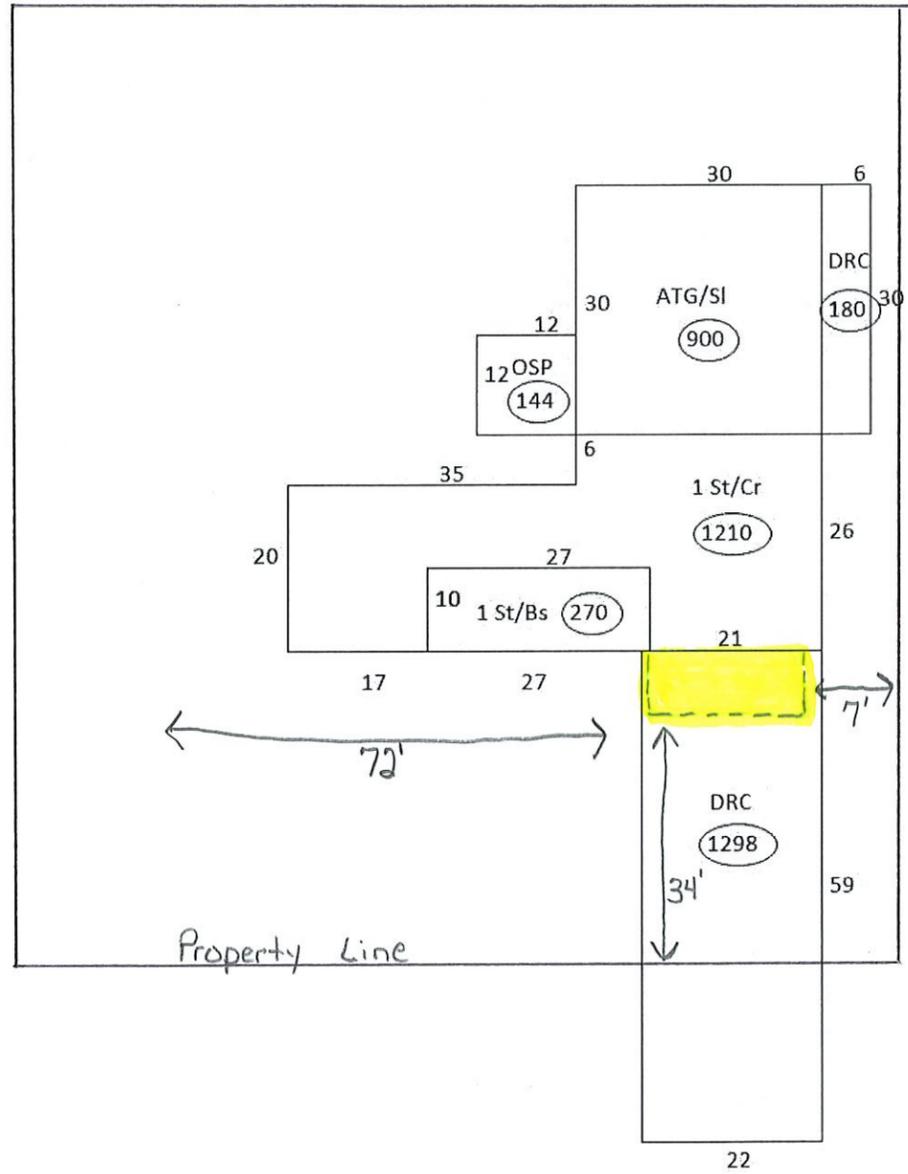
Recommendations needed before approval: _____

(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:

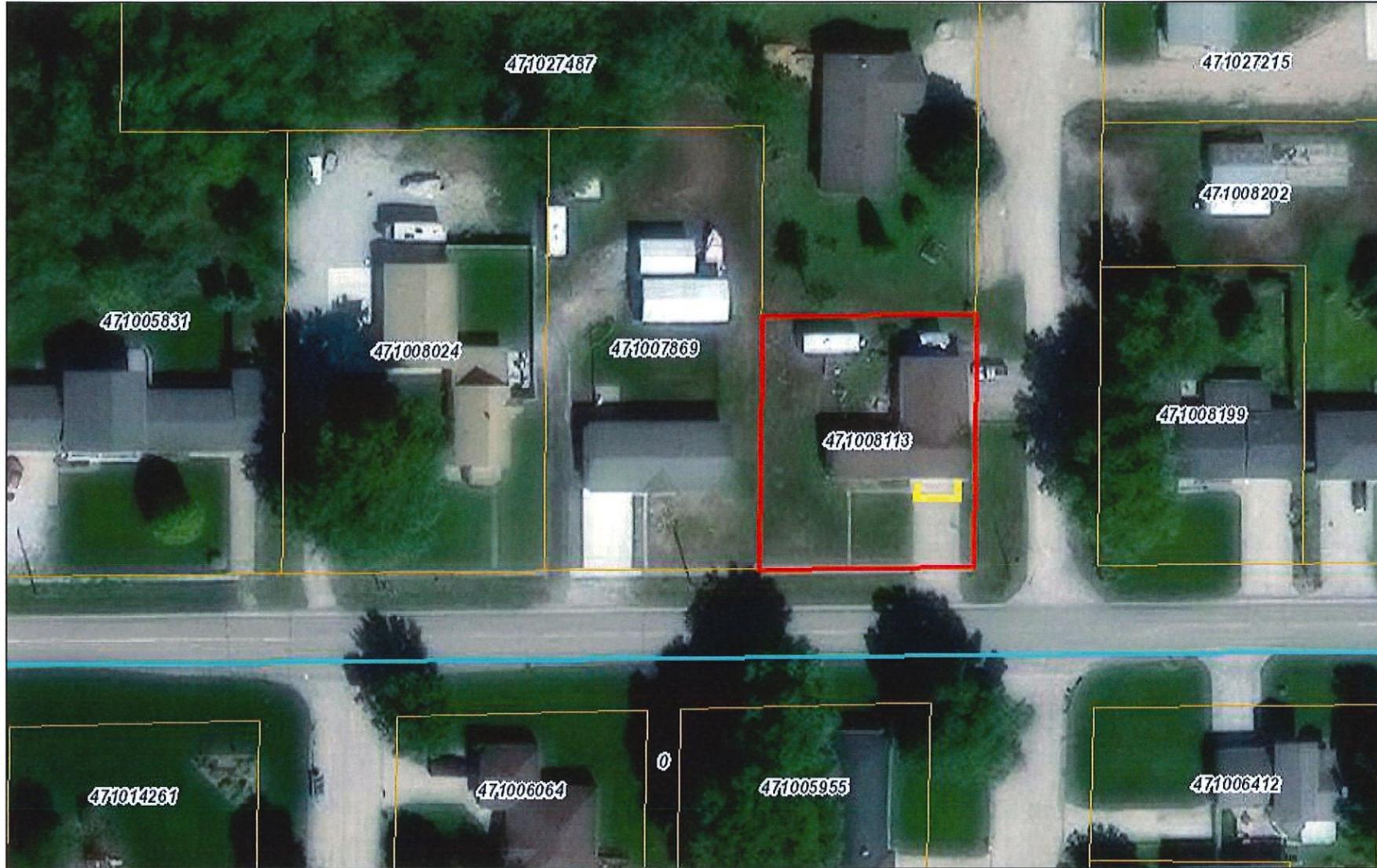
Is the proposed use permitted within this zoning district?	YES <input checked="" type="checkbox"/>	NO _____
Does the proposed use meet all the required setback distances?	YES <input checked="" type="checkbox"/>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <input checked="" type="checkbox"/>
Has a Conditional Use Permit been issued for this proposed use? If yes, when does it expire? _____	YES _____	NO <input checked="" type="checkbox"/>

2024-29



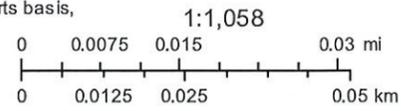
Jackson Street

Paul Street



September 17, 2024 15:47 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



Zoning Classification R-2 Value \$ \$16,000 PERMIT NUMBER 2024-30
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 8100
paid 9/25/24

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 JASON & LISA PORTER Contractor St Paul HS Construction Class (Alex Linasny)
 Address 324 JACKSON ST Address 1305 HOWARD AVE ST PAUL 68873
 City, State, Zip ST PAUL, NE 68873 Phone Number 308-754-4433
 Phone Number 308-379-5140 Cell Phone 402-750-7239

Complete Legal Description of the Property LOT 1 DARNALL'S 2ND ADDITION (#631-1)
 Address of Construction Site EMPTY LOT PARCEL 10 #470999087
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure SHED Dimension of Structure 14' x 20'
 Distance from Front Property Line West 115' ? Distance from Rear Property Line East 6'
 Distance from Side Property Line North 70' ? Distance from Second Side Line South 6'
SOUTH line

Is there a utility easement on any side of the property? NORTHSIDE?
 Approximately when will construction Start OCT 24 Finish DEC 24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-26-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

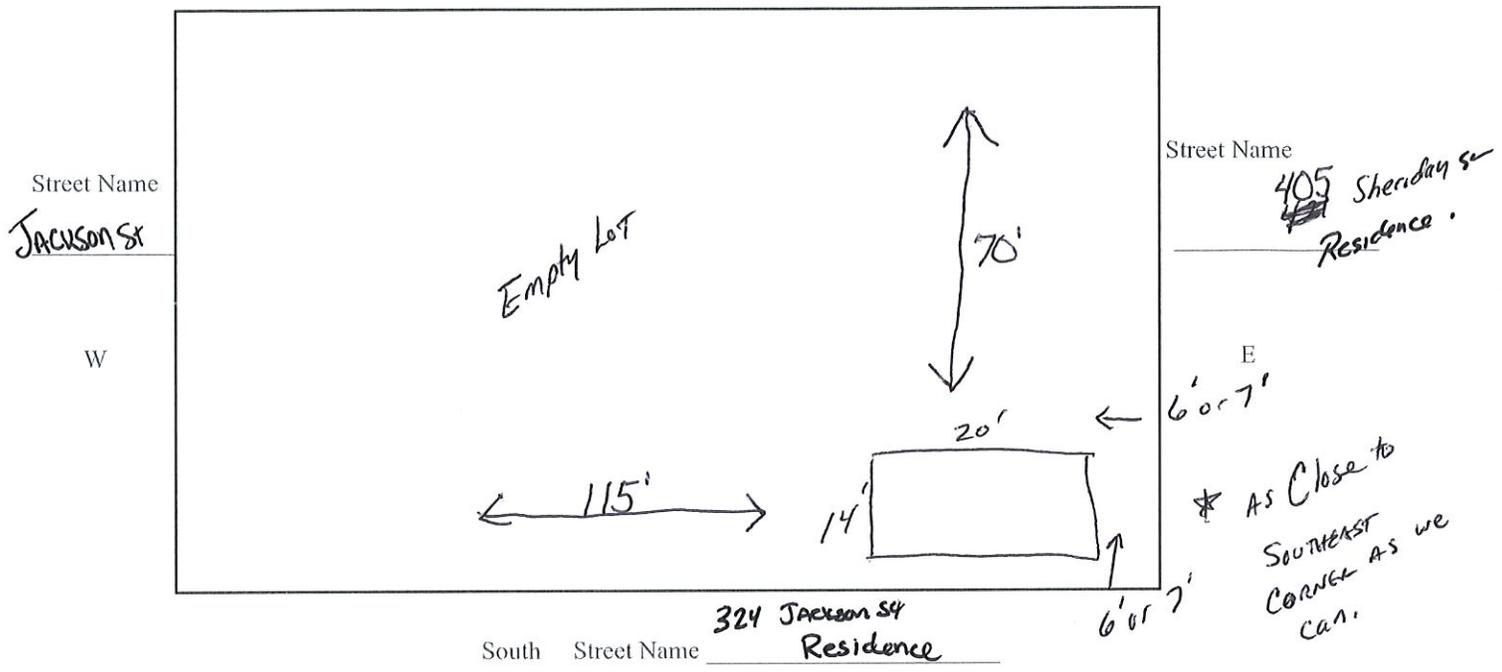
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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? _____

Site Plan Sketch:

North Street Name 1223 Elm St
Residence



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.

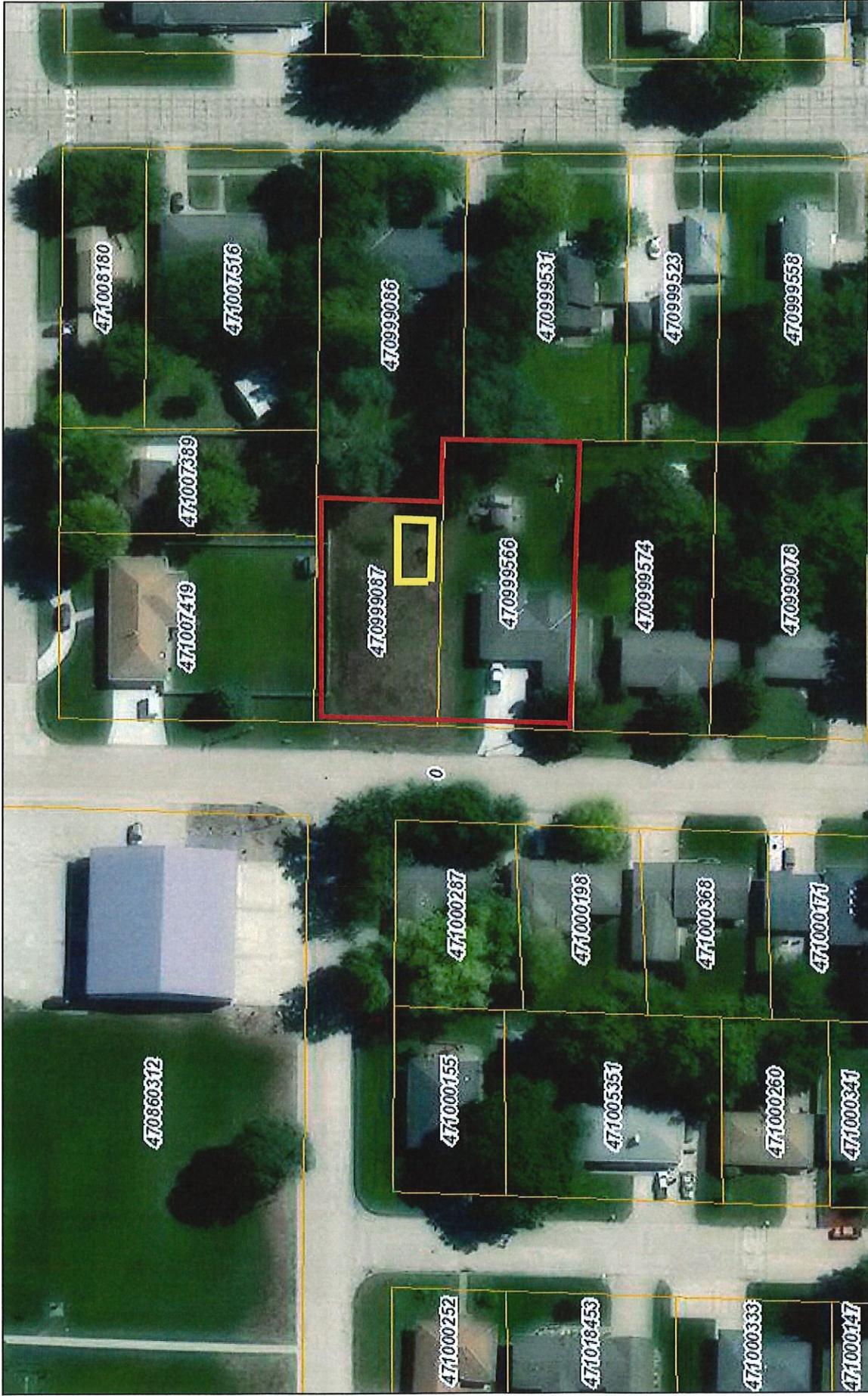
Signature of Applicant [Signature] Date 9-25-24

For Office Use Only:

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

Reasons for Denial: _____

2024-30



September 26, 2024 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

1:1,395

