

Planning Commission Meeting
Monday, May 12, 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 12th day of May, 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 April 29, 2025 minutes.
4. Ratify Administrative Approval of Zoning Permit:
 - (a) 2025-18 Robyn Dvoracek - fence at 611 6th Street
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2025-19 Michael & Holly Sack - shed & fence at 1306 Sheridan Street
 - (b) 2025-20 STS Construction - covered entrance and pole sign at 207 Jay Street
 - (c) 2025-21 Anthony A. Eckstrom, Trustee (Jim Masat) - shed at 914 Baxter Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
April 29, 2025
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 29th day of April, 2025 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Commission member/Acting Chairman Scheer called the meeting to order at 12:05 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, and Dan Scheer. Commission members absent: Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the April 14, 2025 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

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

2025-17 Dakota Sombke – fence at 921 Farnum Street

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

Zoning Administrator Helzer reviewed the following Zoning Permit applications:

- (a) 2025-14 CM Construction – house at 1514 Howard Avenue
- (b) 2025-15 St. Paul Country Club – post & truss covering on patio at 1118 Inman Road
- (c) 2025-16 Mike & Carmen Solko – carport at 1404 Jackson Street

Commission member Jacobs moved to approve Zoning Permit applications 2025-14 through 2025-16. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

The meeting was adjourned at 12:20 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 10059

PERMIT NUMBER 2025-18
FEE \$25.00 CASH CHECK# CC

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 Robyn Dvaracet Contractor American fence

Address Cell 6th st Address 1605 N shady Bend Grand Island

City, State, Zip St Paul NE 68873 Phone Number 308 395-0793

Phone Number 308-754-8468 Cell Phone 308-249-7854

Complete Legal Description of the Property Lot 4 Exc N 4' + N 22' Lot 5 Block 21 st Paul

Address of Fence Site Same Is Fence new or replacing a current fence? Replacing

Size and Type (material) of Fence: 6' Vinyl Fence

Approximately when will the construction: Start May 20 Finish May 21

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-7-25
(Matt Helzer's signature)

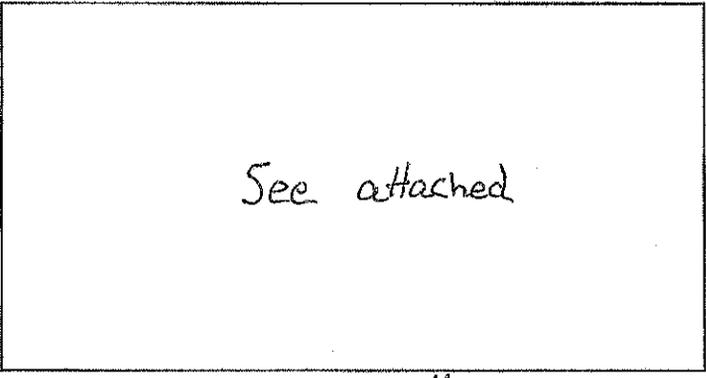
Recommendations needed before approval:

MUST CALL DIGGERS HOTLINE @811 BEFORE DIGGING - CONSTRUCTION ON UTILITY BASEMENTS 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 5-6-25

N 6"
Drawing showing placement of proposed fence on the property include location of house, sheds, etc.)

W 6"



E 54'

S 6"

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

Reasons for Denial:

2025-18

AMERICAN FENCE COMPANY



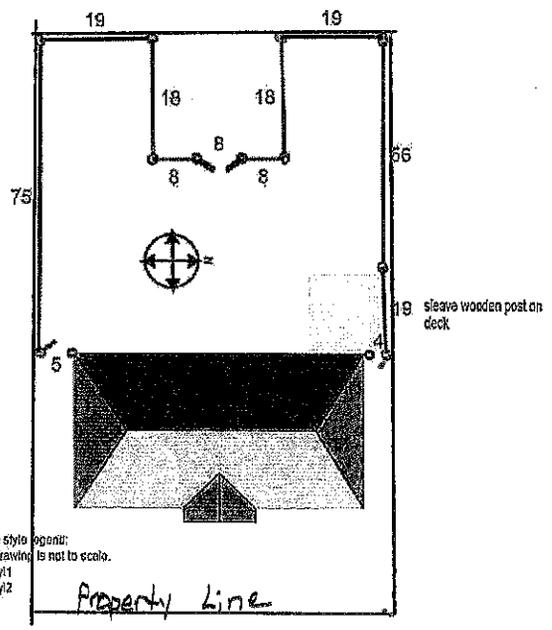
ADDRESS **1605 N. Shady Bend Rd., Grand Island, NE 68802**
PH: (308) 395-0793

SALESMAN **Patrick Donovan**

DATE **4/28/2025** PHONE: **308-754-8468** CELL _____
 CUSTOMER **Robyn Dvoracek** WORK _____
 PROJECT LOCATION: **611 6th st** ZIP **68873**
 CITY **St Paul** STATE **NE** AFC JOB# _____
 BILLING ADDRESS: _____ ZIP _____
 CITY _____ STATE _____
 EMAIL **R5DVORACEK@GMAIL.COM**

PHONE **308-249-7856**
 PGRAR25-0252-A

STYLE DRAWING	HEIGHT	LENGTH
K17	4.0'	4.0'
K373	6.0'	253.0'
	3.0'	0.0'
PROJECT TOTAL		



GATE INFORMATION

5' wide x 6' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
8' wide x 6' tall	<input type="checkbox"/> SS	<input checked="" type="checkbox"/> DD
4' wide x 4' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

Fence Price \$10,059.56

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$200.00
DIRT HAUL	\$351.00
OPTIONAL ITEMS SUB TOTAL	\$551.00

OFFICE USE ONLY

DATE	_____
TYPE	_____
AMOUNT	_____

6th Street

DESCRIPTION OF ROBYN DVORACEK PROJECT QUOTE IS GOOD FOR 14 DAYS

Fence 1: Remove existing wood fence and haul away, install approximately 253' of 6' White solid Privacy with one 5' wide x 6' tall single swing gate and one 8' wide x 6' tall double drive gate, 19' of fence will be built on desk sleaving existing wood post, one 4' wide x 4' tall single swing gates on end of deck on northeast corner, posts will be set by driving a 2" galvanized post into ground 42'.

On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.

AFC REPRESENTATIVE: Patrick Donovan	DATE 4/28/2025	CUSTOMER SIGNATURE: Robyn Dvoracek	DATE 4/28/2025 01:08 PM
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Please provide Billing Email Address: **r5dvoracek@gmail.com**

Zoning Classification R2 Value \$ 10,000 PERMIT NUMBER 2025-19
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 2187
paid 5/5/25

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 Michael / Kelly Sack Contractor SELF
 Address 1306 Sheridan St. Address
 City, State, Zip St. Paul NE 68873 Phone Number
 Phone Number 308 750 3071 Cell Phone

Complete Legal Description of the Property Lots 7, 8, 9 Block 7 Bryan's 1306 Sheridan Street

Address of Construction Site 1306 Sheridan
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Shed / 6' fence Dimension of Structure Fence 50x75x50x75 Shed 10x14

Distance from Front property line fence 20' shed 25' Distance from Rear Property Line Fence 10' shed 25'

Distance from Side Property Line fence 30' shed 60' Distance from Second Side Line Fence 25' shed 50'

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

Approximately when will construction Start N/A Summer / Spring May June 25 Finish June 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-7-25
(Matt Helzer's signature)

Recommendations needed before approval:

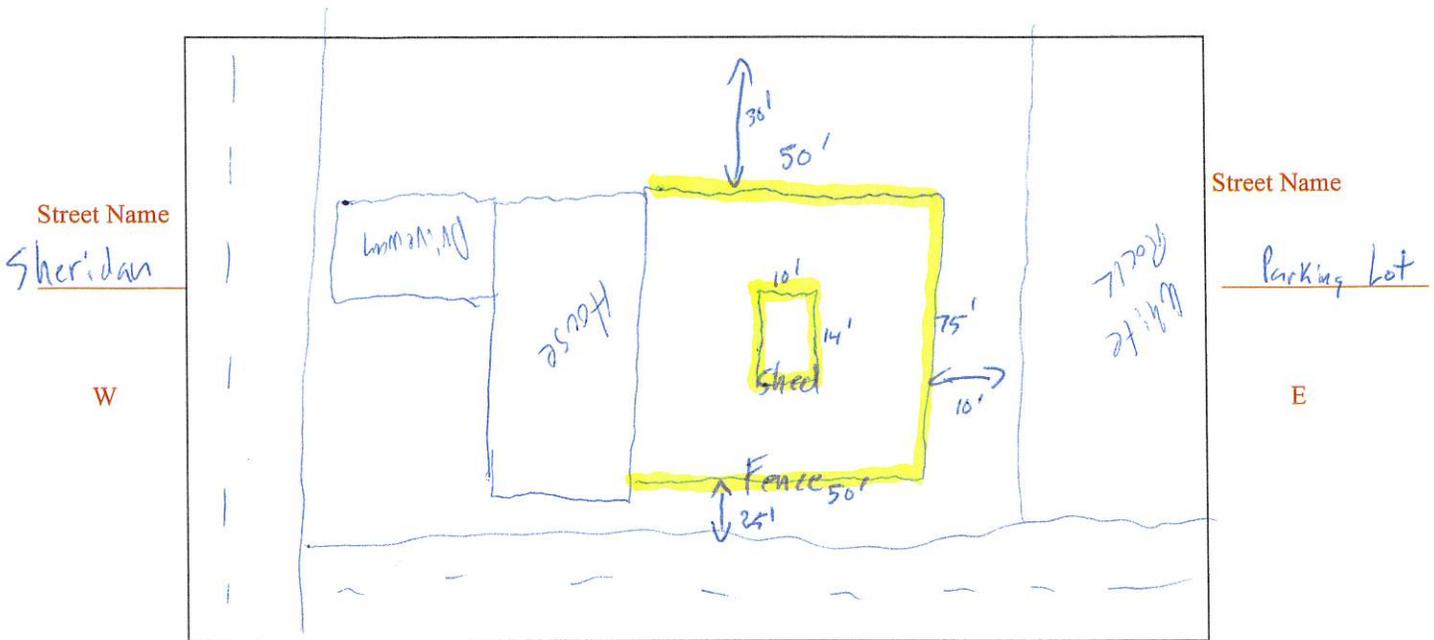
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel Name of the Lot Split or Subdivision

For Office Use Only:

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

Site Plan Sketch:

North Street Name Home



South Street Name M street

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

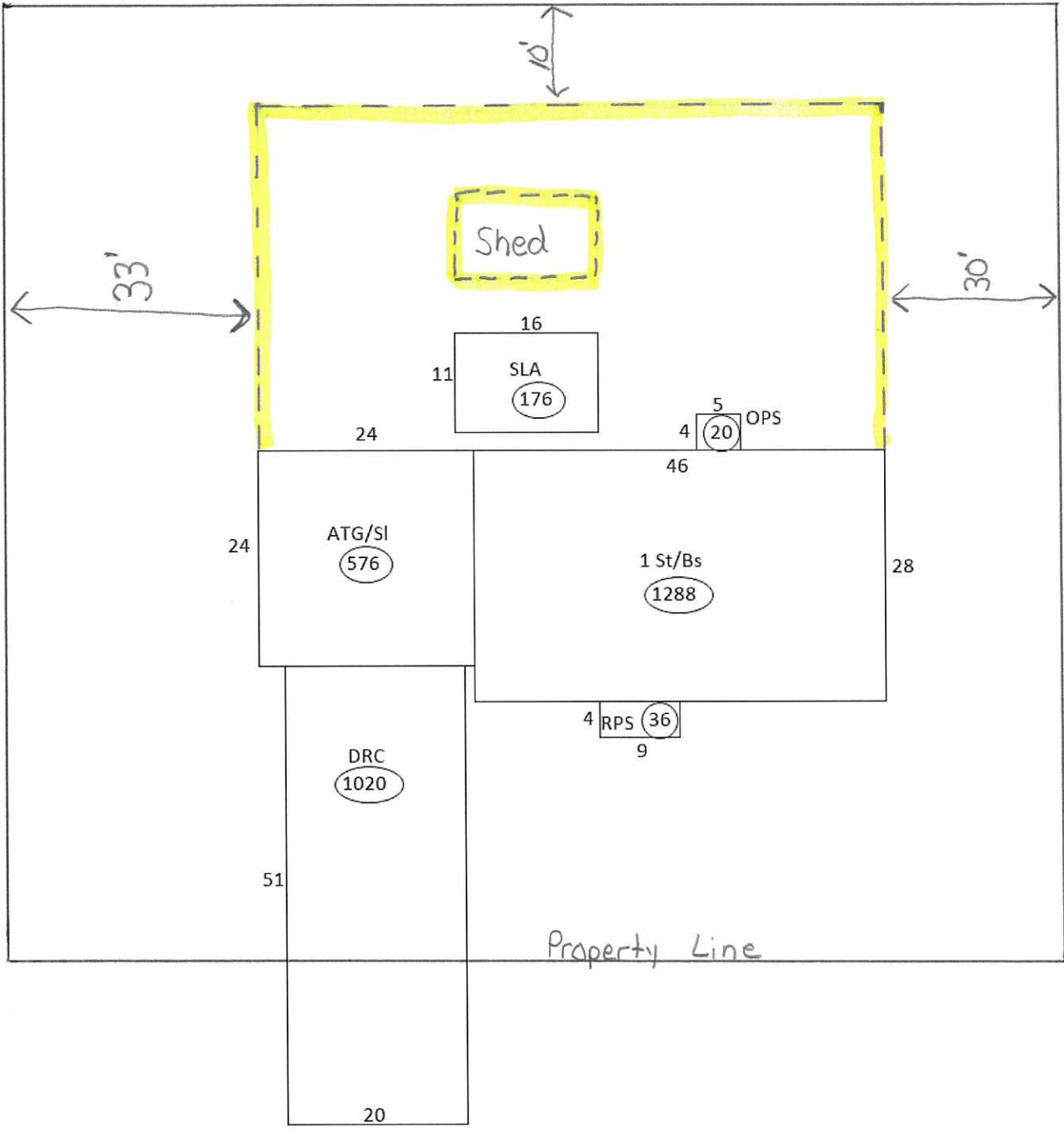
Signature of Applicant Michael Sach Date 5/3/25

For Office Use Only:

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

Reasons for Denial: _____

2025-19



M Street

Sheridan Street

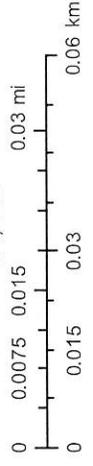
2025-19



May 7, 2025
14:41 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.

1:1,150



□ Parcels

Zoning Classification HC

Value \$ 26,500

PERMIT NUMBER 2025-20

FEE \$100.00 CASH _____

CHECK# 4597
paid 5/8/25

APPLICATION FOR A COMMERCIAL ZONING PERMIT

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

Property Owner STS Construction Contractor Same

Address 103 Grand St. Address _____

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

Phone Number 402-690-0854 Cell Phone _____

Complete Legal Description of the Property Lot 1, Block 74, original town

Address of Construction Site 207 Jay St.

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

Proposed Structure & Use Covered Entrance Pole Sign Dimension of Structure 6 x 14

Plans Submitted to Fire Marshall Office Phone call 14' tall pole 5'9" x 11'5"

Distance from Front property line 20' / 30' Distance from Rear Property Line 35'

Distance from Side Property Line 60' / 10' Distance from Second Side Property Line 60' / 120'

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

Approximately when will construction Start June 1st Finish July 30

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-8-25
(Matt Helzer's signature)

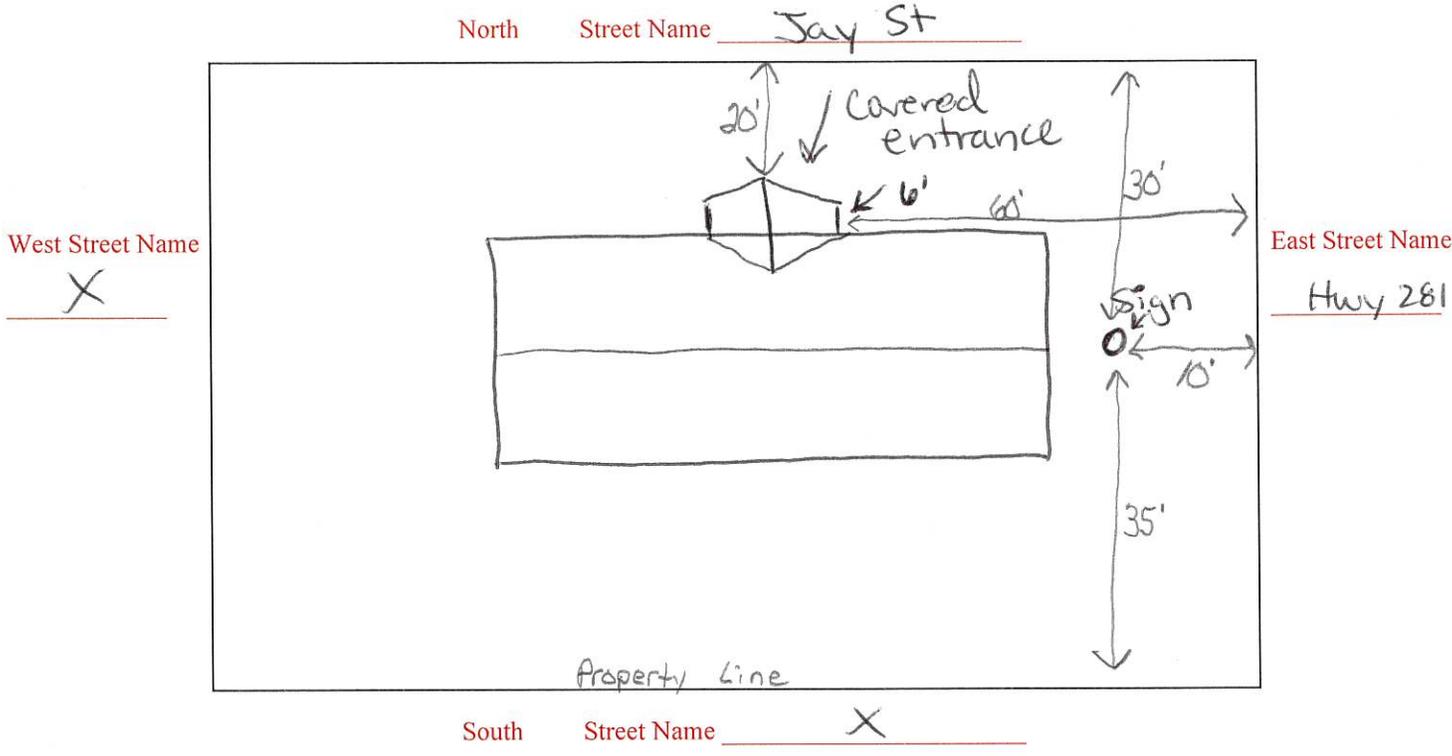
Recommendations needed before approval: _____

(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 _____ and the Name of the Lot Split or Subdivision _____

For Office Use Only:

- Is the proposed use permitted within this zoning district? YES NO _____
 - Does the proposed use meet all the required setback distances? YES NO _____
 - Is a conditional use required for the proposed use? YES _____ NO
 - Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
- If yes, when does it expire? _____

Site Plan Sketch:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant [Signature] Date 5/8/25

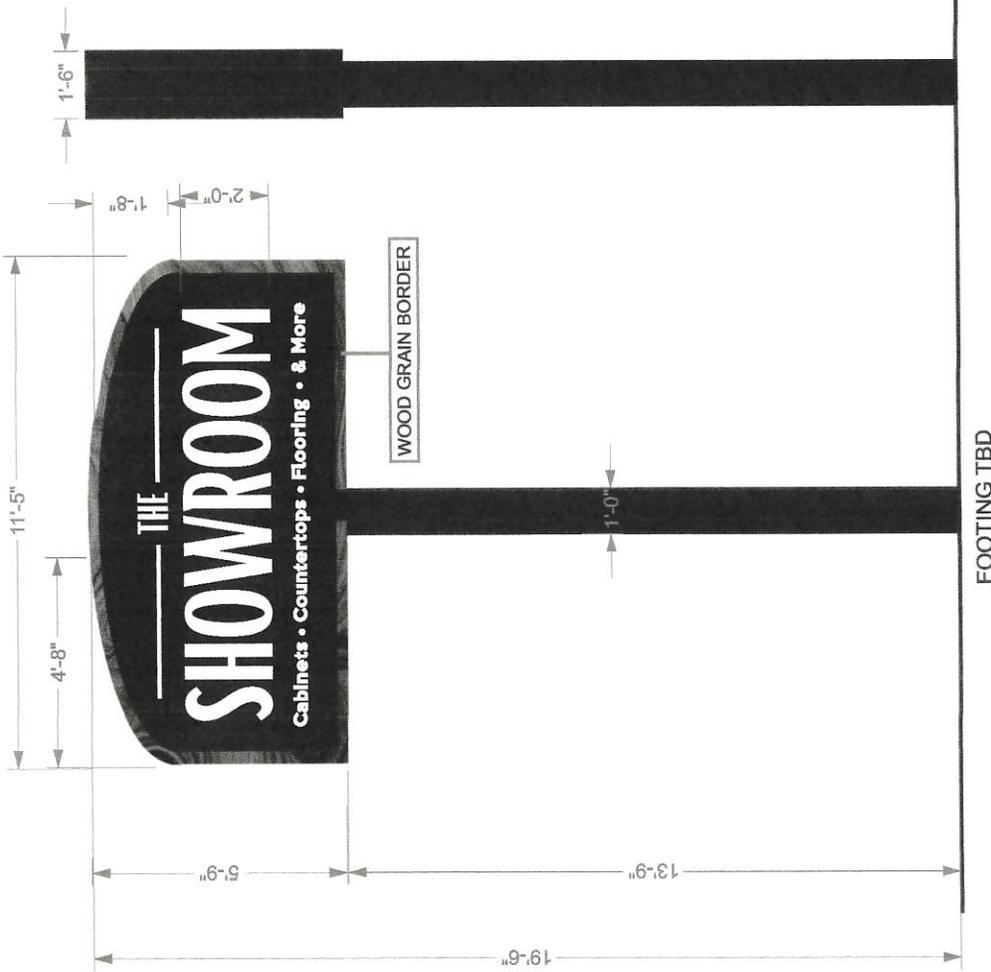
For Office Use Only:

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

Reasons for Denial: _____

2025-20

NEW D/S ILLUMINATED POLE SIGN



DOUBLE SIDED POLE SIGN

CABINET: 1.5" ANGLE IRON, 18" DEEP, WITH 2.5" RETAINERS
SKINNED WITH .063 PRE-FINISHED BLACK ALUMINUM

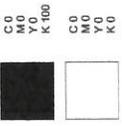
POLE SIZE: 8"

ILLUM: LED BULBS

FACES: BLACK COOLEY

GRAPHICS: COLOR DETAIL TO THE RIGHT
DIGITALLY PRINTED LOGO

FOOTING: TBD

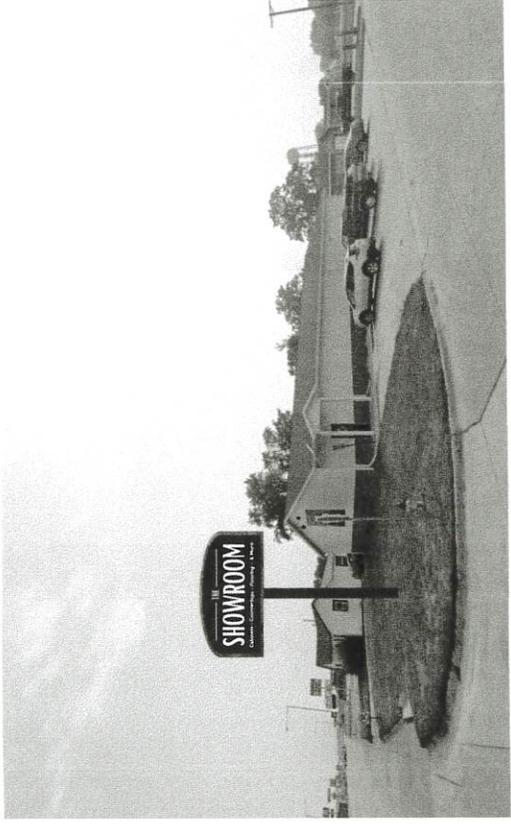


C 0
W 0
K 100

C 0
M 0
K 0



PROPOSED



	<p>363 N ELM STREET GRAND ISLAND, NE 68801</p> <p>800.339.4779 tricitysign.com</p> <p>© 2007 TRI CITY SIGN COMPANY ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>	<p>Salesperson: Jeff Benson Draw By: Ritchie Berggren Drawing: 3156</p>	<p>217 Jay St. St. Paul, NE 68873</p> <p>Date: 10 April 2025</p>	<p>UL LISTED</p> <p>THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B STANDARD FOR THE INSTALLATION AND MAINTENANCE OF THE SIGN.</p>	<p>NOTICE: ALL GRAPHIC REPRESENTATIONS ARE SUBJECT TO APPROVAL BY APPROVED OR AUTHORIZED PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO OBTAIN APPROVAL.</p> <p>_____ Signed: _____ _____ Sketch By: _____</p> <p>Date: _____ Date: _____</p>
	<p>APPROVED BY:</p>	<p>THE SHOWROOM</p>	<p>REVISIT:</p>	<p>DATE:</p>	

Zoning Classification R-2 Value \$ 3,950.⁰⁰ PERMIT NUMBER 2025-21
 Please call 811 before completing form: FEE \$50.00 CASH CHECK# #2172

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 Anthony Eckstrom Trustee of Eckstrom Irrevocable TRUST Contractor Builder - River Valley Building
Contractor
 Address 914 BAXTER Address Prebuilt Shed (Storage Shed)
 City, State, Zip St. Paul Nebr 68873 Phone Number 308 227 4238
 Phone Number 308 - 750 - 0032 Cell Phone JANET (Eckstrom) MASAT

Complete Legal Description of the Property E 66th at Lot 3 Block 6 DARNAILS Add
 Address of Construction Site 914 BAXTER St. Paul 68873

(If none, one must be registered with City of St. Paul) In the Flood plain?

Proposed Structure wood side utility portable Frame (wood) Dimension of Structure 10x16 Storage Shed
 Distance from Front property line 110" Distance from Rear Property Line 12 FT
 Distance from Side Property Line 9 ft Distance from Second Side Line 41'

Is there a utility easement on any side of the property? Back
 Approximately when will construction Start It's a portable storage shed Finish pre-build portable

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-9-25
 (Matt Helzer's signature)

Recommendations needed before approval: _____

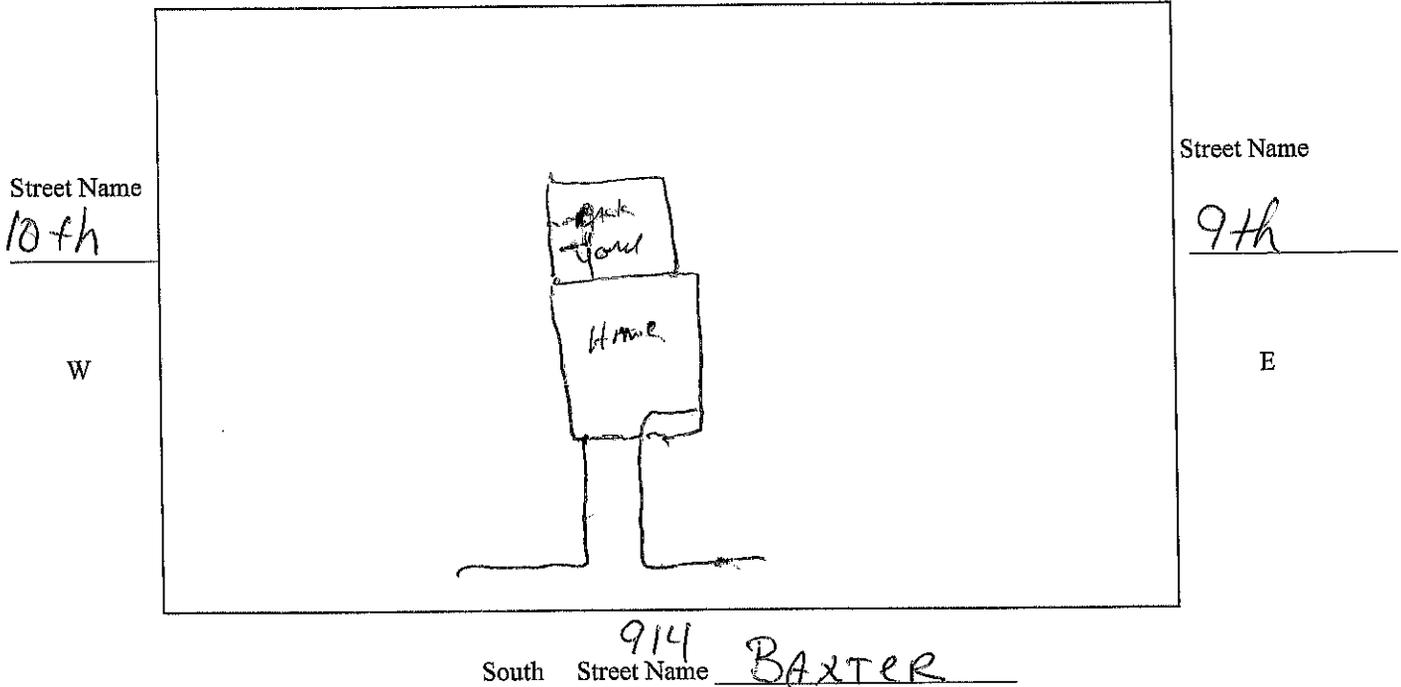
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 Crested



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 5-8-25

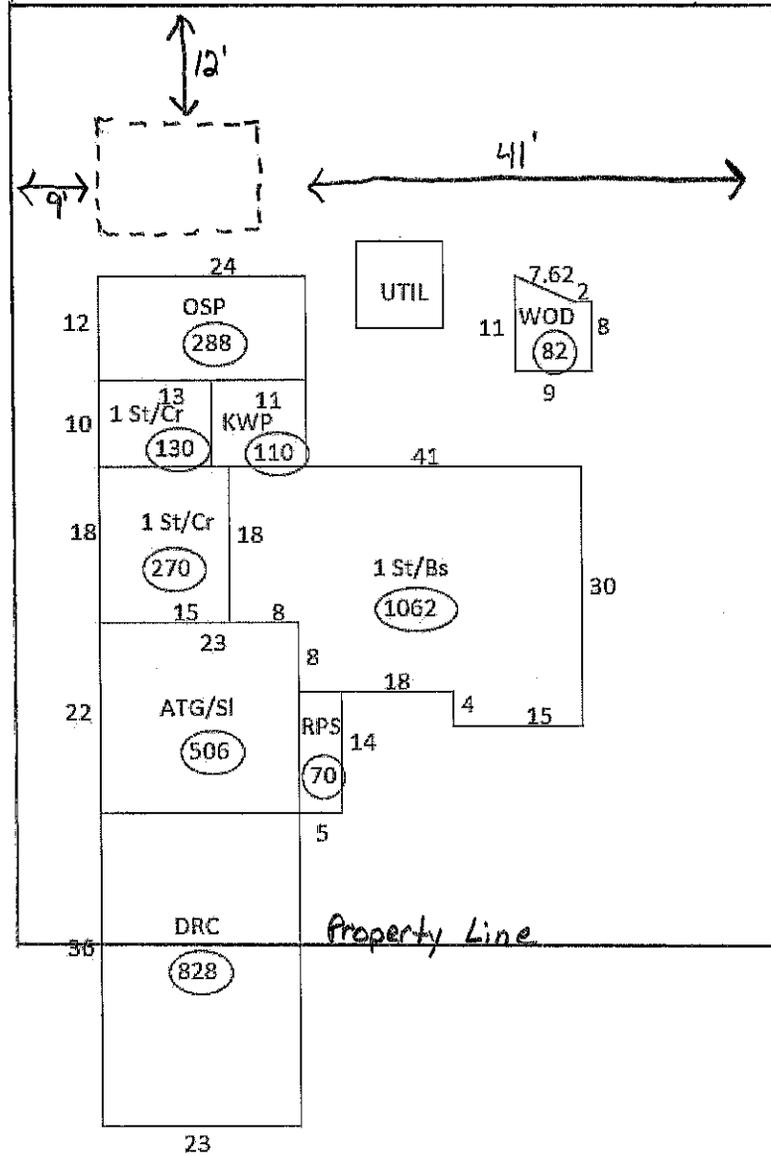
For Office Use Only:

Permit is Approved Denied Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2025-21

Easement



Baxter Street