

## Planning and Zoning Commission

Monday, November 25, 2019 7:00 PM

City Hall  
704 6th Street  
St. Paul, NE 68873

### **Agenda**

1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 25th day of November, 2019 at 5:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid 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 Chuck Schmid, Connie Becker, Arvilla Jacobs, Wilber Medbery, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Discuss - Approve / Deny the October 28, 2019 minutes.
4. Chairman Schmid presented the following zoning permits:
  - (a) 2019-69 Eastern Edge LLC - Move house from 722 M Street
  - (b) 2019-70 Patty Maun - Install fence at 202 6th Street
  - (c) 2019-71 Shyla & Roy Miller - Install fence at 1511 Jackson Street
5. Discussion / Reports
6. Chairman Schmid announces the next Planning Commission meeting.
7. Public Comments
8. Zoning Administrator Helzer Report
9. Adjournment

St. Paul Planning Commission  
October 28, 2019  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28<sup>th</sup> day of October, 2019 at 5:00 p.m. in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:01 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting and posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Wilber Medbery, and Tony Walch. Absent was Arvilla Jacobs. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the October 14 26, 2019 meeting minutes. Commission member Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

2019-64	Diane Lamberson – Construct deck at 1120 Davis Street
2019-65	Dallas McIntyre – Construct utility shed at 1318 Bruce Street
2019-66	Connor Bolling – Construct deck at 1309 Grant Street
2019-67	Sts. Peter & Paul Parish Life Center – Install sign on building at 713 Elm St.
2019-68	Bob Holthaus – Addition to house at 1103 9 <sup>th</sup> Street

Commission member Medbery moved to approve Zoning Permit applications 2019-64 through 2019-67. Commission member Becker seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

After discussion of Zoning Permit application 2019-68, it was determined that the principal building (house) is in conformance with the zoning regulations, and the permit application will not add to the existing non-conformity of the accessory building (garage). Based on this conclusion, Commission member Becker moved to approve Zoning Permit application 2019-68. Commission member Medbery seconded the motion. Commission members Becker, Medbery, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Schmid announced that the next St. Paul Planning Commission meeting will be held on Monday, November 25, 2019 at 5:00 p.m. If zoning permit applications are filed that need to be addressed earlier, a meeting will be held on November 12, 2019 at noon.

Chairman Schmid adjourned the meeting at 5:34 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Charles M. Schmid  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification B-2

Value \$ \_\_\_\_\_

PERMIT NUMBER 2019-69

FEE \$20.00 CASH  CHECK# 565 CC

*pd 11/4/19*

### APPLICATION FOR MOVING A BUILDING/ MOBILE HOME 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 Eastern Edge LLC (Mike + Jeff Platet) Contractor Paul Bykert

Address 923 South St Address \_\_\_\_\_

City, State, Zip Nashville TN 37203-4733 Phone Number \_\_\_\_\_

Phone Number 615-293-1372 / 750-5770 Cell Phone 308-223-0564

Complete Legal Description of the Property W 1/2 Lot 5 + W 1/2 S 1/2 Lot 6 Block 55 OT St. Paul  
Address of current Site \_\_\_\_\_ Address of new location (#249-1) E 1/2 Lot 5 + E 1/2 S 1/2 Lot 6 Block 55 OT St. Paul

Structure to be moved House + Attached Garage @ 722 N Street

Approximately when will the moving: Start 11/4/19 Finish 11/30/19

To Whom Should the Improvements be assessed? \_\_\_\_\_

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-4-19  
*(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 Jeff Platet Date 11/4/19

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

**For Office Use Only: Attach the Treasurer Certificate**

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

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

2019-69

### Treasurer's Certificate

Prior to demolishing or removing any building or structure from property within the City limits, all taxes and liens must be paid on the property. The City of St. Paul requires the Howard County Treasurer to certify that all taxes on the property are paid, and that no liens exist on the property.

Type of Structure(s) to be Demolished / Moved House, garage

Property Address: 722 M Street

Legal Description of Property: E 1/2 Lot 5 & E 1/2 S 1/2 Lot 6 Blk 55 OT St Paul

I hereby certify that no taxes are due on the above-described property.

Date: 10-2-19

Howard County Treasurer's Office

By: Jackie Synowski  
Jackie Synowski (Printed Name)

Zoning Classification R-3 Value \$ 1200.00

PERMIT NUMBER 2019-70  
FEE \$25.00 CASH  CHECK#      CC      pd 11/6/19

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 Patty Mann Contractor American Fence  
Address 202 6th Street Address 1605 N. Shady Bend Rd.  
City, State, Zip St. Paul Ne. 68873 Phone Number 308-395-0793  
Phone Number 402-980-2075 Cell Phone NA  
Complete Legal Description of the Property W 1/2 of lots 5+6, Block 108, Original Town  
Address of Fence Site 202 6th Street Size & Kind 4' tall Galvanized Chain Link  
Replacement or New Fence: New Fence  
Approximately when will the construction: Start 4/15/19 Finish 4/15/19  
To Whom Should the Improvements be assessed? Owner  
Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-5-19  
(Matt Helzer's signature)

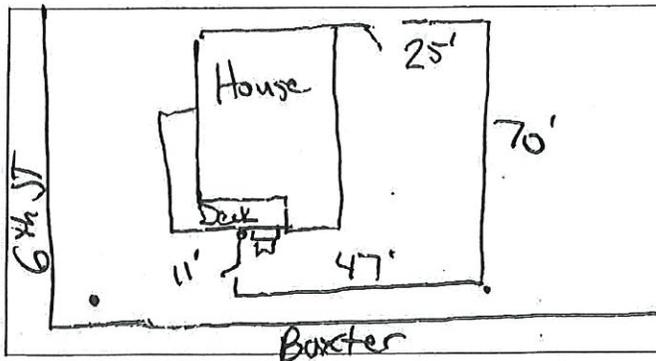
Recommendations needed before approval:     

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 Patty Mann Date 11-6-19

N  
Drawing:

W

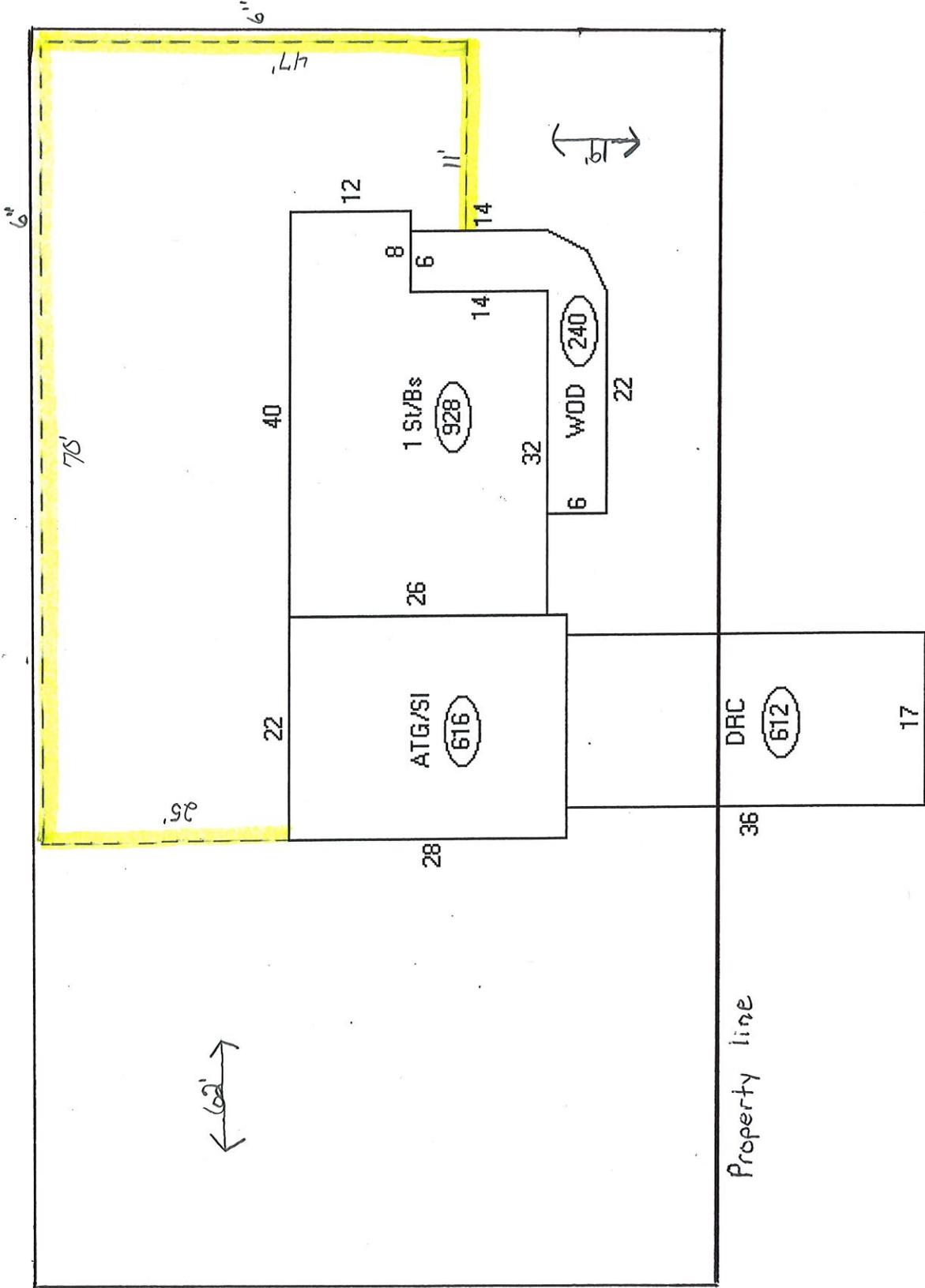


For Office Use Only: Permit is Approved      Denied      S      Date       
Zoning Administrator

Reasons for Denial:

2019-10

Baxter Street



6<sup>th</sup> Street

Zoning Classification R-1

Value \$ 2,500.00

PERMIT NUMBER 2019-71  
FEE \$25.00 CASH  CHECK# \_\_\_\_\_ CC \_\_\_\_\_

*ad 11/18/19*

### 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 Shyla & Ray Miller Contractor American Fence

Address 1511 Jackson St Address \_\_\_\_\_

City, State, Zip St Paul NE 68873 Phone Number \_\_\_\_\_

Phone Number 308-380-4717 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 1 Block 2 Christensen's Edition

Address of Fence Site 1511 Jackson St Size & Kind 6 FT TALL WHITE VINYL

Replacement of New Fence: 195' of 6' vinyl fence

Approximately when will the construction: Start ASAP Finish \_\_\_\_\_

To Whom Should the Improvements be assessed? Property owner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-20-19  
(Matt Helzer's signature)

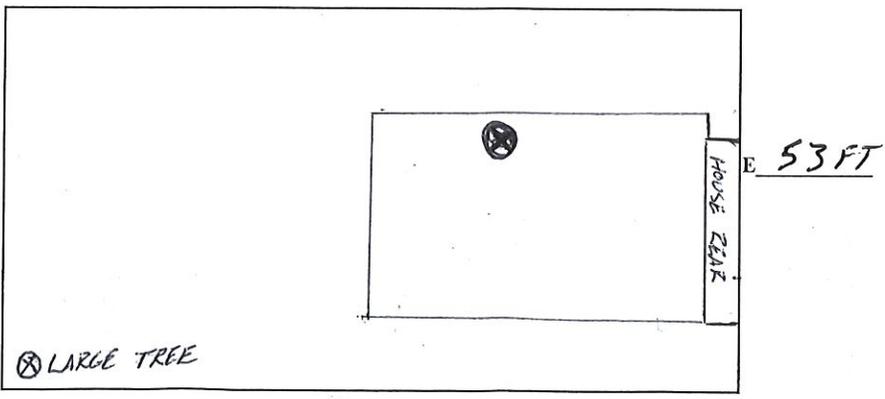
Recommendations needed before approval: \_\_\_\_\_

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Signature of Applicant [Signature] Date \_\_\_\_\_

N 8 FT  
Drawing:

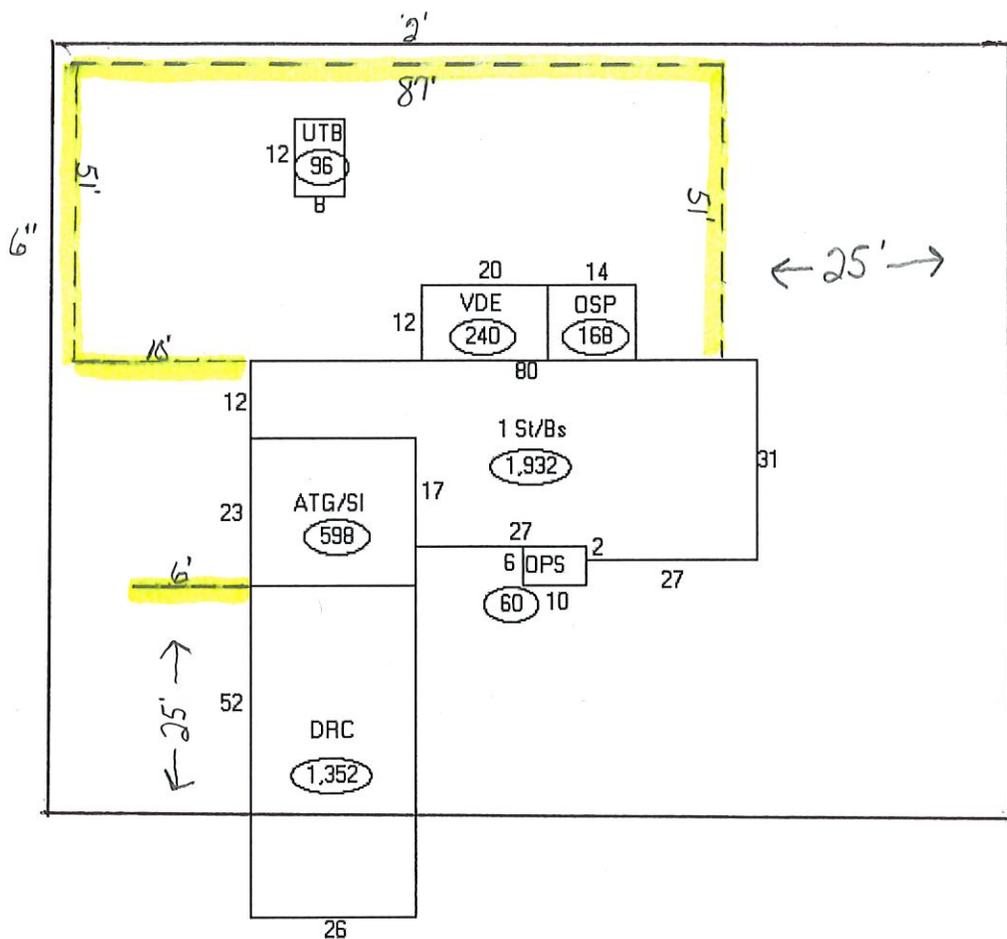
W 53 FT



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

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

2019-71



Paul Street

Jackson Street