

Planning Commission Meeting

Monday, June 9, 2025 12:00 PM

Board Room
710 7th Street
PO Box 64
St. Paul, NE 68873

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 9th day of June, 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 May 12, 2025 minutes.
4. Ratify Administrative Approval of Zoning Permit applications:
 - (a) 2025-22 Katie Christensen - fence at 917 Custer Street
 - (b) 2025-23 Evan & Heidi Stelk - fence at 115 Kelly Court
 - (c) 2025-24 Jeff Christensen - fence west of 1417 7th Street
5. Discuss - Approve / Deny Zoning Permit application:
 - (a) 2025-25 Tommy Ummel Jr. - move shed at 404 Farnum Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission

May 12, 2025
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 12th day of May, 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 12:15 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, and Tony Walch. Commission members absent: Arvilla Jacobs and Tyler Solko. Also present Laura Berthelsen (minutes).

Commission member Becker moved to approve the April 29, 2025 meeting minutes. Commission member Walch seconded the motion. Commission members Becker, Scheer, and Walch voted aye, nays none. Motion carried 3/0.

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

2025-18 Robyn Dvoracek – fence at 611 6th Street

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

Commission member Walch moved to approve the following Zoning Permit applications:

- (a) 2025-19 Michael & Holly Sack – shed and 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

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

The meeting was adjourned at 12:18 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R2 Value \$ 500.⁰⁰

PERMIT NUMBER 2025-22
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 Katie Christensen Contractor None

Address 917 Cluster St Address

City, State, Zip St Paul NE 68873 Phone Number

Phone Number 308-850-1029 Cell Phone

Complete Legal Description of the Property Lot 8, Except the West 70 feet & the East 55 feet, Block 6

Address of Fence Site 917 Cluster St Is Fence new or replacing a current fence? NEW Darnall's Addition to the City of St Paul, Howard County, NE

Size and Type (material) of Fence: 3 1/2 x 4 1/2 No Dig fence (steel)

Approximately when will the construction: Start once approved Finish A week max

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-2-25
(Matt Helzer's signature)

Recommendations needed before approval:

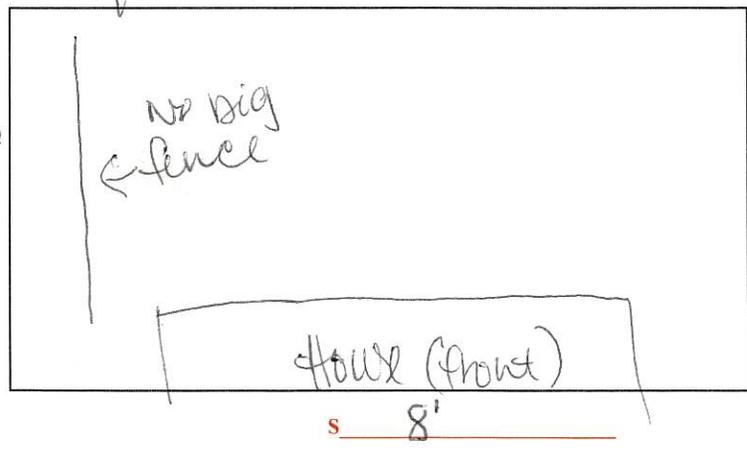
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 5-22-25

N

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



W

E 6\'

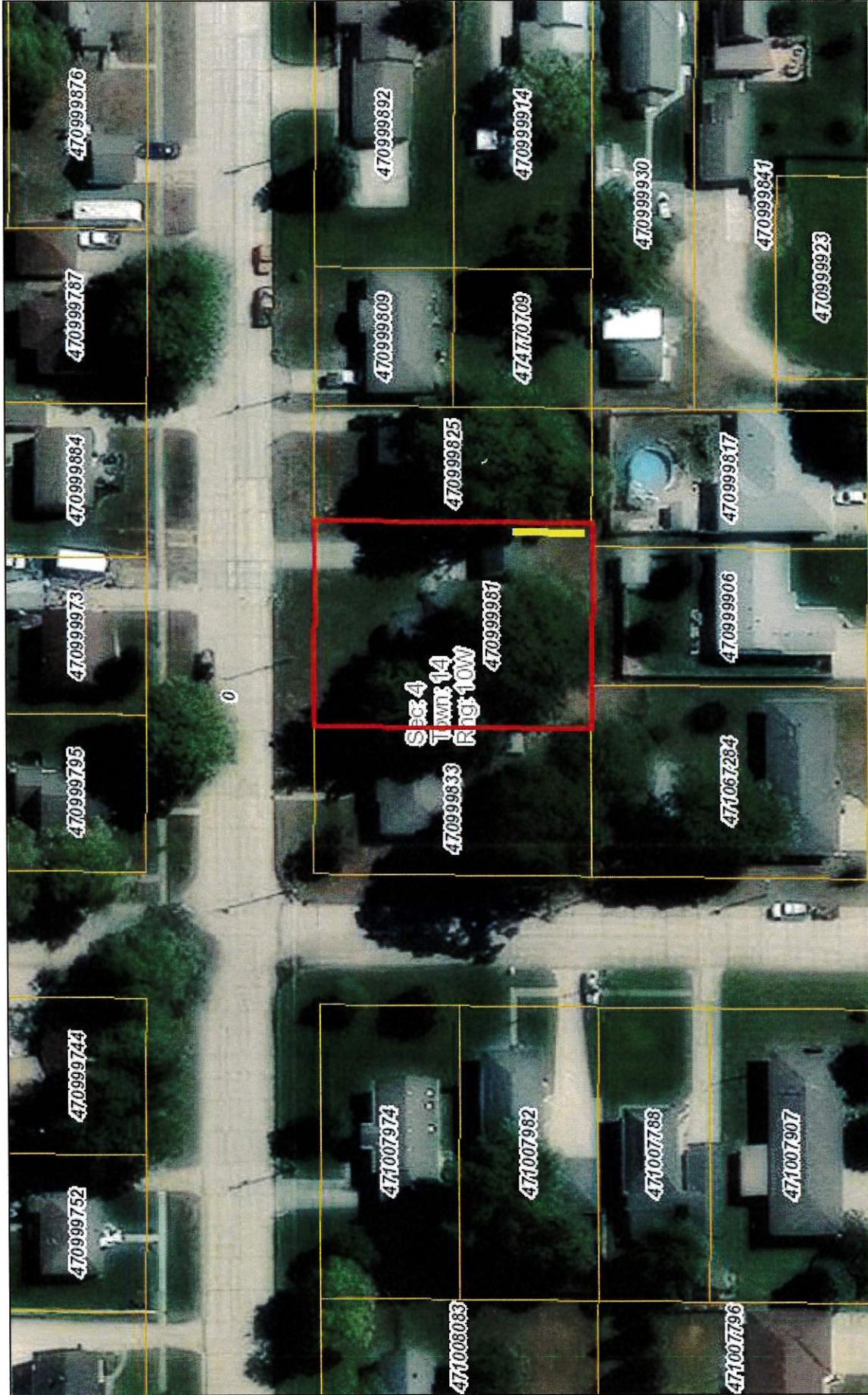
For Office Use Only:
Permit is Approved Denied Zoning Administrator Date

Reasons for Denial:

2025-22



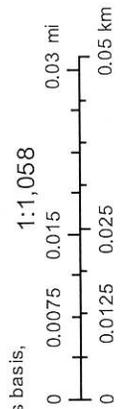
2025-22



June 2, 2025
18:20 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

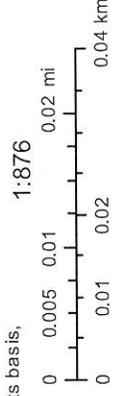




June 2, 2025
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- Parcels
- Sections

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Zoning Classification R-2

Value \$ 1000 ^{paid cash 5/29/25}

PERMIT NUMBER 2025-24
FEE \$25.00 CASH CHECK# CC
^{paid 5/29/25}

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 Jett Christensen Contractor Self / Dustin Wilson

Address 1417 7th Street Address Same

City, State, Zip St Paul NE 68873 Phone Number 308 750 1512

Phone Number 308 750 1512 Cell Phone _____

Complete Legal Description of the Property Lots 5, 6, 7+8, Blk 42 Original Town

Address of Fence Site Parcel # 470994181 Is Fence new or replacing a current fence? New
471002646

Size and Type (material) of Fence: 6 Dog Ear wood Approx. 224'

Approximately when will the construction: Start June 2025 Finish Aug 2025

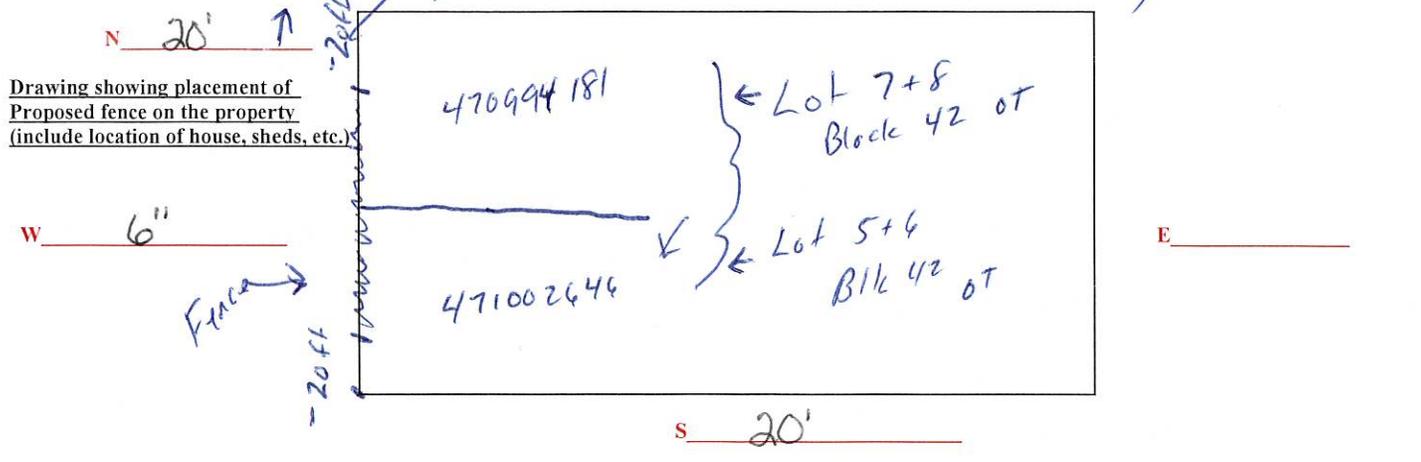
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-2-25
(Matt Helzer's signature)

Recommendations needed before approval: _____

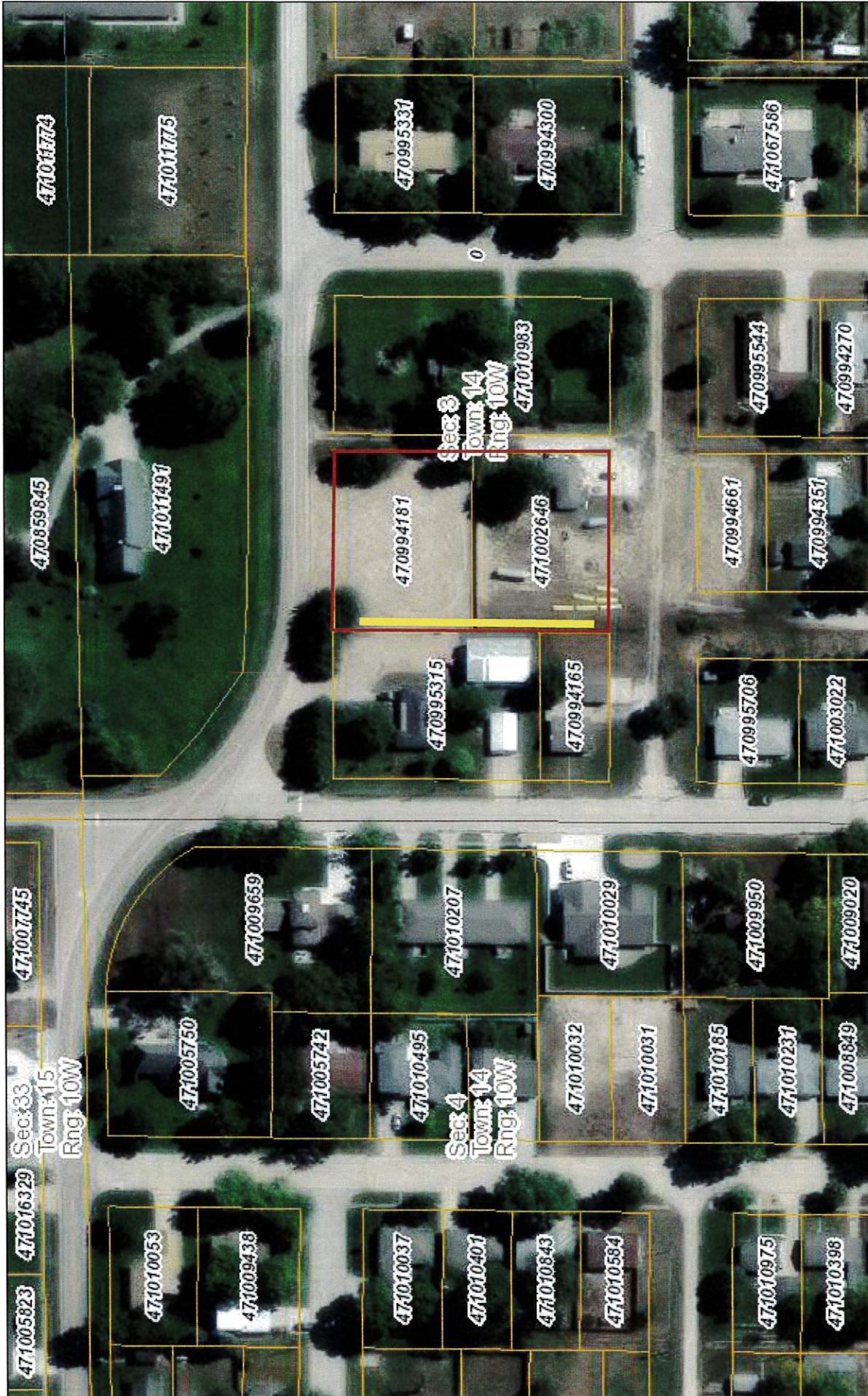
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 5/29/25



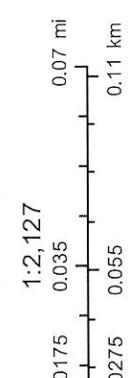
For Office Use Only:
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator _____
Reasons for Denial: _____



June 2, 2025
18:25 PM

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- Parcels
- Sections



Zoning Classification I-1

PERMIT NUMBER 2025-25
FEE \$25.00 CASH CHECK# 1442 CC
paid 6/2/25

APPLICATION FOR PERMIT TO MOVE A SHED

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 Tommy Ummel Jr. Contractor Self

Address 539 S. Shady Bend Address
Grand Island

City, State, Zip St. Paul, NE Phone Number 308-390-0431

Phone Number 308-390-0431 Cell Phone SAME AS ABOVE

Complete Legal Description of the Property All Lots 3,4,5,6 Block 23 OT St. Paul

Address of current Site 404 Farnum Address of new location Same property (just turned)

Type of Structure to be moved Pole Barn on same property (only turned)

Approximately when will the moving: Start ASAP Finish UNDER-30 DAYS

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 6-2-25
(Matt Helzer's signature)

Recommendations needed before approval:

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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 Tommy Ummel Jr. Date 6-2-25

Treasurer certificate must be attached showing taxes are paid prior to moving the building.

For Office Use Only: Attach the Treasurer Certificate

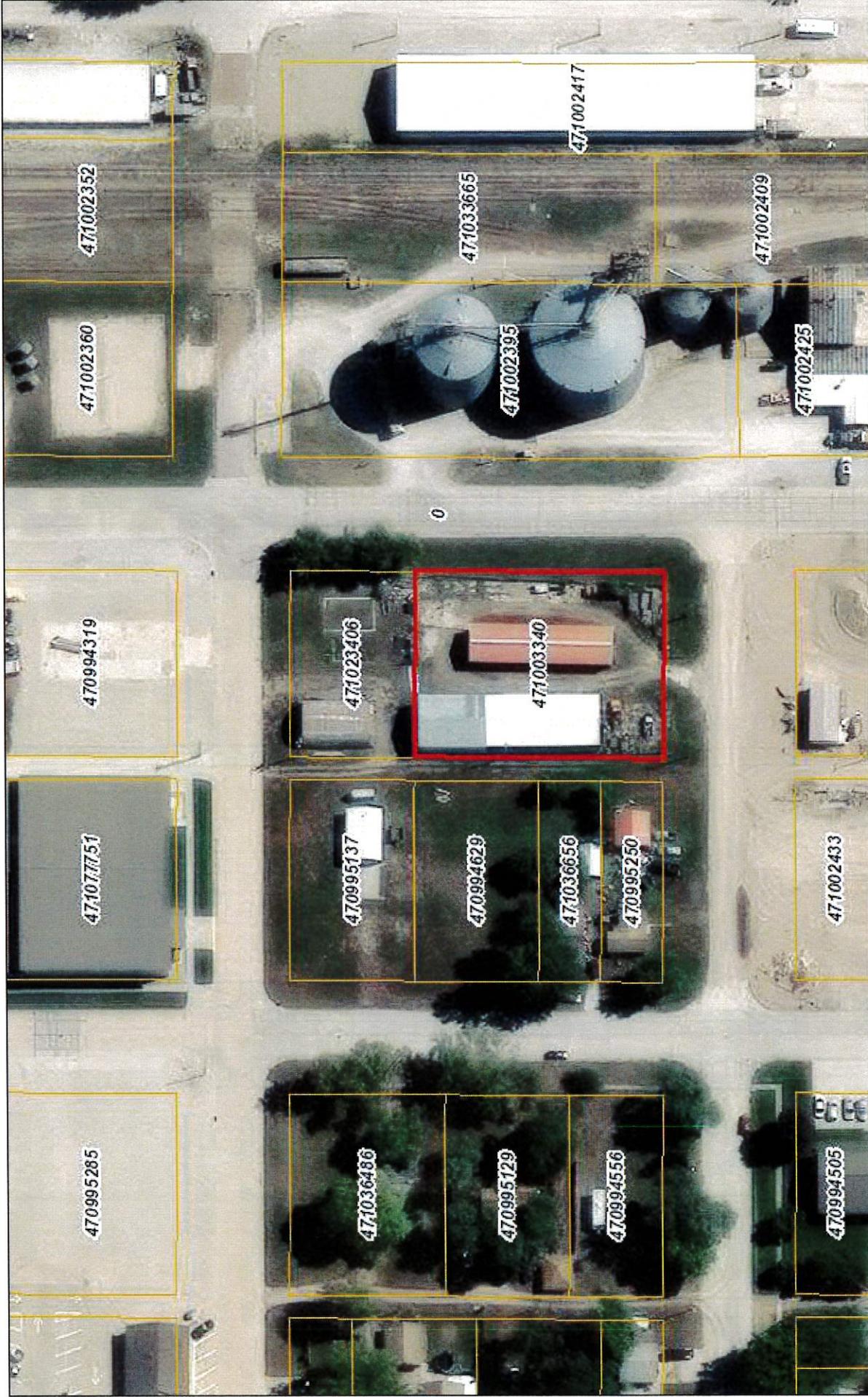
Permit is Approved Denied Date

Zoning Administrator

Reasons for Denial:

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873
Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

2025-25

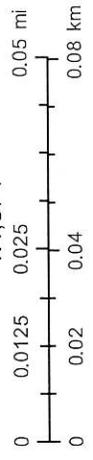


June 2, 2025
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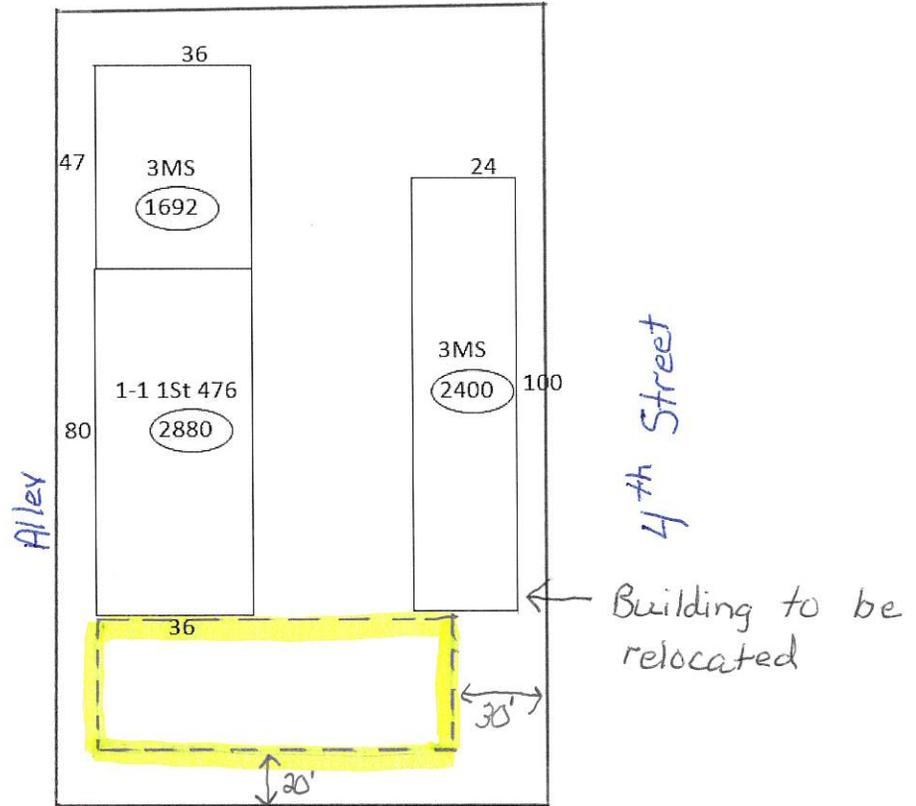
Parcels

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2025-25



Farnum Street