

Planning Commission Meeting
Monday, March 31, 2025 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 31st day of March, 2025 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 March 3, 2025 minutes.
4. Ratify Administrative Approval of Zoning Permit:
 - (a) 2025-9 Brandon & Taryn Rasmussen - fence at 1617 Jay Street
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2025-10 AJ Squared LLC - duplex and fence at 1511 and 1513 Jay Street
 - (b) 2025-11 Kathy Michel - wood playhouse at 1321 Sheridan Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Adjournment

St. Paul Planning Commission

March 3, 2025

Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 3rd day of March, 2025 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

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

Commission member Becker moved to approve the January 13, 2025 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

Chairman Solko opened the public hearing at 12:03 p.m. on the request by Gale and Lynn Larson as Trustees of the Gale O. Larson Living Trust to vacate Winson Subdivision as recorded on May 10, 2012 in Book 12, Page 2554 of the Howard County Records of Howard County, Nebraska. Gale Larson and Zoning Administrator Helzer spoke on the reasons for the request to vacate the subdivision.

Having no public comments, the public hearing was closed at 12:05 p.m. Commission member Jacobs moved to approve the vacation of Winson Subdivision. Commission member Scheer seconded the motion. Commission members Jacobs, Scheer, Solko, and Becker voted aye; nays none. Motion carried 4/0. A public hearing will also be held on March 17, 2025 at 6:30 p.m. before the City Council.

Chairman Solko opened the public hearing at 12:06 p.m. regarding the Final Plat of Winson Acres Subdivision. Gale Larson spoke on the need for the new subdivision. Upon no comments from the public, the public hearing was closed at 12:10 p.m. Commission member Scheer moved to approve the Final Plat of Winson Acres Subdivision. Commission member Becker seconded the motion. Commission members Scheer, Solko, Becker, and Jacobs voted aye, nays none. Motion carried 4/0. A final public hearing on this matter will be held on March 17, 2025 at 6:30 p.m. before the City Council.

Zoning Administrator Helzer reviewed the following Zoning Permit applications:

- (a) 2025-3 Casey's Retail Company – diesel canopy and sign at 1013 2nd Street
- (b) 2025-4 STS Construction – house at 1404 Grant Street
- (c) 2025-5 STS Construction – house at 1410 Grant Street
- (d) 2025-6 LaVern Miller Estate – move/demo trailer at 106 Jay Street
- (e) 2025-7 Chris Meyer/CM Construction – commercial business units at 301 Kendall Street
- (f) 2025-8 Casandra Christensen – fence at 222 6th Street

Commission member Jacobs moved to approve Zoning Permit application 2025-3. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

Commission member Scheer moved to approve Zoning Permit applications 2025-4 and 2025-5. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Chairman Solko abstained from voting. Motion carried 3/0.

Commission member Scheer moved to approve Zoning Permit applications 2025-6 through 2025-8. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

The next Planning Commission meeting will be Monday, March 31, 2025 at noon.

The meeting was adjourned at 12:25 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 7,100.⁰⁰

PERMIT NUMBER 2025-9

FEE \$25.00 CASH CHECK# 1071 CC paid 2/28/25

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 Brandon & Taryn Rasmussen Contractor Self

Address 1617 Jay St. Address _____

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

Phone Number 308-550-0636 Cell Phone _____

Complete Legal Description of the Property Lot 1 Dalton Meadows Sub St. Paul

Address of Fence Site 1617 Jay St Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: 5'x6' Black aluminum Fence

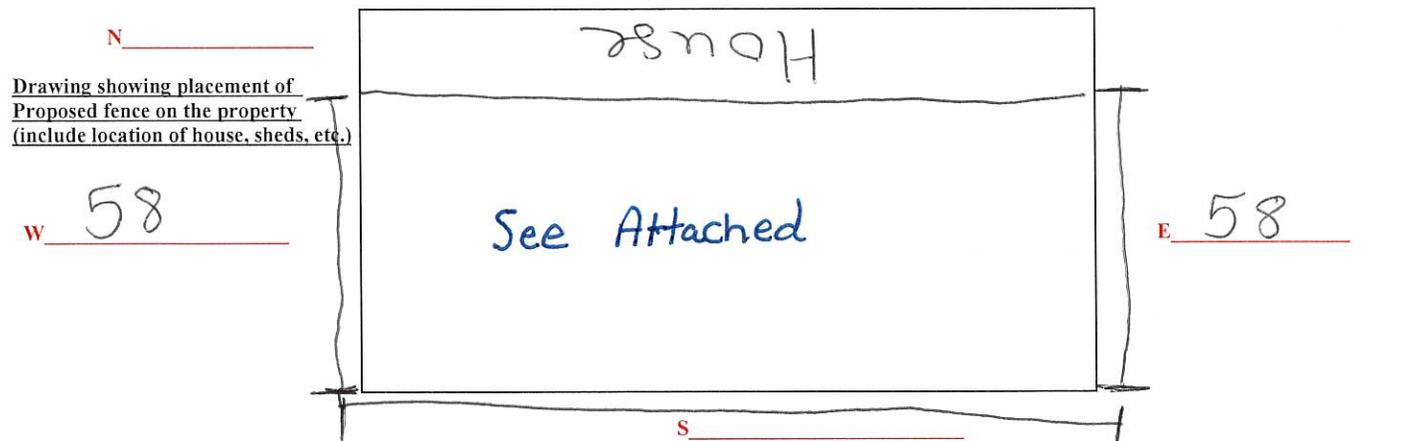
Approximately when will the construction: Start Spring 2025 Finish Summer 2025

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-3-25
(Matt Helzer's signature)

Recommendations needed before approval: _____

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.
The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

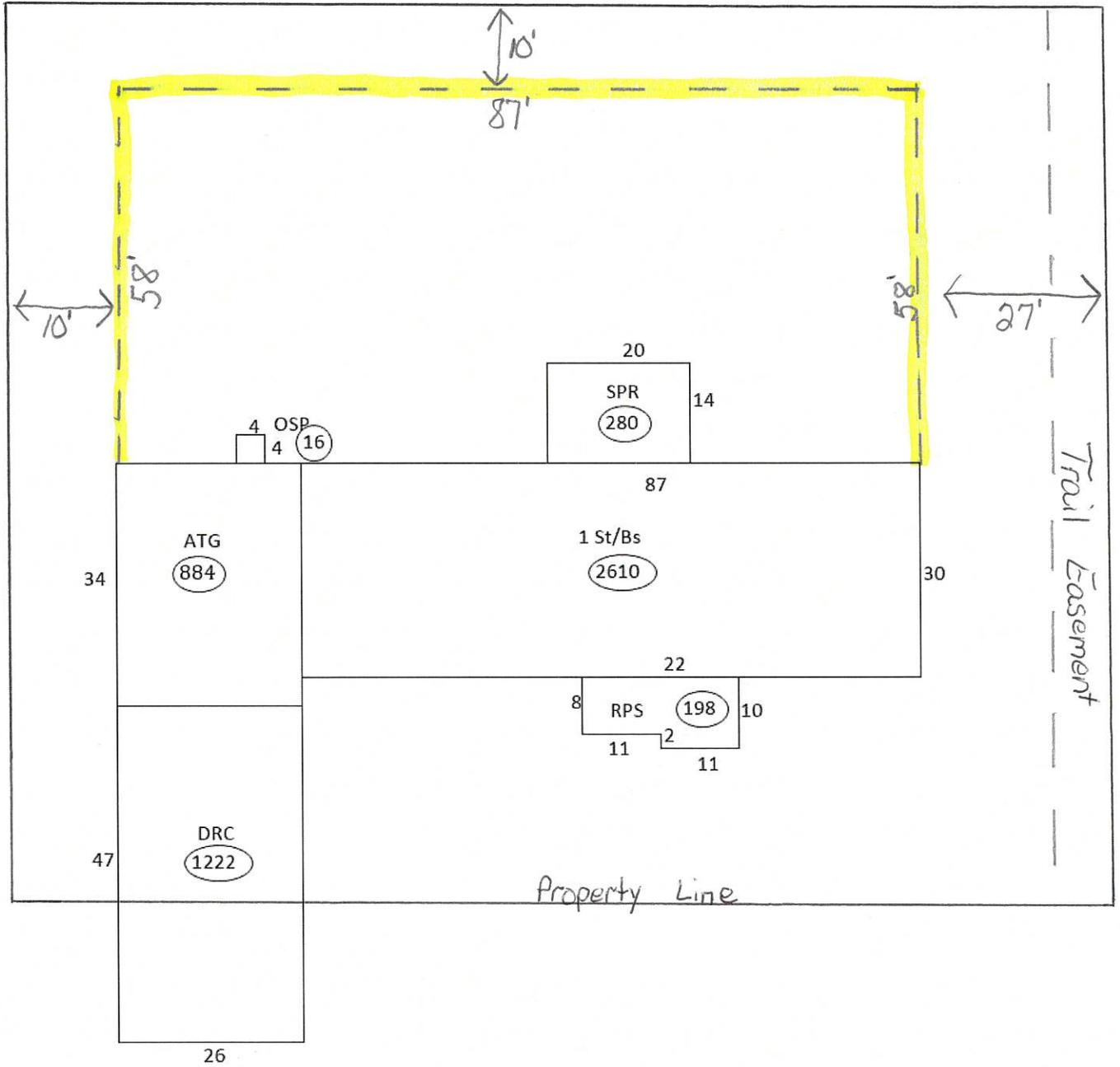
Signature of Applicant [Signature] Date 2-28-25



For Office Use Only: Permit is Approved Denied Matthew T Helzer Date 3/3/25
Zoning Administrator

Reasons for Denial: _____ Admin Approval per § 11.1-1

2025-9



Jay Street

ZONING PERMIT

THIS PERMIT # 2025-9 is issued to

Brandon & Taryn Rasmussen

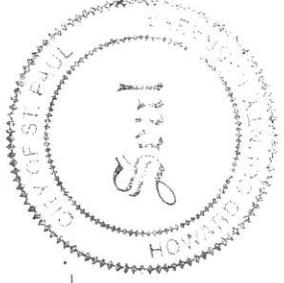
For the purpose of
construction / installation of black aluminum fence

Located at 1617 Jay Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on March 18, 2026

Matt Meyer
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R-2 Value \$ 350,000 PERMIT NUMBER 2025-10
Please call 811 before completing form FEE \$50.00 CASH CHECK#

TIF Project

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 AJ Squarred LLC Contractor AJ Squarred LLC
Address 1528 Indian Street Address 1528 Indian Street
City, State, Zip St. Paul, NE Phone Number _____
Phone Number 402-768-1120 Cell Phone 402-768-1120

Complete Legal Description of the Property Lot 9 Dalton Meadow Sub St. Paul, NE
Address of Construction Site 1511 and 1513 Jay Street
(If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Duplex + Fence Dimension of Structure 50' x 76'
Distance from Front property line 24' Distance from Rear Property Line 60'
Distance from Side Property Line 12' 10" Distance from Second Side Line 12' 10"

Is there a utility easement on any side of the property? Yes (South)
Approximately when will construction Start April 2025 Finish November 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 2-28-25
(Matt Helzer's signature)

Recommendations needed before approval: _____

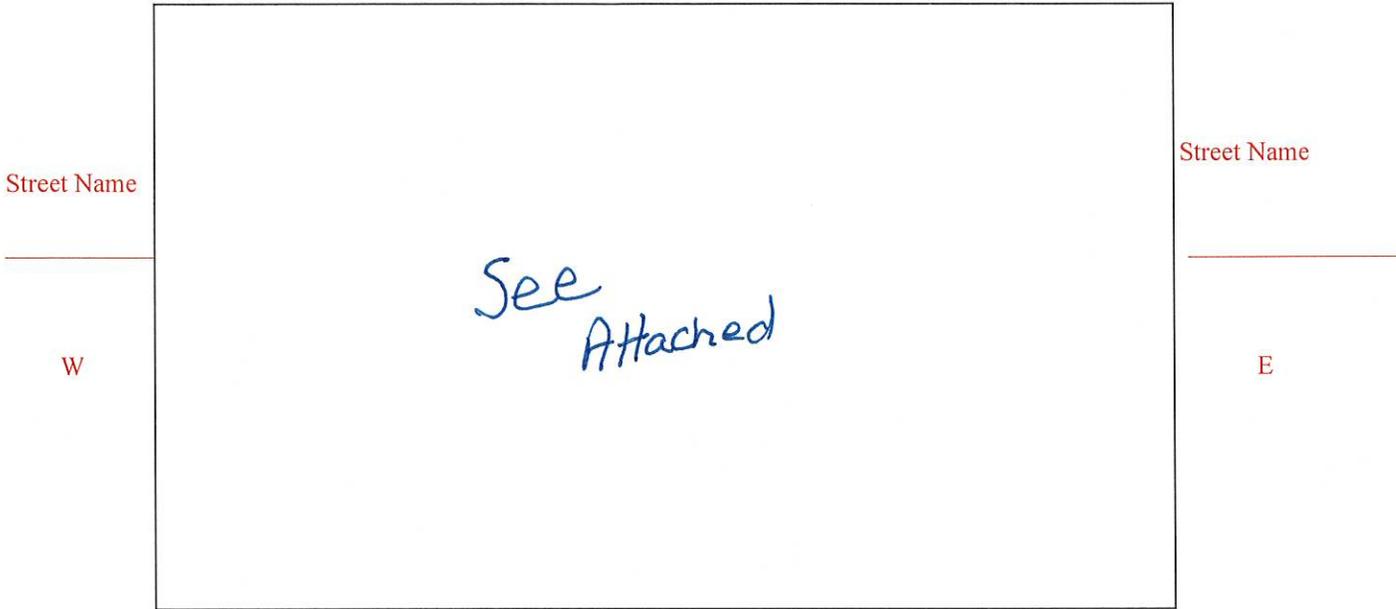
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 Jay Street



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.

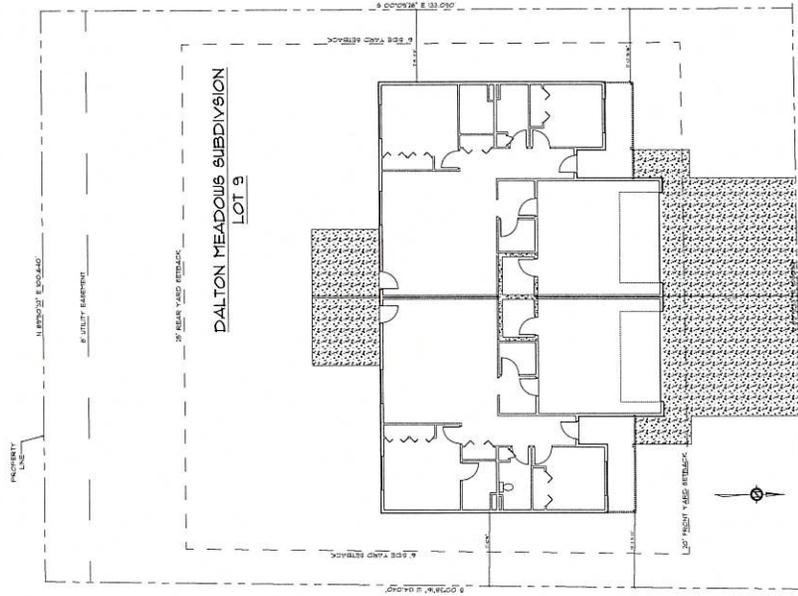
Signature of Applicant *MH* Date 2/28/2025

For Office Use Only:

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

Reasons for Denial: _____

2025-10



JAY STREET

SITE PLAN
SCALE: 1" = 10'-0"

11/0/24
11/7/24
10/28/24
10/11/24

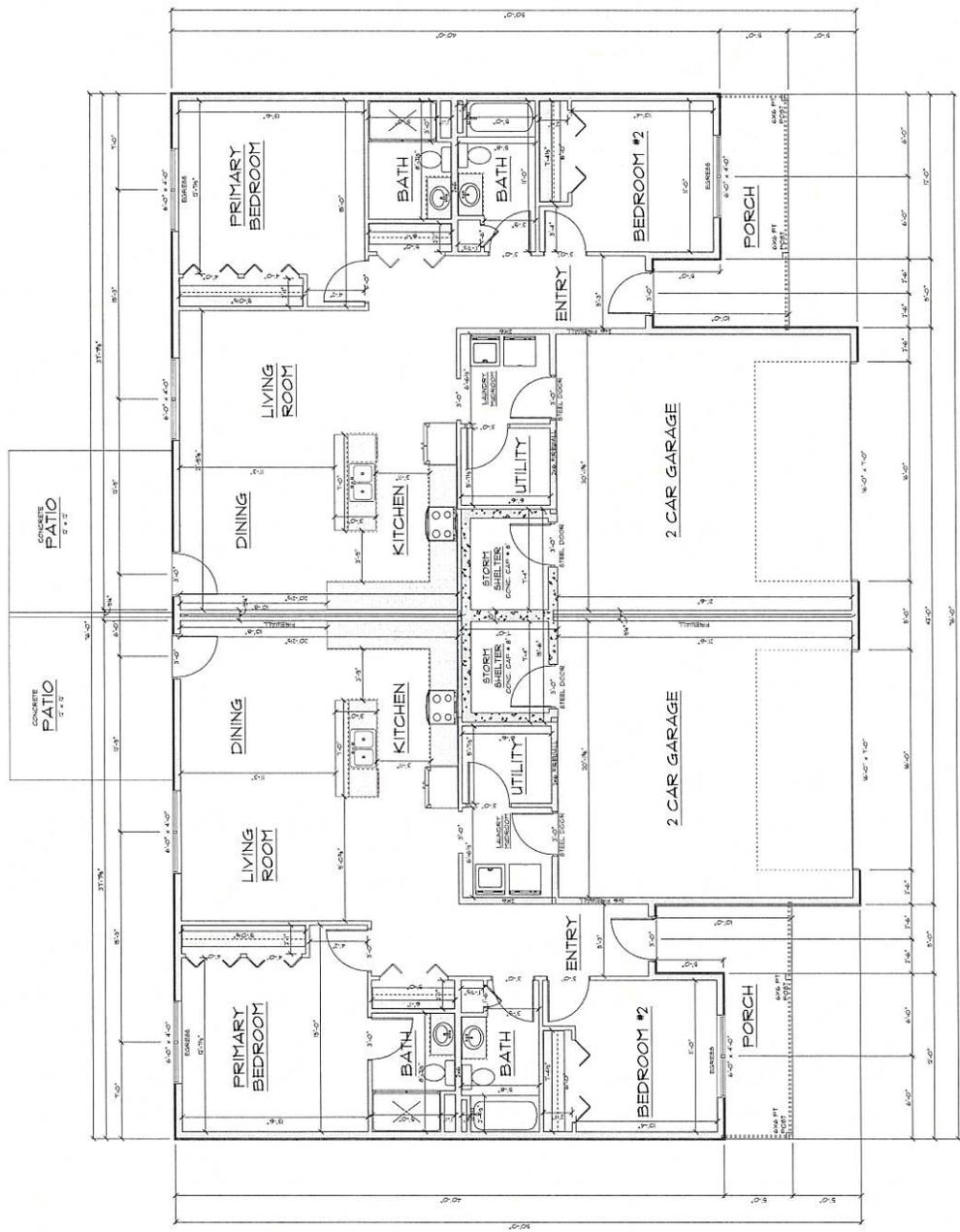
Builders
BUILDERS LLC
LUMBER 4 BUILDING CENTER

RESIDENCE DESIGNED FOR
AJ SQUARED LLC
891 JAY STREET
ST. PAUL, NE

DATE	REVISION
11/0/24	1
11/7/24	2
10/28/24	3
10/11/24	4

THIS DOCUMENT IS THE PROPERTY OF BUILDERS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BUILDERS LLC IS STRICTLY PROHIBITED.

2025-10



UNIT #2
D41 F5F

UNIT #1
D41 F5F

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
2484 TOTAL SF

<p>Builders 3000 W. STATE ST. LUMBER BUILDING CENTERS</p>	RESIDENCE DESIGNED FOR	11/0/24
	AJ LAMAR, LLC	10/28/24
	801 W. 1ST STREET	10/17/24
	ST. PAUL, NE	
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Zoning Classification R-2 Value \$ 100⁰⁰ PERMIT NUMBER 2025-11
 Please call 811 before completing form FEE \$50.00 CASH CHECK# paid 3/26/25

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 Kathy Michel Contractor SELF
 Address 1321 Sheridan Address _____
 City, State, Zip St. Paul Nc 68873 Phone Number _____
 Phone Number 530-640-2766 Cell Phone _____

Complete Legal Description of the Property E 1/2 Lot J Bryans Add St. Paul
 Address of Construction Site 1321 Sheridan
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Wood playhouse Dimension of Structure 10' x 5'
 Distance from ^{East} Front property line 35' Distance from ^{west} Rear Property Line 87'
 Distance from ^{North} Side Property Line 134' Distance from ^{South} Second Side Line 6'

Is there a **utility easement** on any side of the property? NO
 Approximately when will construction Start April 2025 Finish May 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-26-25
 (Matt Helzer's signature)

Recommendations needed before approval: _____

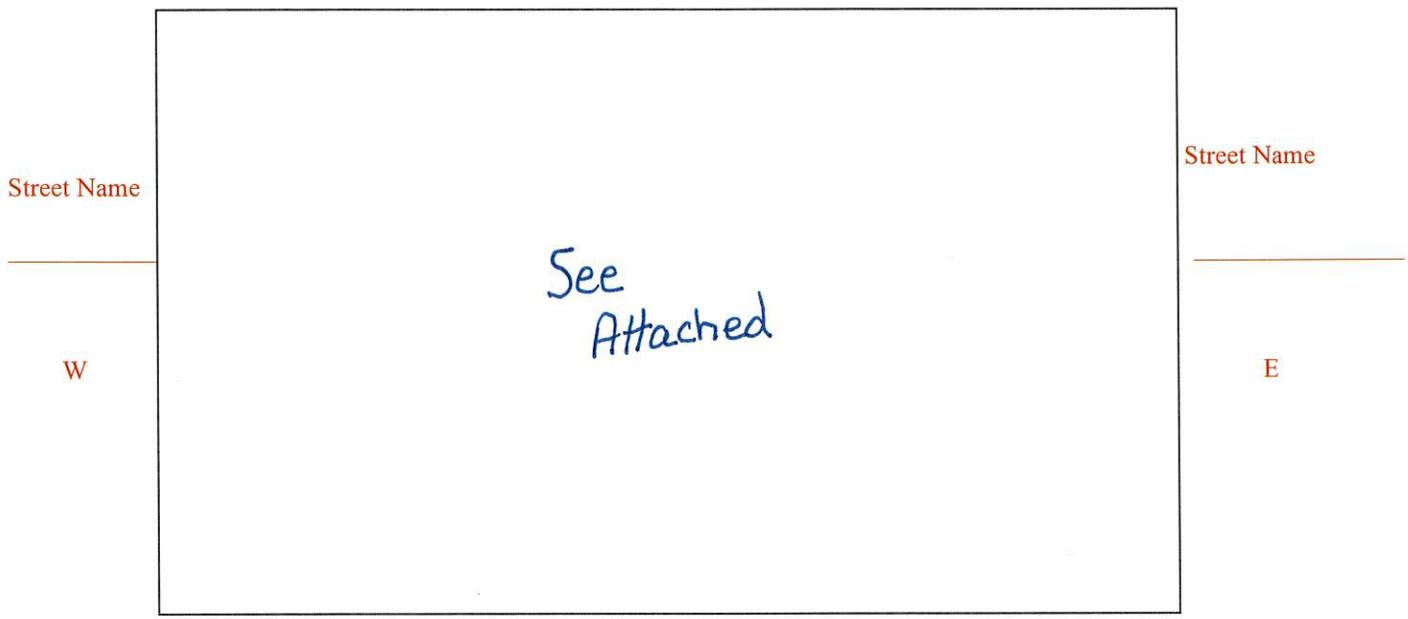
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 Kathy Mueckel Date 3/26/25

For Office Use Only:

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

Reasons for Denial: _____



2025-11

2025-11



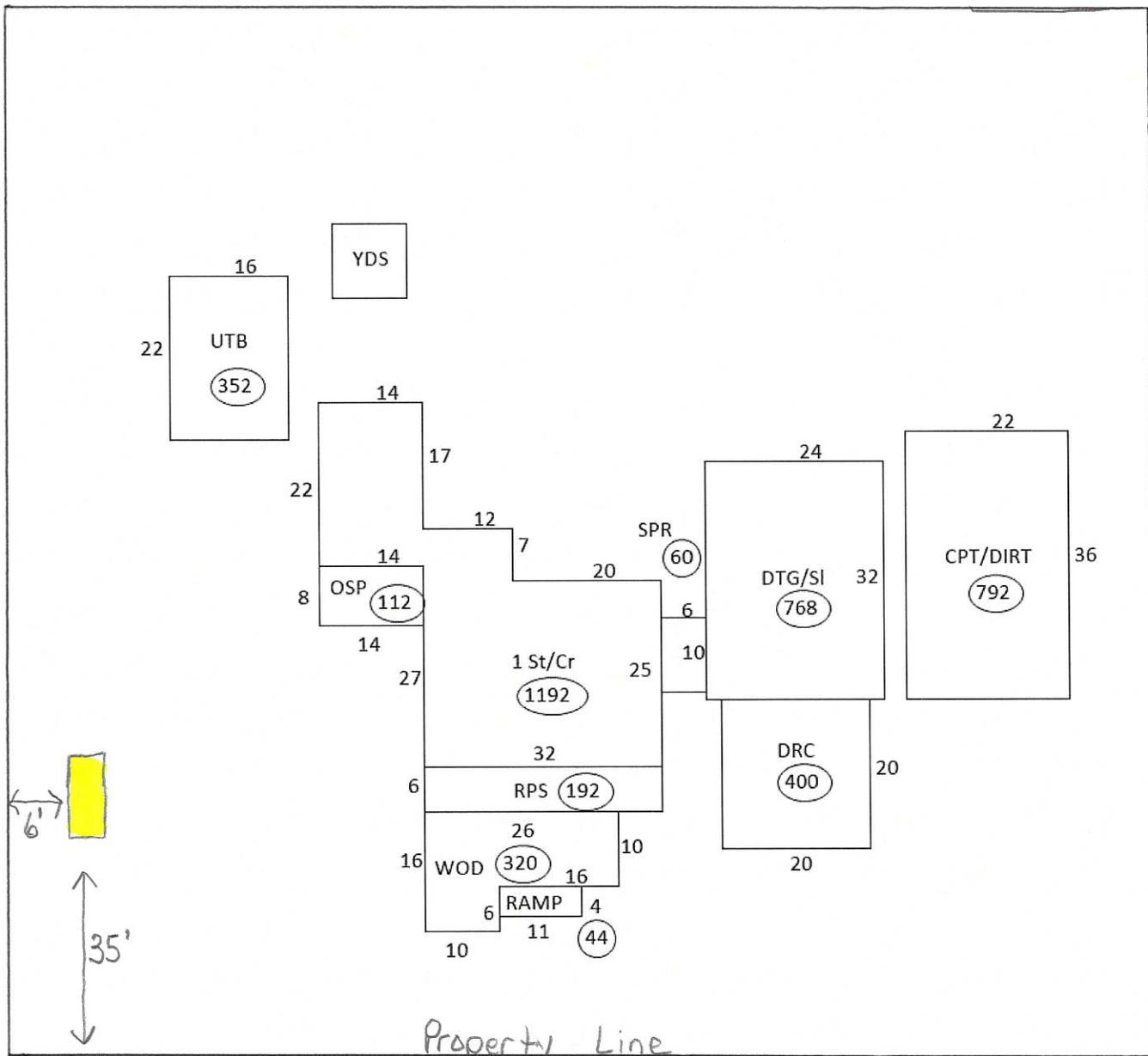
March 26, 2025
17:54 PM

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,298
0 0.01 0.02 0.04 mi
0 0.0175 0.035 0.07 km

2025-11



Sheridan Street