

Planning Commission Meeting  
Monday, September 8, 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 8th day of September, 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 June 30, 2025 minutes.
4. Ratify Administrative Approval of Zoning Permits:
  - (a) 2025-29 Laura Rose - fence at 1104 Howard Avenue
  - (b) 2025-30 Roland Sokol - fence at 1504 Bruce Street
  - (c) 2025-31 Housing Authority of St. Paul - move trailer from 1122 5th Street (waive fee)
  - (d) 2025-32 Dave Rudolf - fence at 915 Sheridan Street
5. Discuss - Approve / Deny Zoning Permit applications:
  - (a) 2025-33 City of St. Paul - tennis/pickleball courts, shed & picnic shelter near Nelson and Elm Streets (waive fee)
  - (b) 2025-34 City of St. Paul - picnic shelter & playground equipment near 5th & Jay Streets (waive fee)
  - (c) 2025-35 Tristin Kincheloe - portable shed at 310 6th Street
  - (d) 2025-36 Andrew Wilshusen - garden shed at 1528 Indian Street
  - (e) 2025-37 Chad Augustyn - garage at 821 8th Street
  - (f) 2025-38 Denise Moslander - utility shed at 322 5th Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

**St. Paul Planning Commission**  
**June 30, 2025**  
**Meeting Minutes**

A meeting of the St. Paul Planning Commission was convened in open and public session on the 30<sup>th</sup> day of June, 2025 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Commission member Solko called the meeting to order at 12:07 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. 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, and Tyler Solko. Commission members absent: Tony Walch. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the June 9, 2025 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 4/0.

Commission member Scheer moved to approve the following Zoning Permit applications, and to waive the filing fee for Zoning Permit application 2025-27:

- (a) 2025-26 Lawrence / Mitchell Happ – house at 1150 Inman Road
- (b) 2025-27 City of St. Paul – storage shed at 02 Howard Avenue
- (c) 2025-28 The Dugout Grill – commercial sign at 804 Howard Avenue

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

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

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Tyler Solko  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-2

Value \$ 2,000.<sup>00</sup>

PERMIT NUMBER 2025-29

FEE \$25.00 CASH  CHECK# 4463 CC   
paid 7/23/25

**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 Laura Rose

Contractor American Fence Co.

Address 1104 Howard Ave

Address Grand Island

City, State, Zip St. Paul, NE 68873

Phone Number ~~308-390-1400~~

Phone Number 308-390-4417

Cell Phone 308-315-0793

Complete Legal Description of the Property E 1/2 of Lot 11 + All of Lot 12 Block 3 Bartlett's Add

Address of Fence Site Northside of property Is Fence new or replacing a current fence? New St. Paul

Size and Type (material) of Fence: 6' cedar privacy fence

Approximately when will the construction: Start in August Finish August

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-6-25  
(Matt Helzer's signature)

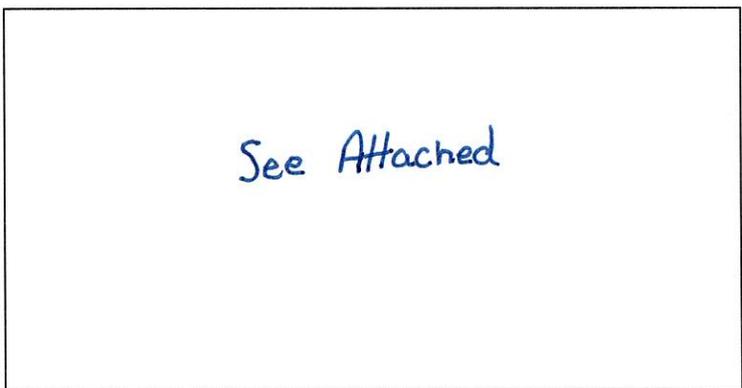
Recommendations needed before approval: \_\_\_\_\_

**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 Laura Rose Date 07/22/25

N 6"

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



W 6"

E 20'

S \_\_\_\_\_

**For Office Use Only:** Permit is Approved  Denied  Matthew T Helzer Date 8/15/25  
Zoning Administrator

Reasons for Denial: \_\_\_\_\_ Admin Approval per §11.1.1

2025-29

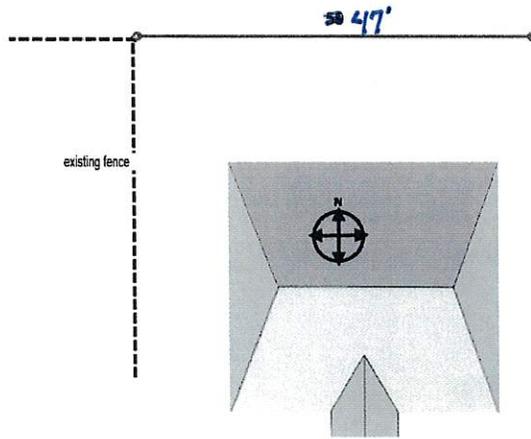
# AMERICAN FENCE COMPANY

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

SALESMAN Patrick Donovan

DATE 7/22/2025 PHONE: (308) 390-4417 CELL \_\_\_\_\_  
 CUSTOMER Laura Rose WORK \_\_\_\_\_  
 PROJECT LOCATION: 1104 Howard Ave  
 CITY St Paul STATE NE ZIP 68873  
 BILLING ADDRESS: \_\_\_\_\_ AFC JOB# \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL ROSEL4417@HOTMAIL.COM

PHONE 308-249-7856		
PGRAR23-0390-B		
STYLE DRAWING	HEIGHT	LENGTH
W6-S18	6.0'	59.0'
	3.0'	0.0'
<b>PROJECT TOTAL</b>		



Fence style legend  
 This drawing is not to scale  
 ■ wood1

GATE INFORMATION		
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

Fence Price \$2,099.67

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$250.00
DIRT HAUL	\$81.00
OPTIONAL ITEMS SUB TOTAL	\$331.00

OFFICE USE ONLY	DATE _____
	TYPE _____
	AMOUNT _____

DESCRIPTION OF LAURA ROSE PROJECT QUOTE IS GOOD FOR 14 DAYS

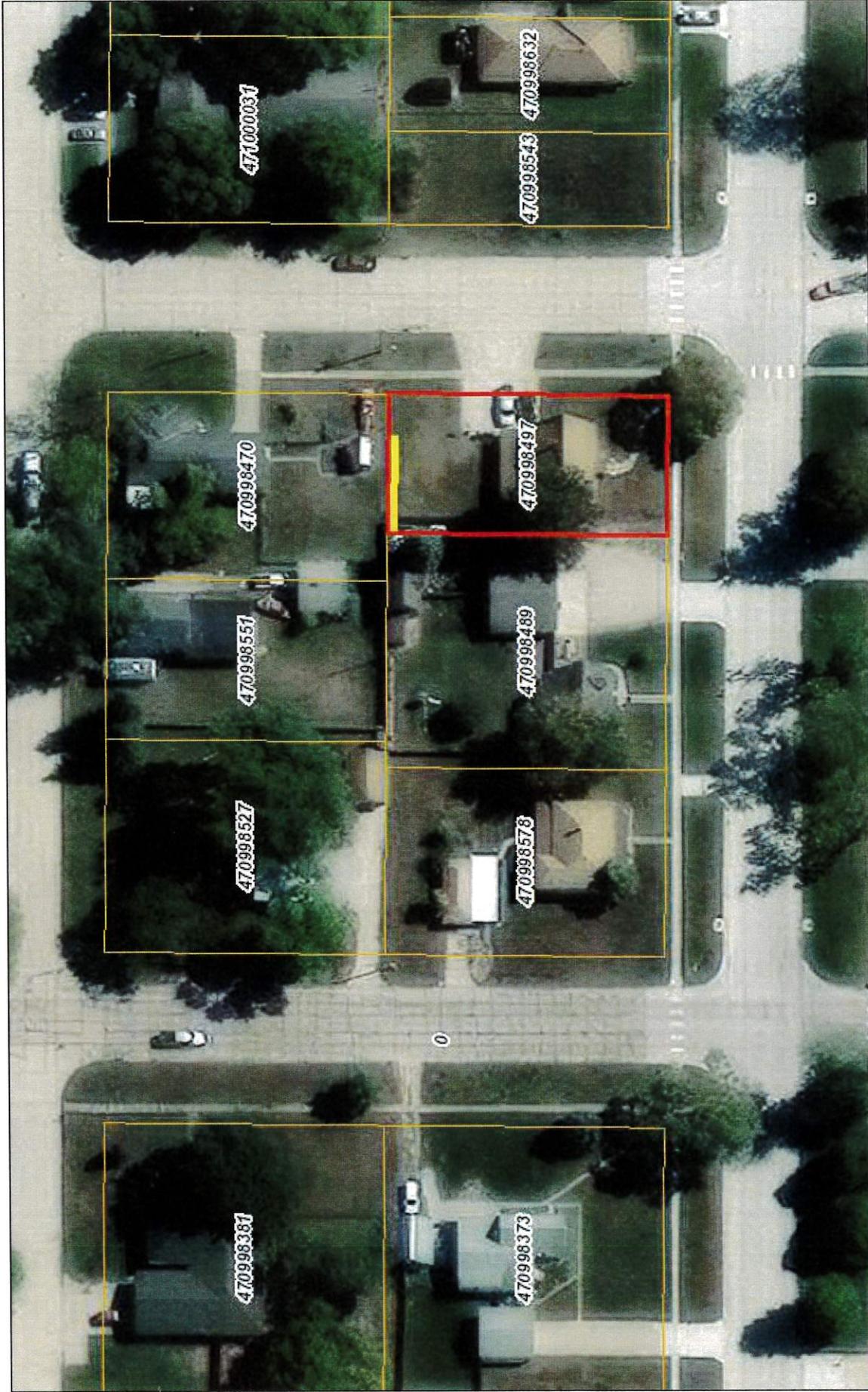
Fence 2: Install approximately 59' of 6' Wood privacy fence using Cedar Pickets, Fir 2x4 Rails and Steel Forever posts driven into ground 3'.

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: DATE 7/22/2025  
*Patrick Donovan*

CUSTOMER SIGNATURE: DATE 7/22/2025 10:12 AM  
*Laura Rose*

Please provide Billing Email Address:

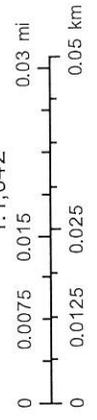


August 6, 2025  
15:20 PM

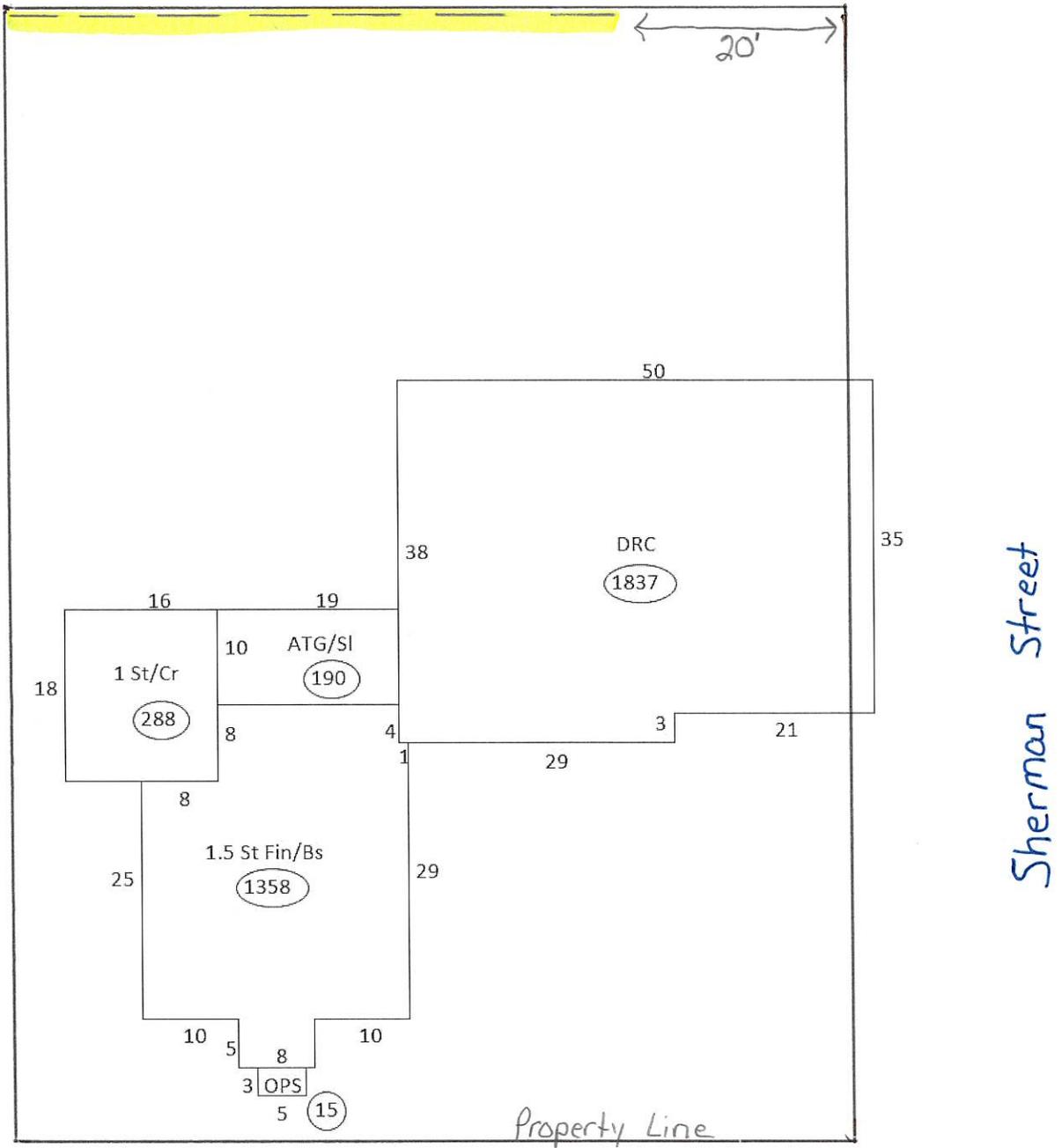
□ Parcels

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.

1:1,042



2025-29



Howard Ave

# ZONING PERMIT

THIS PERMIT # 2025-29 is issued to

Laura Rose

For the purpose of  
construction / installation of privacy fence

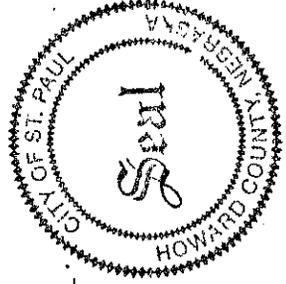
Located at 1104 Howard Avenue

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 August 15, 2026

Martie Jones

Zoning Administrator



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

Zoning Classification R-1

Value \$ 1971<sup>86</sup>

PERMIT NUMBER 2025-30

FEE \$25.00 CASH  CHECK# CC   
paid 8/8/25

### 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 Roland Sokol

Contractor American Fence

Address 1504 Bruce St

Address 1605 N Shady Bend GI

City, State, Zip St Paul NE 68873

Phone Number 308-249-7856

Phone Number 402-469-9146

Cell Phone 308-249-7856

Complete Legal Description of the Property (#1106-4) Lot 9 Block 3 Christensen add

Address of Fence Site 1504 Bruce St Is Fence new or replacing a current fence? New addition

Size and Type (material) of Fence: 6 Vinyl

Approximately when will the construction: Start Aug 11 Finish Aug 11

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-5-25  
(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 8-1-25

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



W 40'

E \_\_\_\_\_

S 6"

For Office Use Only:  
Permit is Approved  Denied

Matthew T Helzer Date 8/15/25  
Zoning Administrator

Reasons for Denial: Admin Approval per §11.1.1

2025-30

# AMERICAN FENCE COMPANY

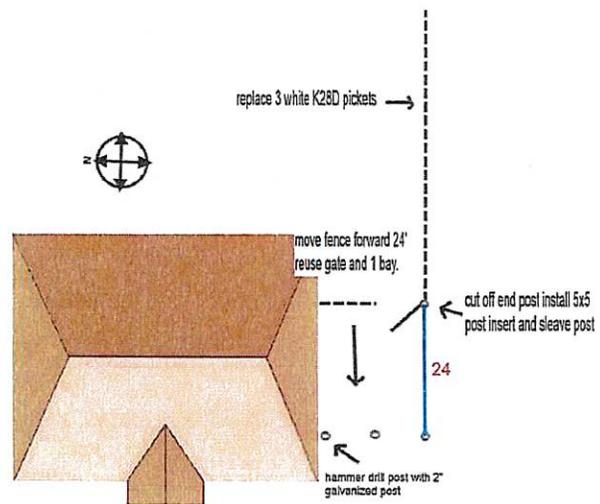


ADDRESS **1605 N. Shady Bend Rd., Grand Island, NE 68802**  
 PH: (308) 395-0793

SALESMAN **Patrick Donovan**

DATE 6/6/2025 PHONE: 402-469-9146 CELL \_\_\_\_\_  
 CUSTOMER **Roland Sokol** WORK \_\_\_\_\_  
 PROJECT LOCATION: **1504 Bruce St**  
 CITY **St Paul** STATE **NE** ZIP **68873**  
 BILLING ADDRESS: \_\_\_\_\_ AFC JOB# \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL [ROLLIERFS@MSN.COM](mailto:ROLLIERFS@MSN.COM)

PHONE <b>308-249-7856</b>		
PGRAR25-0368-A		
STYLE DRAWING	HEIGHT	LENGTH
K28D	6.0'	24.0'
<b>PROJECT TOTAL</b>		



Fence style legend  
 This drawing is not to scale.  
 ■ vinyl

GATE INFORMATION		
<input type="checkbox"/> SS	<input type="checkbox"/> DD	
<input type="checkbox"/> SS	<input type="checkbox"/> DD	
<input type="checkbox"/> SS	<input type="checkbox"/> DD	
<input type="checkbox"/> SS	<input type="checkbox"/> DD	
<b>Fence Price</b>		<b>\$1,971.86</b>

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE	
ESTIMATED SURVEY	<del>\$0.00</del>
SPRINKLER INS.	<del>\$200.00</del>
DIRT HAUL	<del>\$63.00</del>
OPTIONAL ITEMS SUB TOTAL	\$0.00

OFFICE USE ONLY	DATE	_____
	TYPE	_____
	AMOUNT	_____

**DESCRIPTION OF ROLAND SOKOL PROJECT** **QUOTE IS GOOD FOR 14 DAYS**

Fence 1: Replace 3 broken pickets, remove 9' of fence including gate, insert post insert in gate post, drive four 5x5 aluminum post insert 30" into ground and sleeve with post, post next to house will need hammer drilled though concrete use 2' galvanized post and brackets, rebuild fence and Hang gate, haul away removed debris. K28D White

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: <b>Patrick Donovan</b>	DATE 6/6/2025	CUSTOMER SIGNATURE: <b>Roland Sokol</b>	DATE 6/6/2025 02:49 PM
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Please provide Billing Email Address: [rollierfs@msn.com](mailto:rollierfs@msn.com)



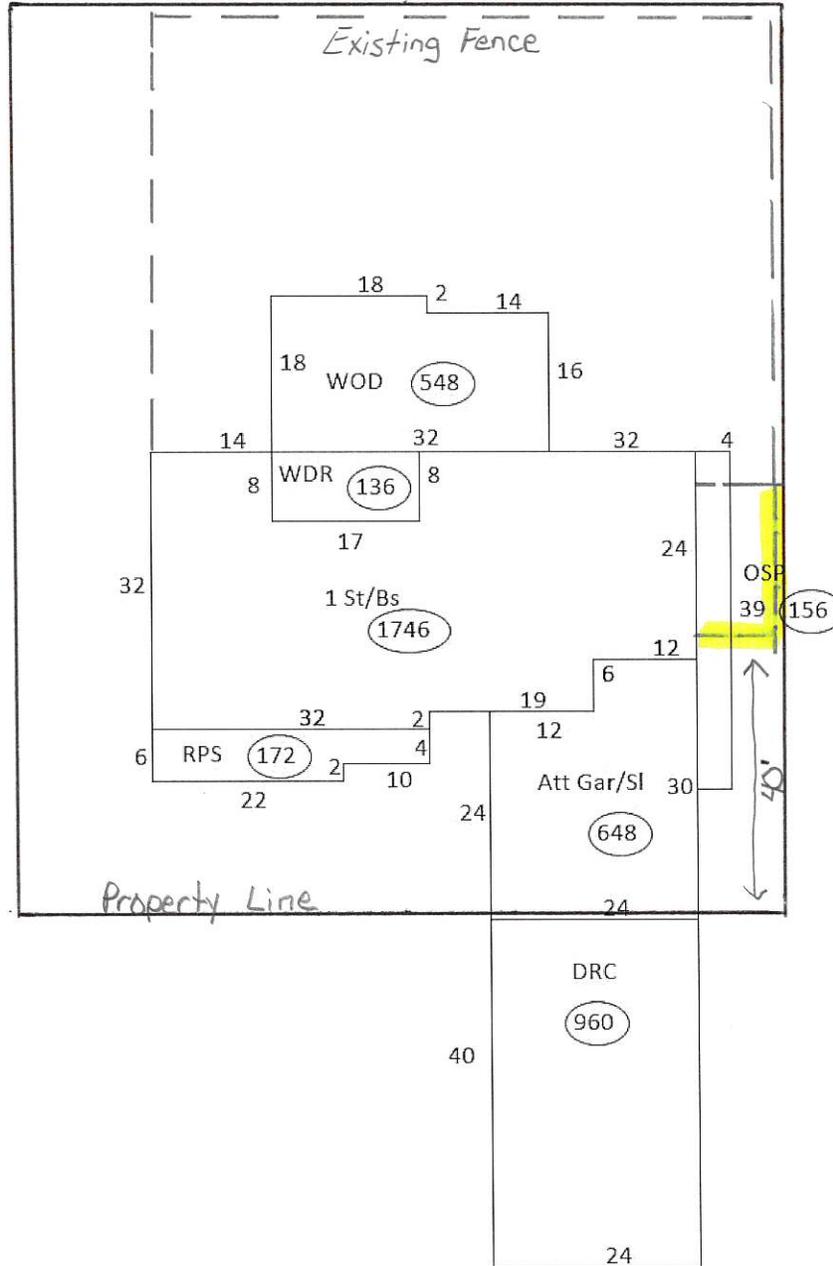
August 5, 2025 15:27 PM  
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

□ Parcels

1:938  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km

2025-30

Alley



Bruce Street

# ZONING PERMIT

THIS PERMIT # 2025-30 is issued to

Roland Sokol

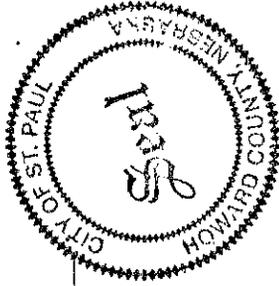
For the purpose of  
construction / installation of vinyl fence

Located at 1504 Bruce 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 August 15, 2026

Matt Weber  
Zoning Administrator



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



Google Maps

458 L St

2025-31

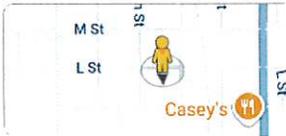
St Paul, Nebraska

Google Street View

Sep 2023 [See more dates](#)



Image capture: Sep 2023 © 2025 Google



Property Description  
 (#8-1) IOLL/MH LOCATED ON LOTS 13-18  
 BLOCK 2 OT ST PAUL

1122 LOT 3.5TH ST ST PAUL NE 68873

**HOWARD COUNTY**

TAX YEAR 2024  
 STATEMENT 1872  
 TAX TYPE Real Estate  
 PARCEL ID 0474770634  
 TAX DISTRICT 1  
 1, VR1

HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

Description	Tax Rate	Prior Tax	Current Tax
COUNTY GENERAL	0.15360900	10.22	0.00
ST PAUL SCH DIST	0.95651700	62.78	0.00
ST PAUL SCH #1 BO	0.00000000	4.01	0.00
ST PAUL CITY	0.39306600	27.89	0.00
ST PAUL VILLAGE B	0.08080600	5.12	0.00
LOWER LOUP NRD #1	0.03275900	2.32	0.00
LOUP BASIN RECL#1	0.02642300	1.76	0.00
AG SOCIETY	0.00305200	0.20	0.00
HISTORICAL SOCIET	0.00083400	0.05	0.00
CENTRAL COMM-COLL	0.02000000	5.47	0.00
ED SERVICE UNIT #	0.01271800	0.88	0.00
<b>Totals</b>	<b>1.67978400</b>	<b>113.88</b>	<b>0.00</b>
Tax Credit		-7.12	0.00
School Tax Credit		0.00	-17.46

	Value	Tax Amount
Total Taxes Due	0.00	12/31/2024
1st Half Delinquent	0.00	05/01/2025
2nd Half Delinquent	0.00	09/01/2025
Total	0	0.00
Homestead Credit	0	0.00
Non-Ag Tax Credit	0	0.00
Ag-Land Tax Credit	0	0.00
School Tax Credit		-17.46
Unused School		17.46
Taxable	0	0.00
Penalty		0.00
<b>NET AMOUNT DUE</b>		<b>0.00</b>



IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

**MESSAGES**

2024 Real Estate Statement



HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

Statement 1872  
 District ID 1  
 Parcel ID 0474770634

Delinquent on 05/01/2025	
Total Due	0.00
1st Half	0.00
Call (308) 754-4852 For Current Interest	

Make Checks Payable To:  
 SARA ROY, HOWARD COUNTY TREASURER  
 812 Indian St. #9 St. Paul, NE 68873



2024 Real Estate Statement



HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

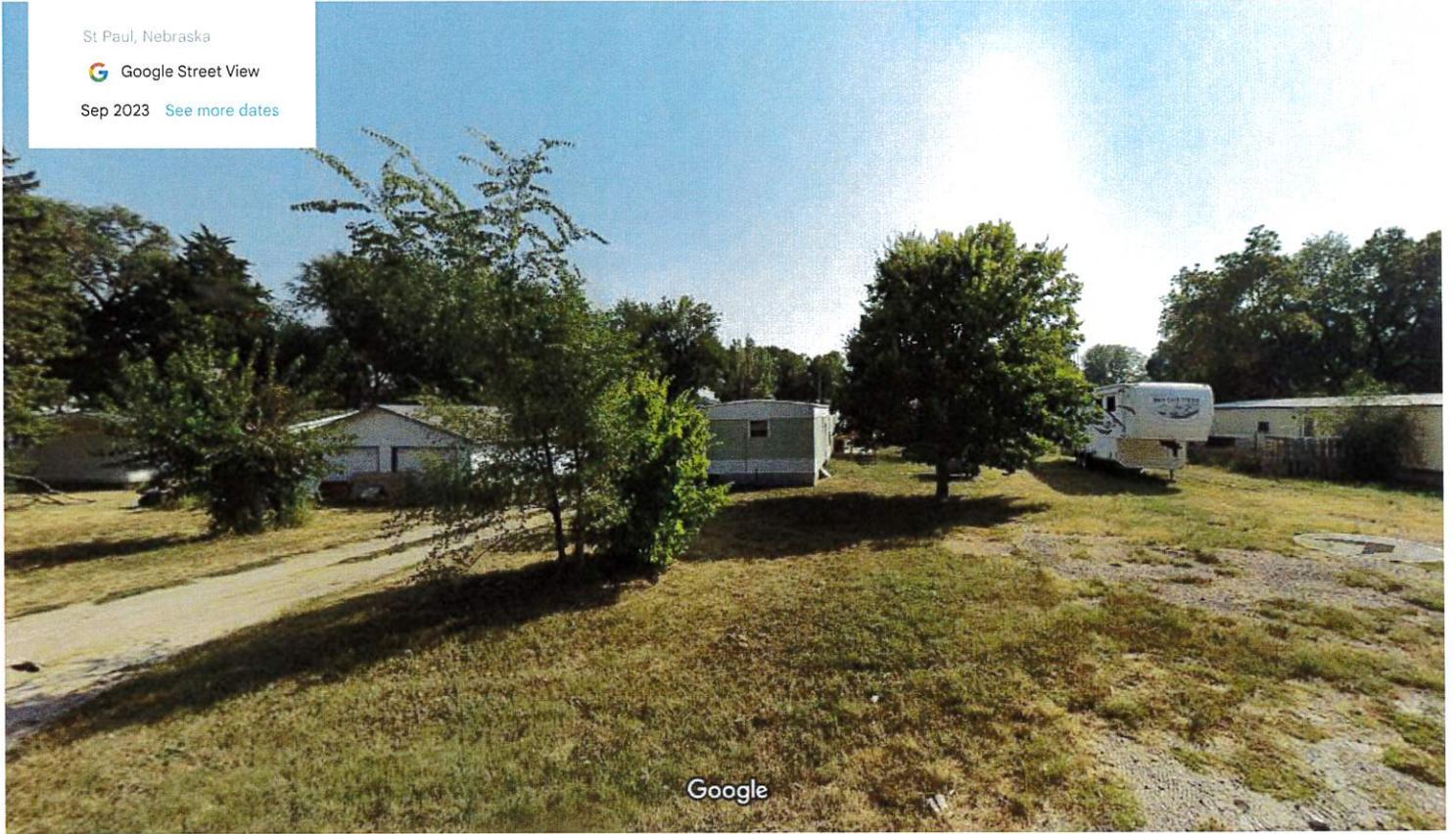
Statement 1872  
 District ID 1  
 Parcel ID 0474770634

Delinquent on 09/01/2025	
Total Due	0.00
2nd Half	0.00
Call (308) 754-4852 For Current Interest	

Make Checks Payable To:  
 SARA ROY, HOWARD COUNTY TREASURER  
 612 Indian St. #9 St. Paul, NE 68873

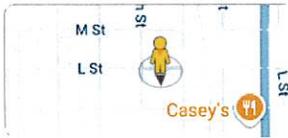


461 L St



St Paul, Nebraska  
Google Street View  
Sep 2023 [See more dates](#)

Image capture: Sep 2023 © 2025 Google



# ZONING PERMIT

THIS PERMIT # 2025-31 is issued to

St. Paul Nebraska Housing Authority

For the purpose of

removal of trailer house

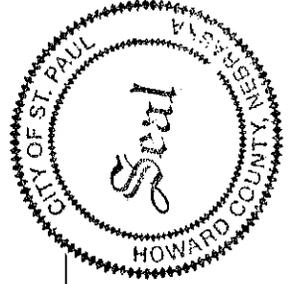
Located at 1122 5th Street

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 August 15, 2026

Matt Weber

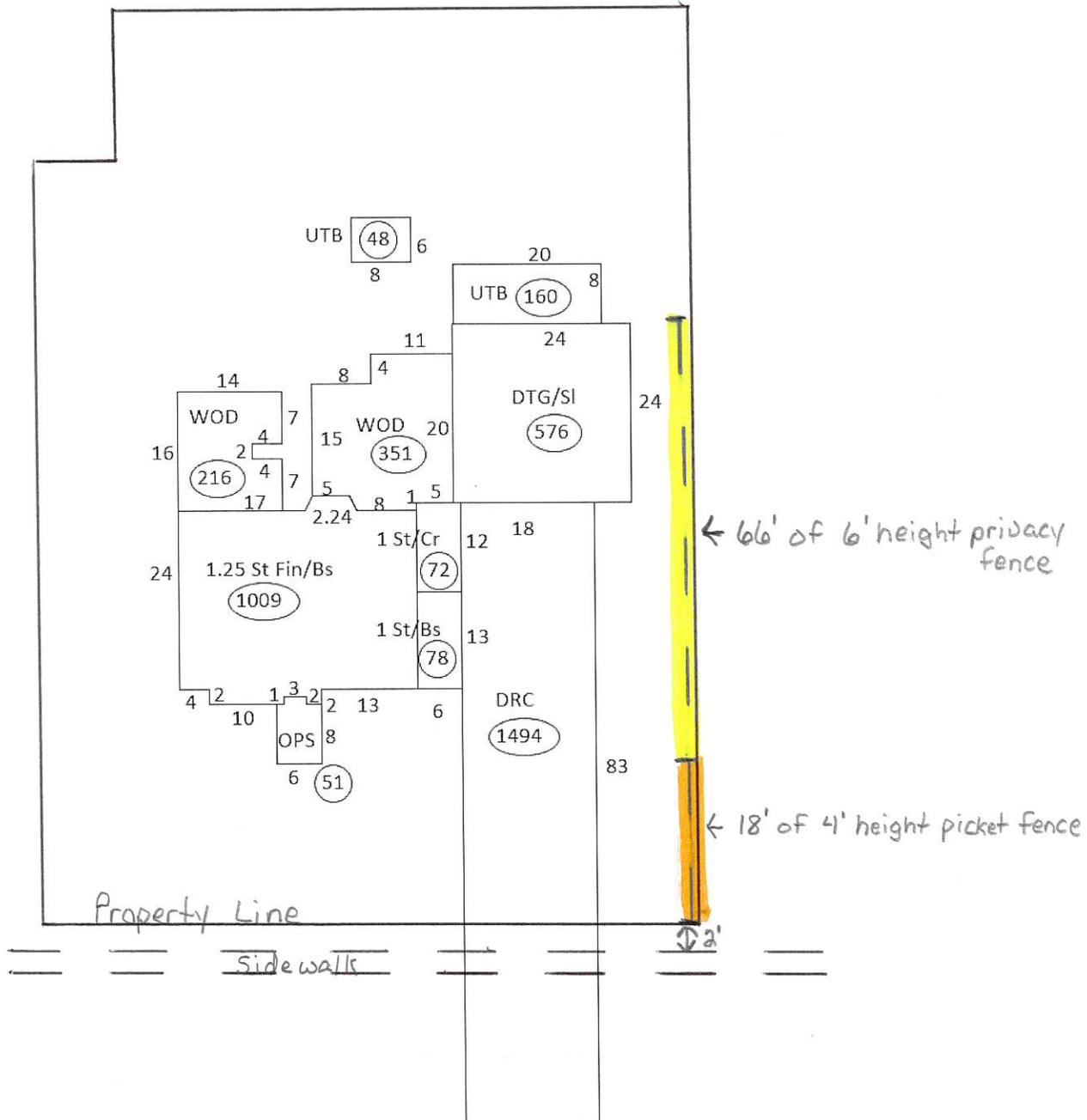
Zoning Administrator



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

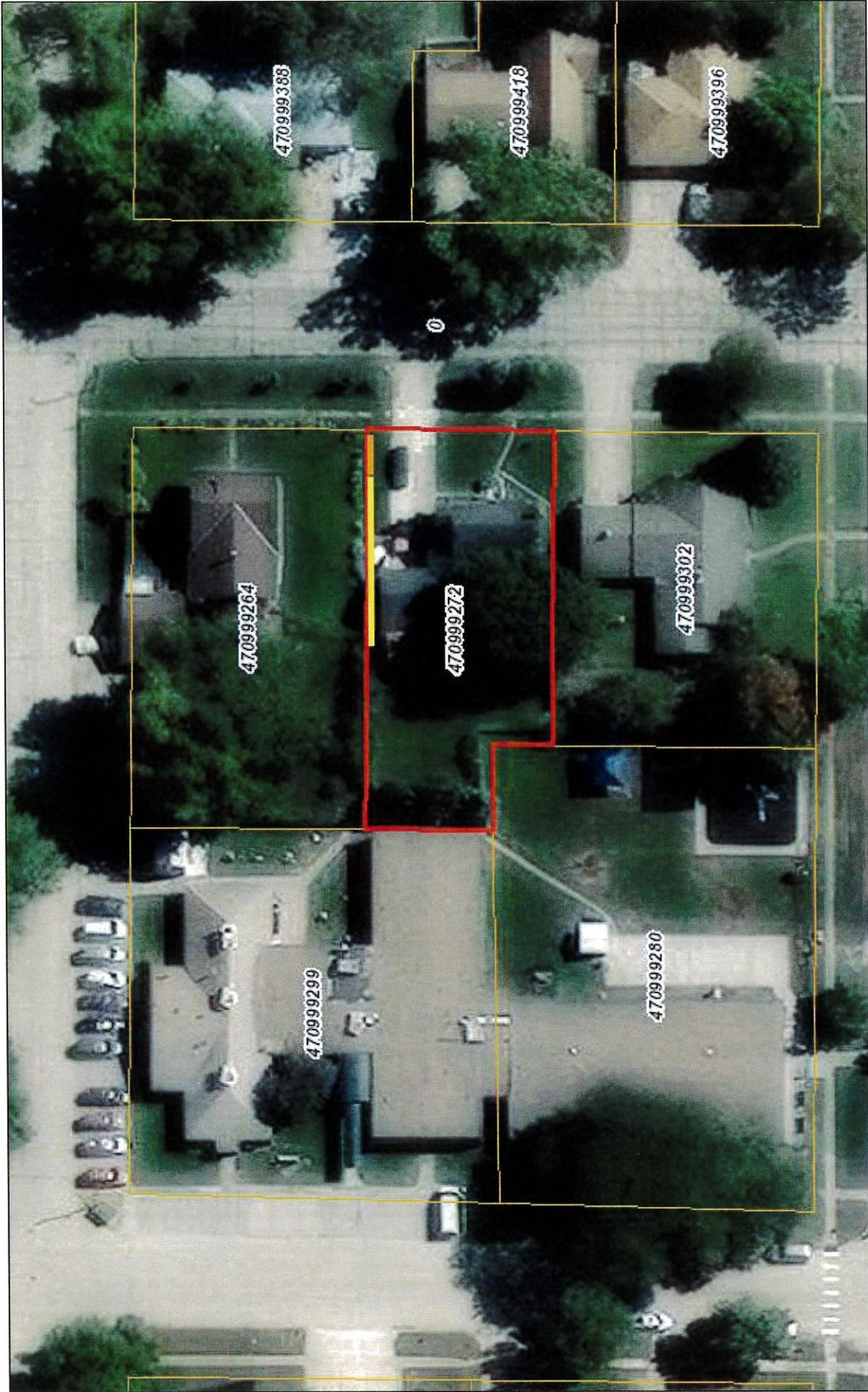


2025-32



Sheridan Street

North →



September 2, 2025 15:56 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 PERMIT

THIS PERMIT # 2025-32 is issued to

Dave Rudolf

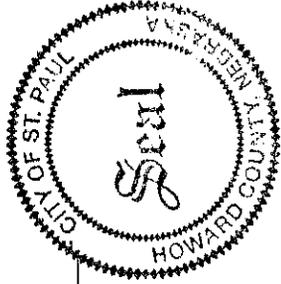
For the purpose of  
construction / installation of fence

Located at 915 Sheridan 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 September 3, 2026

Matt Kelly  
Zoning Administrator



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

Zoning Classification R-1

Value \$ 427,000<sup>00</sup>

PERMIT NUMBER 2025-33

FEE \$100.00

CASH

CHECK#

Waive fee

**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 City of St. Paul

Contractor Diamond Engineering, Matt McCarty

Address 704 6<sup>th</sup> Street

Address \_\_\_\_\_

City, State, Zip St. Paul, NE 68873

Phone Number \_\_\_\_\_

Phone Number 308-754-4483

Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 1 PAWS Subdivision St. Paul

Address of Construction Site 524 Taylor Street

(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 Tennis courts, Picnic Shelter, Utility Shed Dimension of Structure \_\_\_\_\_

Plans Submitted to Fire Marshall Office NO

Distance from Front property line South 20'

Distance from Rear Property Line \_\_\_\_\_

Distance from Side Property Line \_\_\_\_\_

Distance from Second Side Property Line \_\_\_\_\_

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 Sept 2025

Finish April 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-27-25  
*(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

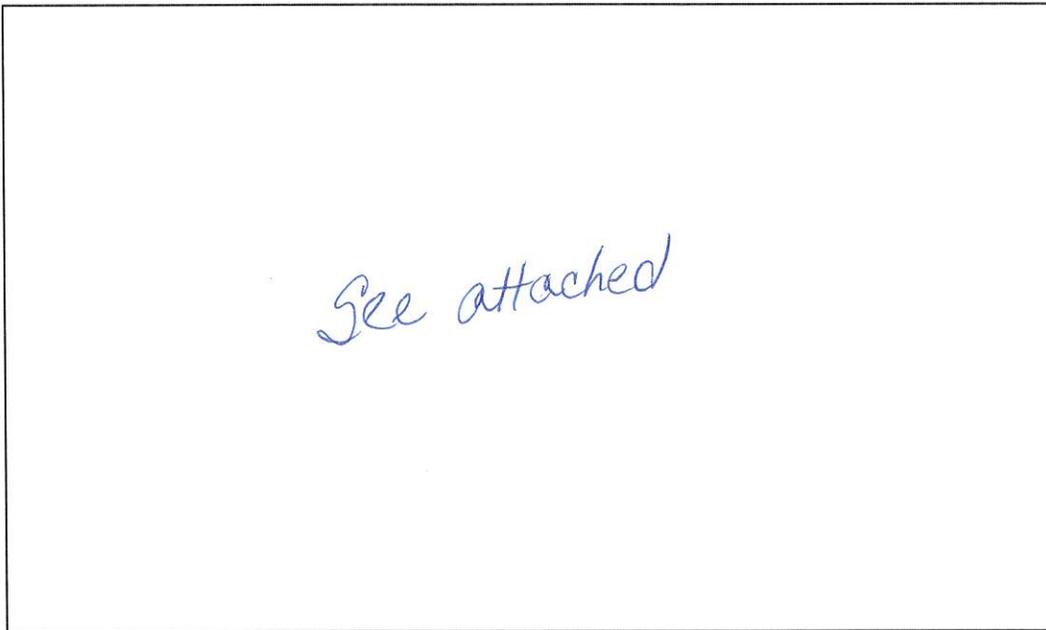
Has a Conditional Use Permit been issued for this proposed use? YES \_\_\_\_\_ NO   
If yes, when does it expire? \_\_\_\_\_

Site Plan Sketch:

North Street Name \_\_\_\_\_

West Street Name \_\_\_\_\_

East Street Name \_\_\_\_\_



South Street Name \_\_\_\_\_

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.**

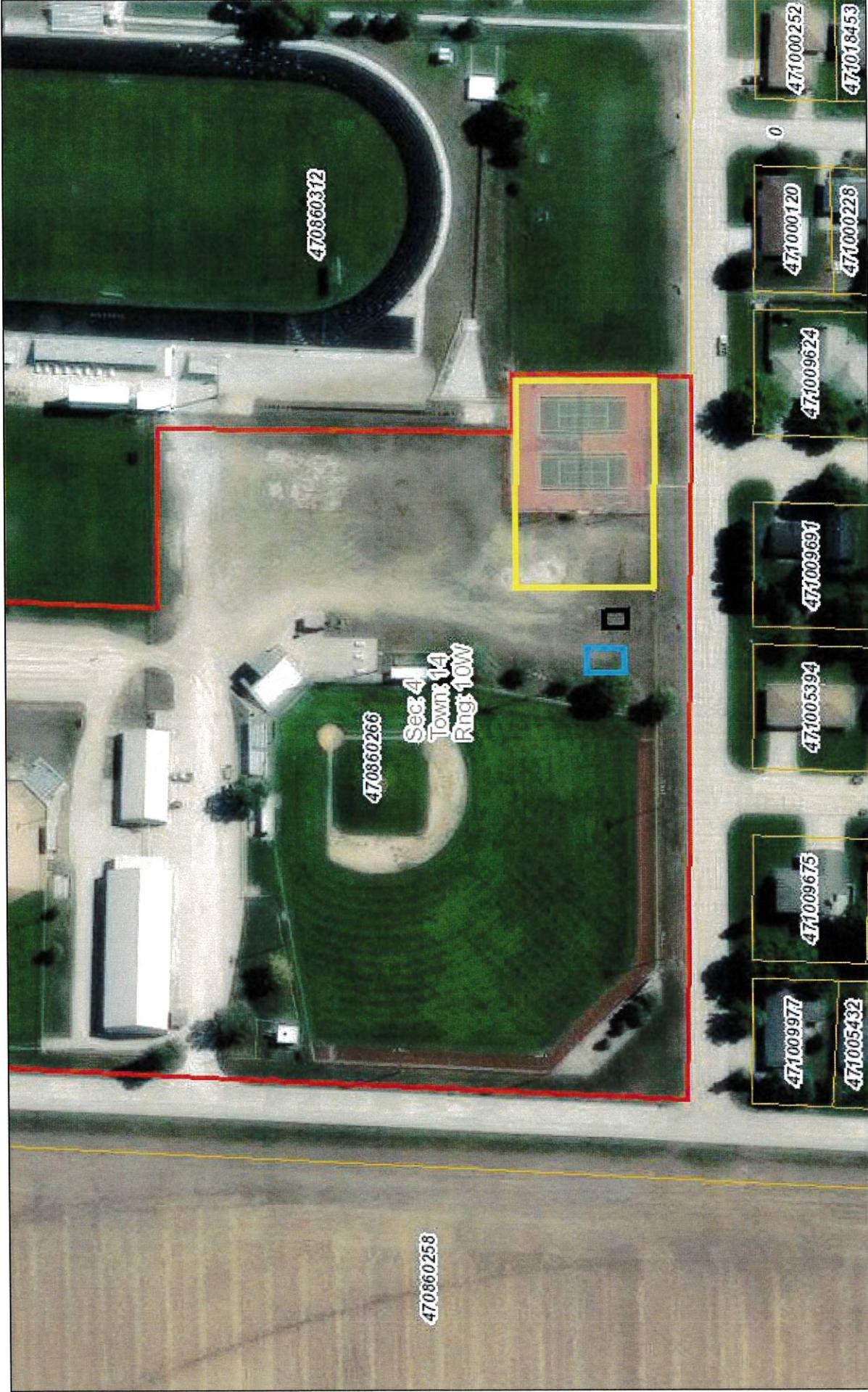
Signature of Applicant Matt Helzer Date 8-27-25

**For Office Use Only:**

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

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

2025-33



August 27, 2025  
12:00 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.

Yellow - Tennis Courts  
 Black - 12' x 16' Utility Shed  
 Blue - 20' x 30' Picnic Shelter

Zoning Classification B-1 Value \$ 160,000.00 PERMIT NUMBER 2025-34  
FEE \$100.00 CASH \_\_\_\_\_ CHECK# \_\_\_\_\_  
Waive fee

**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 City of St. Paul Contractor Matt McCarty  
Address 704 6<sup>th</sup> Street Address \_\_\_\_\_  
City, State, Zip St. Paul, NE 68873 Phone Number \_\_\_\_\_  
Phone Number 308-754-4483 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property All of Block 10 and E 106' Block 11 OT and Vac 5<sup>th</sup> Street St. Paul

Address of Construction Site 418 Indian Street  
(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 Picnic Shelter and playground Dimension of Structure \_\_\_\_\_

**Plans Submitted to Fire Marshall Office** NO

Distance from Front property line 15' Distance from Rear Property Line \_\_\_\_\_  
Distance from Side Property Line \_\_\_\_\_ Distance from Second Side Property Line \_\_\_\_\_

Is there a utility easement on either the back or side property? \_\_\_\_\_ If so attach a copy of neighbor approval.

Approximately when will construction Start Sept 2025 Finish April 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-27-25  
(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 <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"/>

Site Plan Sketch:

North Street Name \_\_\_\_\_

West Street Name \_\_\_\_\_

East Street Name \_\_\_\_\_



South Street Name \_\_\_\_\_

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.

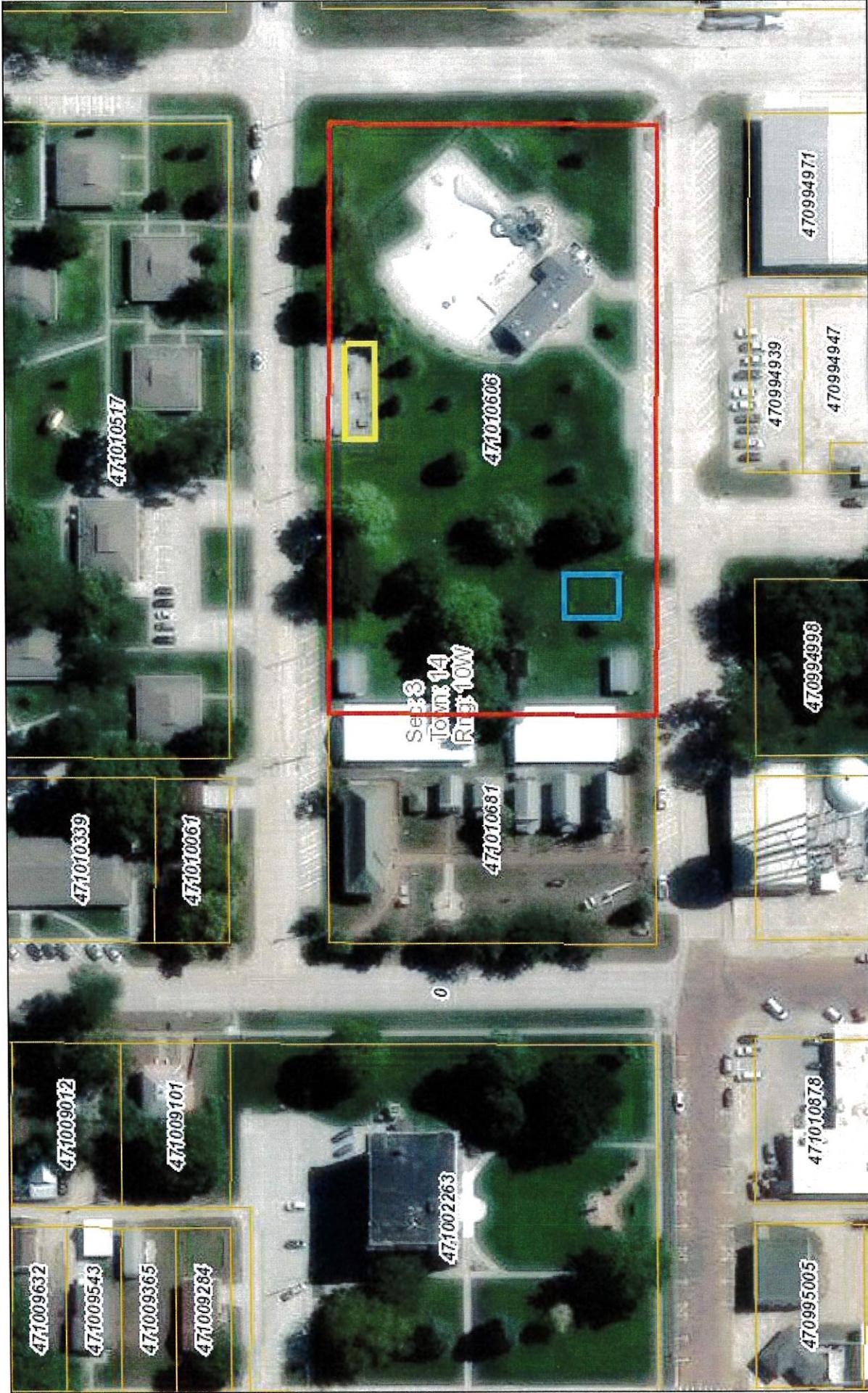
**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.**

Signature of Applicant Matt Hye Date 8-27-25

**For Office Use Only:**

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

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

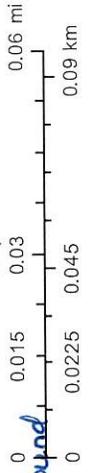


August 27, 2025  
12:11 PM

- 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.

1:1,785



*Yellow - 20' x 30' Picnic Shelter and musical playground*  
*Blue - Playground Equipment*

Zoning Classification R-3 Value \$ 3973.50 PERMIT NUMBER 2025-35  
 Please call 811 before completing form FEE \$50.00 CASH  CHECK# paid 8/25/25

**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 Tristin Mincheloe Contractor Derksen Building  
 Address 310 6<sup>th</sup> Street Address \_\_\_\_\_  
 City, State, Zip Saint Paul, NE 68873 Phone Number \_\_\_\_\_  
 Phone Number 308 379 3031 Cell Phone \_\_\_\_\_  
 Complete Legal Description of the Property 308 379 7317 ← always available Lot 6 Block 101 Original Town St. Paul  
 Address of Construction Site 310 6<sup>th</sup> Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure 12x24 Portable Shed Dimension of Structure 12 x 24  
 Distance from Front property line West 88' Distance from Rear Property Line East 32 ft  
 Distance from Side Property Line North 6 ft. Distance from Second Side Line South 36'

Is there a **utility easement** on any side of the property? NO  
 Approximately when will construction Start End of 2025 State fair Finish Oct 2025  
 (purchased at fair)

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-26-25  
 (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 \_\_\_\_\_

Street Name

Street Name

6<sup>th</sup>

See Attached

W

E

South Street Name Custer

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



Date

08/08/2025

**For Office Use Only:**

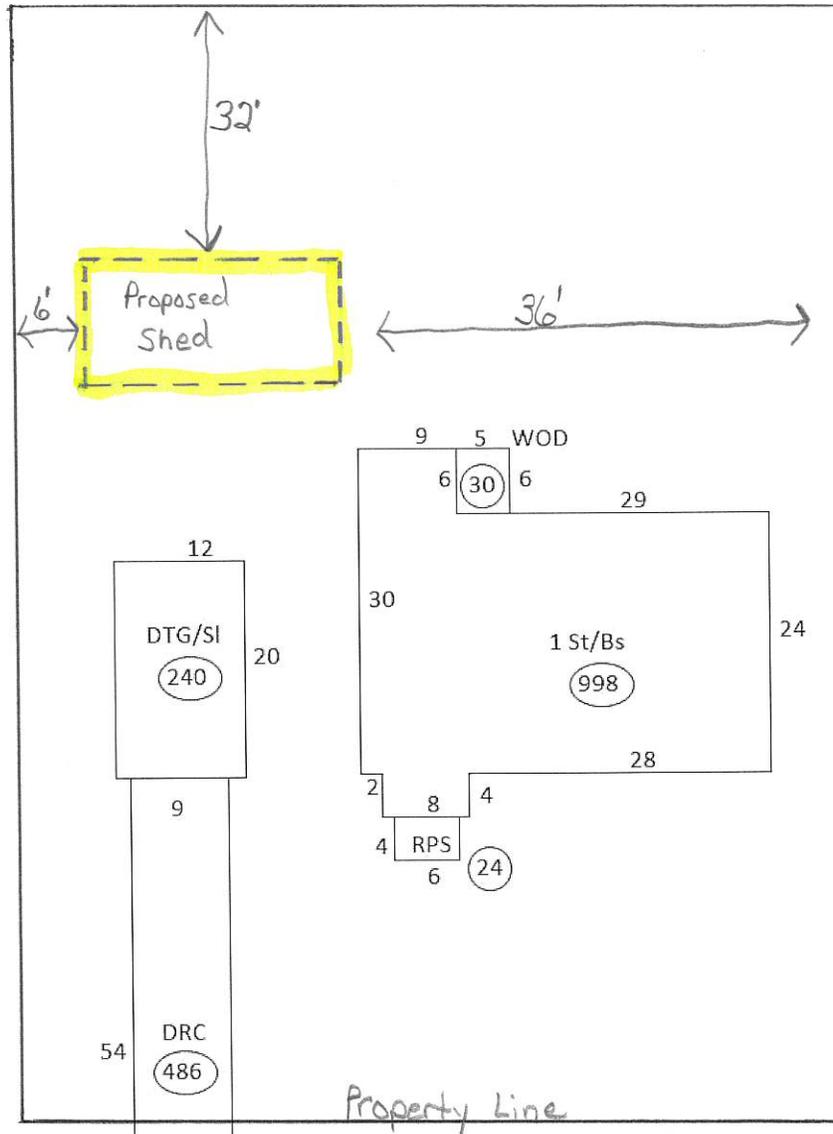
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_

Zoning Administrator Signature

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

2025-35

Alley



← North

6<sup>th</sup> Street

Davis Street

2025-35



Layers  
 Basemaps  
 470990249

Results

6th Street

68ft  
 32ft  
 Sec 3  
 Town 14  
 Rng: 10W

Custer St.

Lat: 41.209111 Long: -98.456143  
 Site Last Updated: 8/23/2025  
 © OpenStreetMap  
 (https://www.openstreetmap.org/copyright)



Zoning Classification R-2 Value \$ 6000 PERMIT NUMBER 2025-36  
 Please call 811 before completing form FEE \$50.00 CASH      CHECK# 2089  
paid 8/29/25

**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 Andrew Wilshuser Contractor St. Paul Public Schools  
 Address 1528 Indian Street Address 1305 Howard Ave.  
 City, State, Zip St. Paul, NE Phone Number 308-754-4433  
 Phone Number 402-768-1120 Cell Phone     

Complete Legal Description of the Property Lot 5 Dalton Subdivision

Address of Construction Site 1528 Indian Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Garden Shed Dimension of Structure 16'x14'  
 Distance from Front Property Line East 155' Distance from Rear Property Line West 25'  
 Distance from Side Property Line South 8' Distance from Second Side Line North 116'

Is there a utility easement on any side of the property? Yes West side  
 Approximately when will construction Start September 15 Finish December 15

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-2-25  
(Matt Helzer's signature)

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

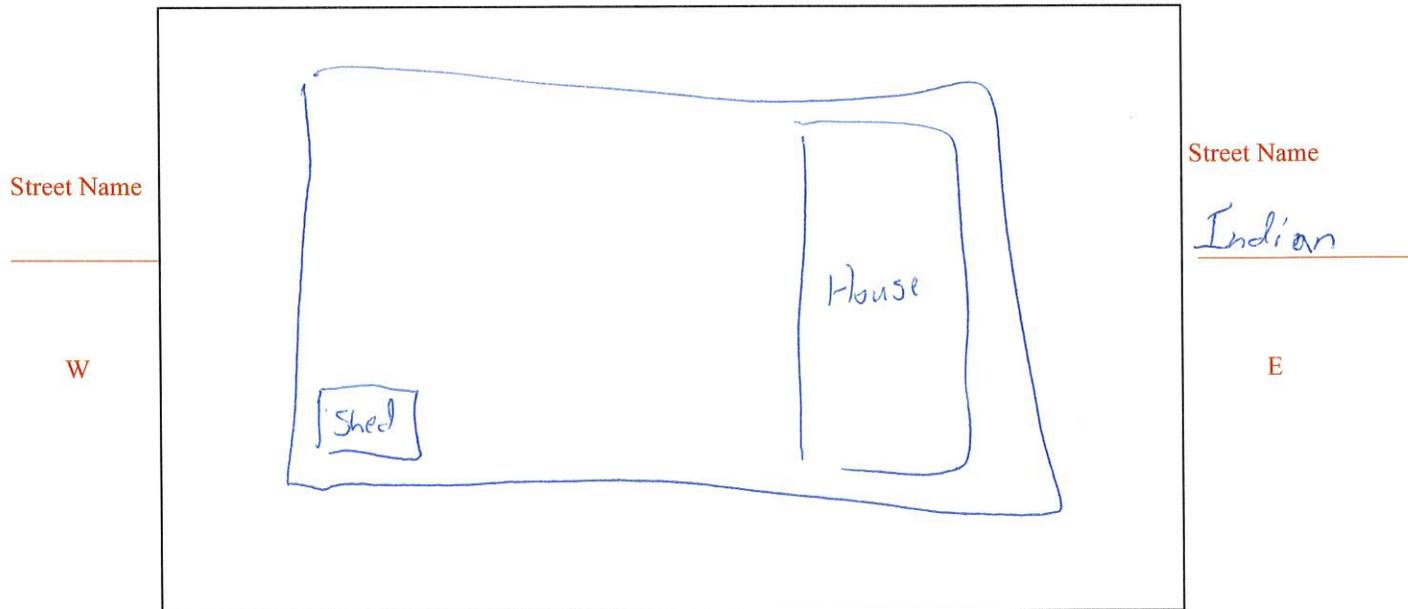
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

**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 Howard

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.

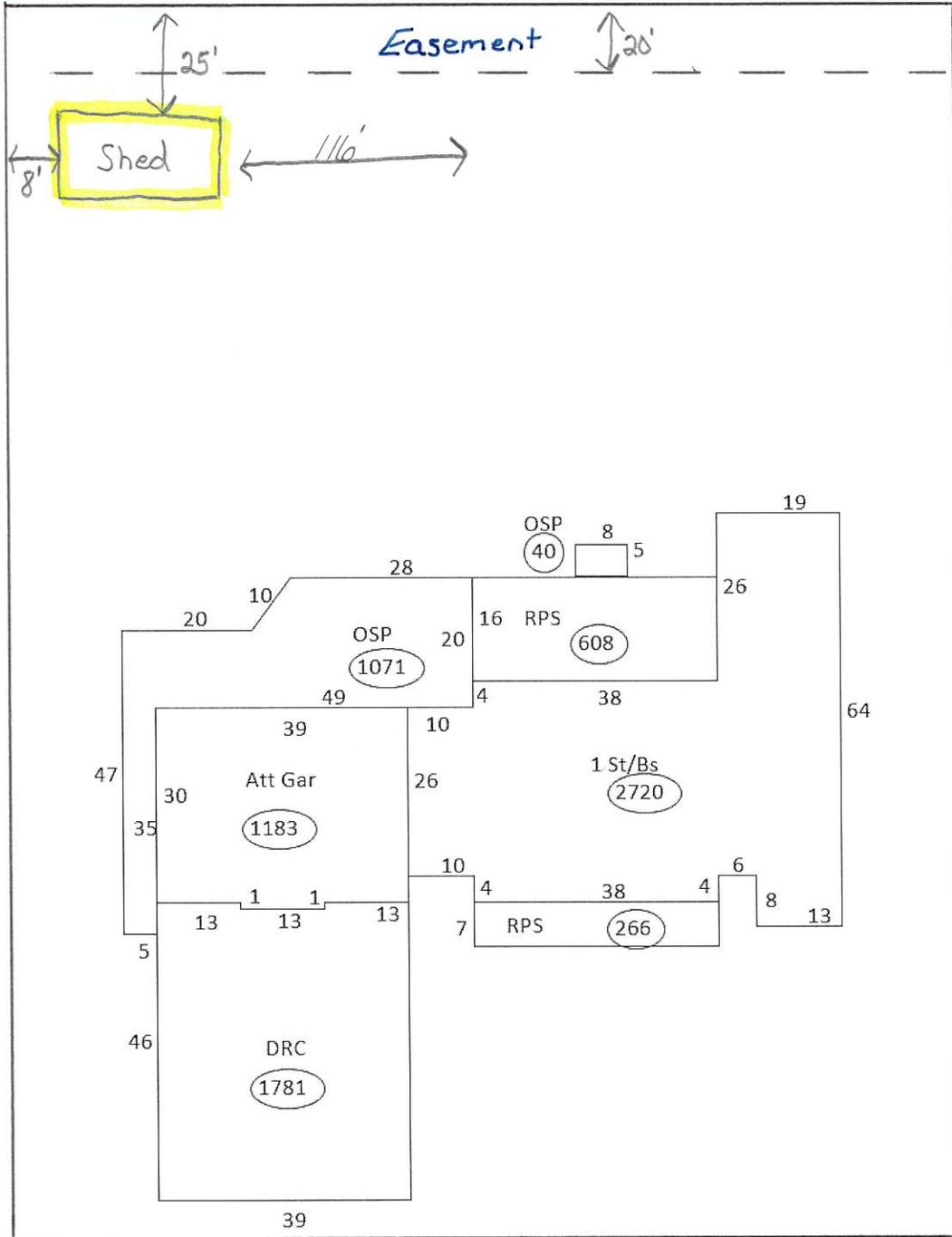
**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.**

Signature of Applicant [Signature] Date 8/29/25

**For Office Use Only:**

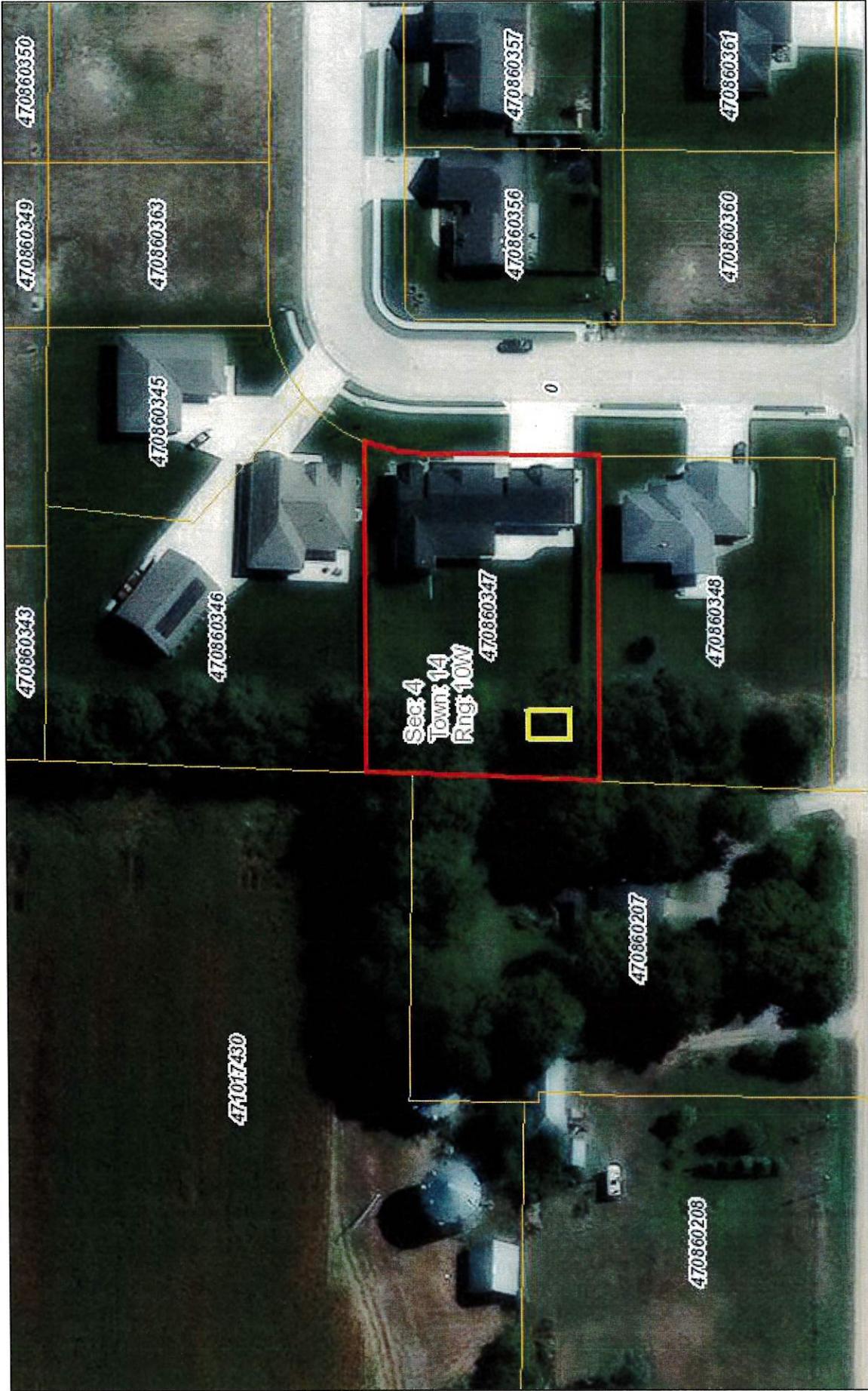
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator Signature \_\_\_\_\_

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



Indian Street

North →



September 2, 2025 14:35 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



Zoning Classification R-2 Value \$ 12,800.00 PERMIT NUMBER 2025-37  
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 1192  
paid 8/26/25

**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 Chad Augustyn Contractor Chad Augustyn  
 Address 821 8<sup>th</sup> street Address 821 8<sup>th</sup> street  
 City, State, Zip Saint Paul, NE 68873 Phone Number 308-750-3848  
 Phone Number 308 750 3848 Cell Phone 308 750 3848

Complete Legal Description of the Property E 1/2 of Lots 1+2, E 4' of W 1/2 of Lots 1+2 Block 77 OT St. Paul  
 Address of Construction Site 821 8<sup>th</sup> street Saint Paul NE 68873  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Garage Dimension of Structure 28' wide / 30' deep  
 Distance from Front property line East 10' Distance from Rear Property Line West 20'  
 Distance from Side Property Line North 52' Distance from Second Side Line South 8'

Is there a utility easement on any side of the property? NO  
 Approximately when will construction Start 9-22-2025 Finish May 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-26-25  
 (Matt Helzer's signature)

Recommendations needed before approval: Old garage destroyed by tree  
Refer to Article 9.2.01 on front yard setbacks

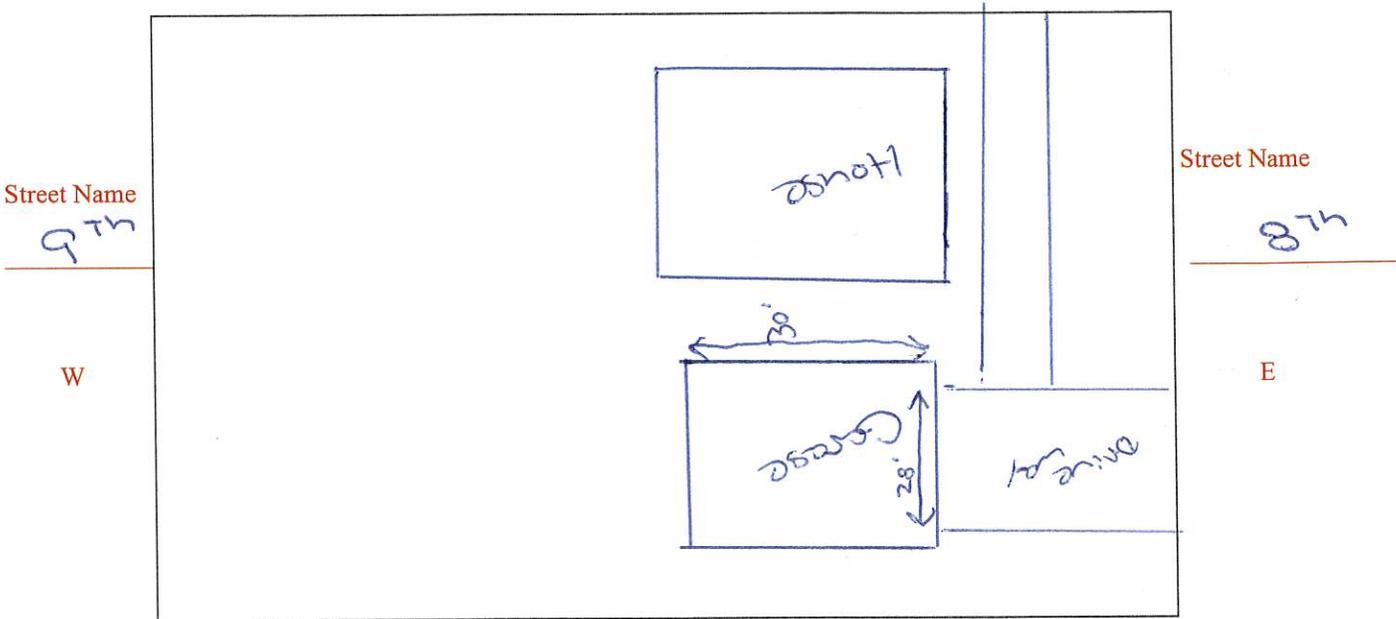
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

**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  See Above Recommendations  
 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 Indian



South Street Name Howard

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.**

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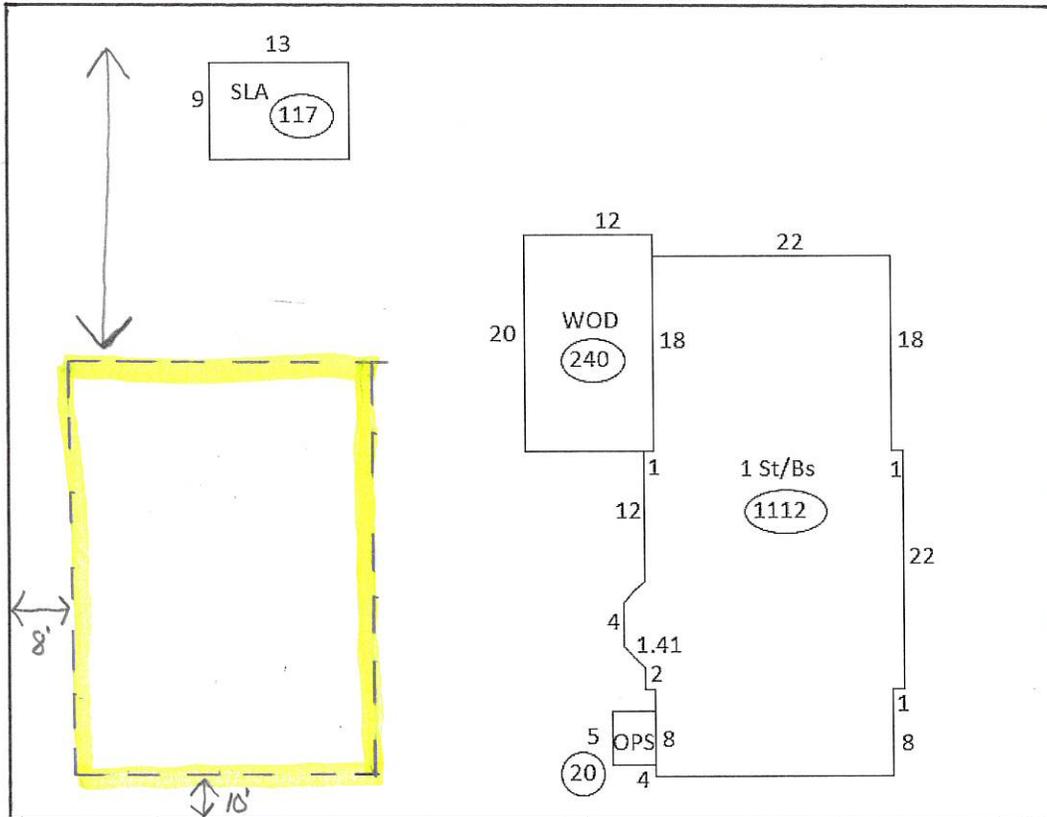
Signature of Applicant [Handwritten Signature] Date 9-28-2025

**For Office Use Only:**

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

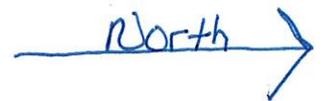
Reasons for Denial: \_\_\_\_\_

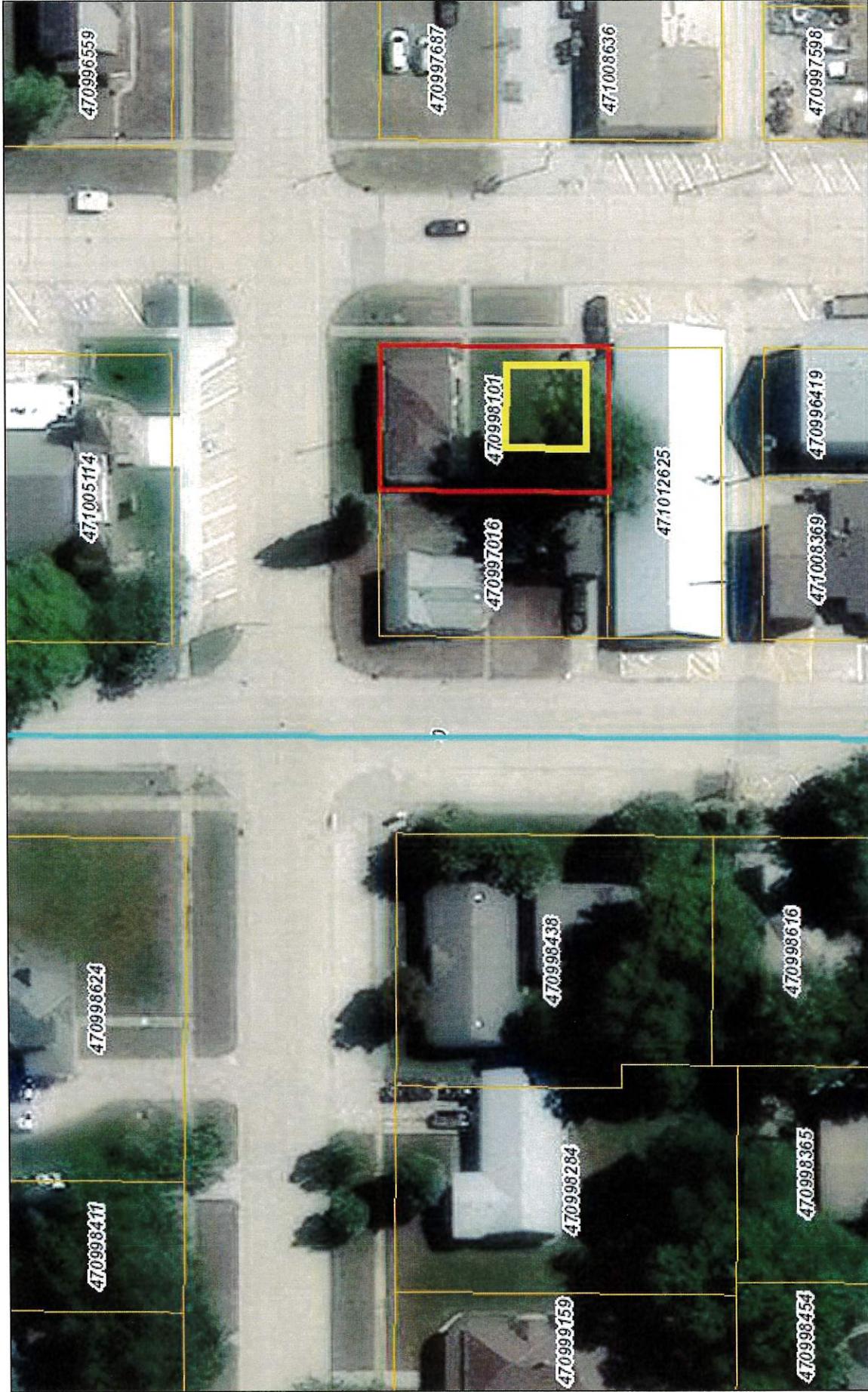
2025-37



Indian Street

8<sup>th</sup> Street

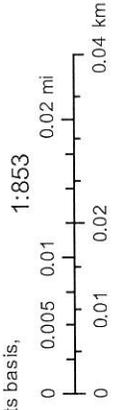




August 26, 2025 17:27 PM  
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.



Parcels



Zoning Classification R-3

Value \$ 9500<sup>00</sup>

PERMIT NUMBER 2025-38

Please call 811 before completing form

FEE \$50.00

CASH

CHECK# 101

pd 9/3/25

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 Denise Moslander

Contractor Tyler Moslander

Address 322 5th Street

Address 523 Farnum

City, State, Zip St. Paul, NE 68873

Phone Number

Phone Number 308-383-1207

Cell Phone 402-335-0645

Complete Legal Description of the Property Lots 7+8 Block 100 OT St. Paul

Address of Construction Site 322 5th Street

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO

Proposed Structure 12' x 24' Wood Utility Shed

Dimension of Structure 12' x 24'

Distance from <sup>West</sup> Front property line 124'

Distance from <sup>East</sup> Rear Property Line 6'

Distance from <sup>North</sup> Side Property Line 96'

Distance from <sup>South</sup> Second Side Line 12'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start Sept 2025

Finish Dec 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 9-3-25  
*(Matt Helzer's signature)*

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

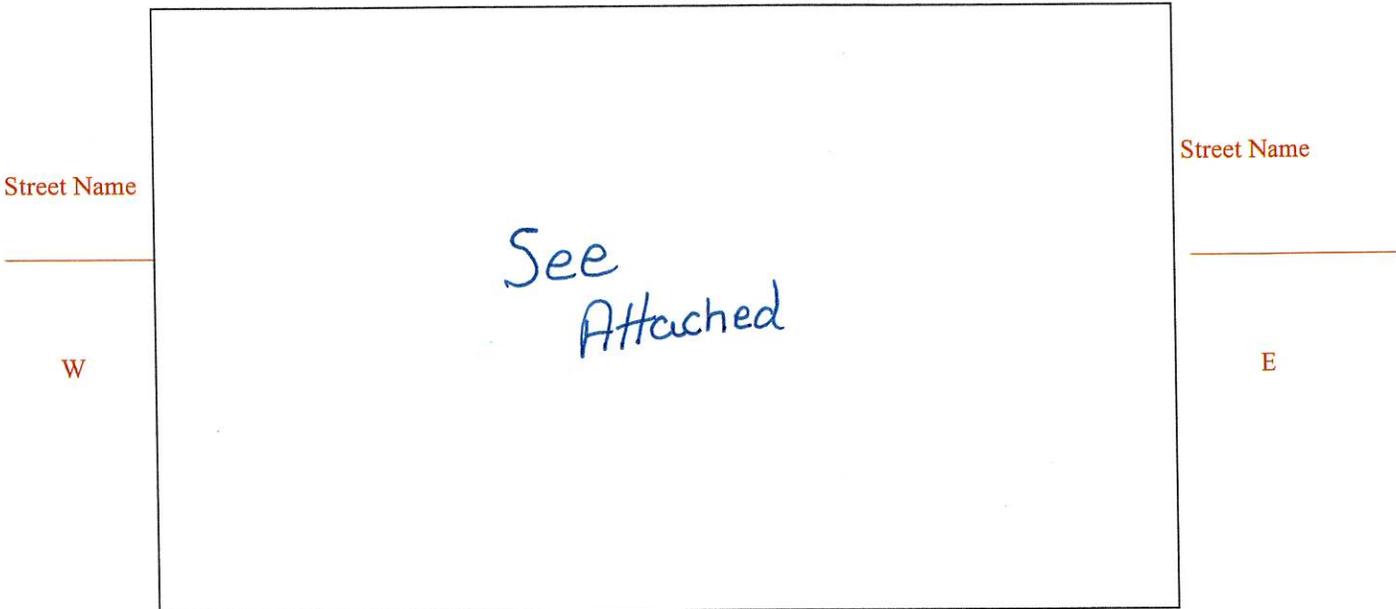
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

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.

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Signature of Applicant  Date 9-2-25

**For Office Use Only:**

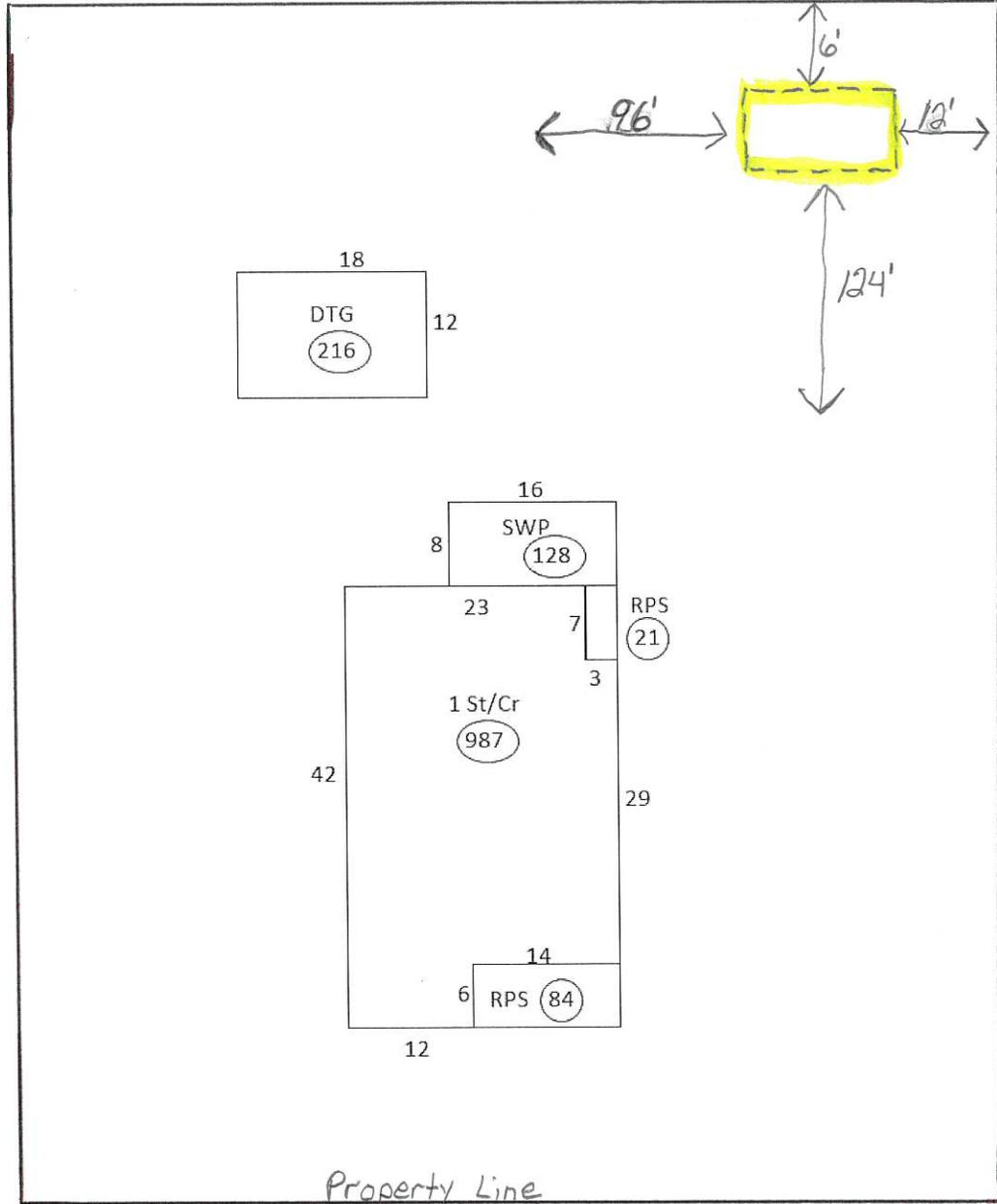
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

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

2025-38

Alley

Davis Street



5<sup>th</sup> Street

2025-38



August 12, 2025  
18:51 PM

□ Parcels

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.

