

Planning and Zoning Commission

Monday, January 13, 2020 5:00 PM

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

Agenda

1. A meeting of the St. Planning Commission was convened in open and public session on the 13th day of January, 2020 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 November 25, 2020 minutes.
4. Chairman Schmid presented the following zoning permits:
 - (a) 2020-1 Fritz Lee - Move storage shed from 413 4th Street to 704 7th Street
 - (b) 2020-2 St. Paul Public School - Install fence at 1305 Howard Avenue
 - (c) 2020-3 Jason & Elizabeth Vieth - Install fence at 1511 Sheridan Street
 - (d) 2020-4 Gaylord Boilsen - Install replacement commercial pole/electronic sign at 124 Howard Avenue
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
November 25, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 25th day of November, 2019 at 5:00 p.m. in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:00 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, Arvilla Jacobs, Wilber Medbery. Absent was Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Medbery moved to approve the October 28, 2019 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

2019-69	Eastern Edge LLC – Move house from 722 M Street
2019-70	Patty Maun – Install fence at 202 6 th Street
2019-71	Shyla & Roy Miller – Install fence at 1511 Jackson Street

Commission member Jacobs moved to approve Zoning Permit applications 2019-69 through 2019-71. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Zoning Administrator Helzer indicated that the US Post Office property at 901 7th Street will be changing ownership. The property currently encroaches on public right-of-way on the south and east sides of the building. To proceed with the transfer of title to the property, the City needs to sign an Encroachment License Agreement to allow the encroachment to continue as long as the building remains in good repair and condition. The Mayor signed the agreement on November 18, 2019.

Chairman Schmid announced that the next St. Paul Planning Commission meeting will be held on Monday, December 30, 2019 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:08 p.m.

Sincerely,

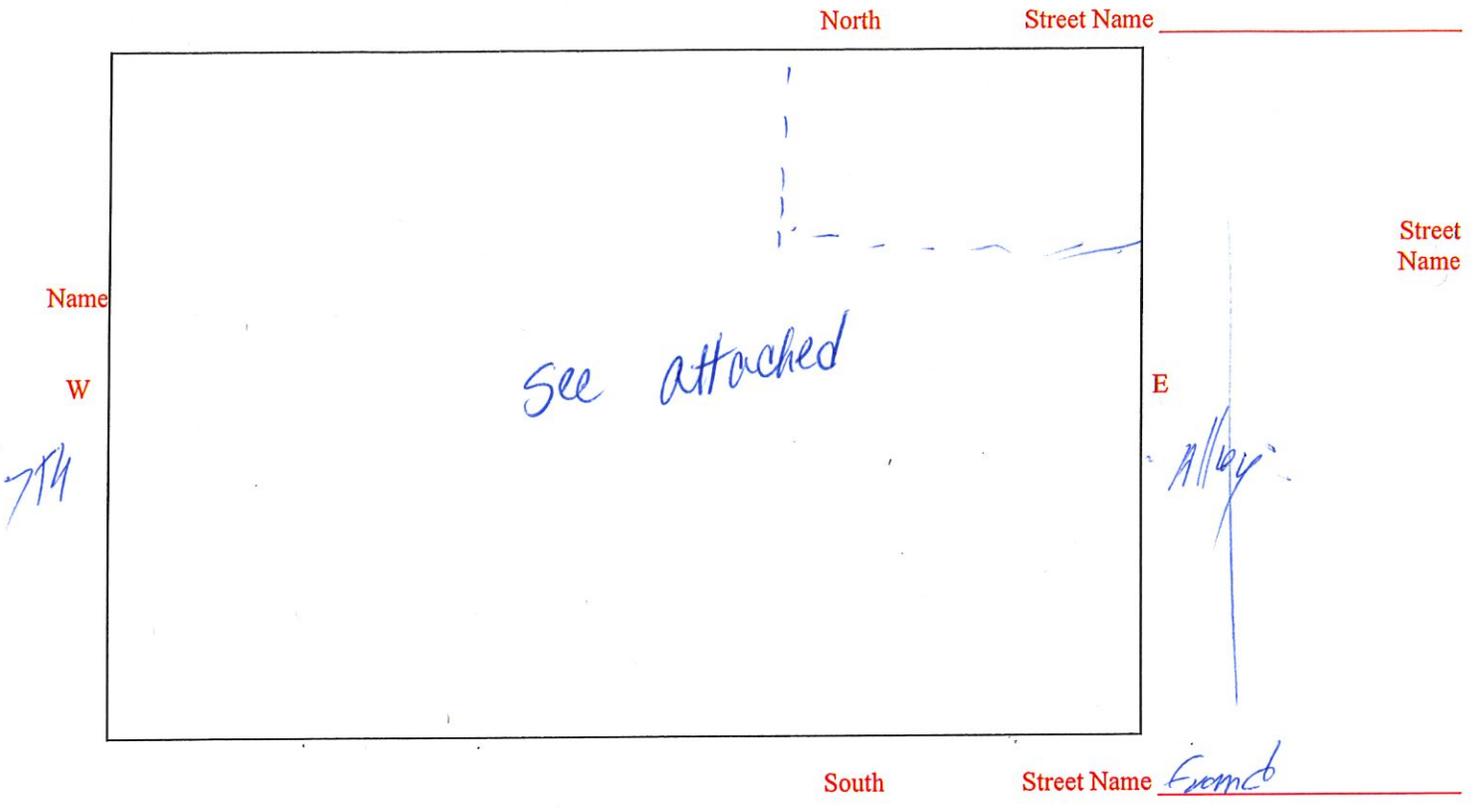
Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

PERMIT NUMBER 2020-1

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 12-16-19

For Office Use Only:

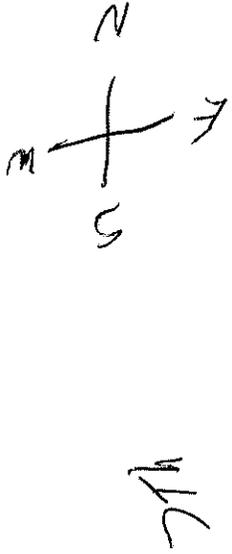
Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

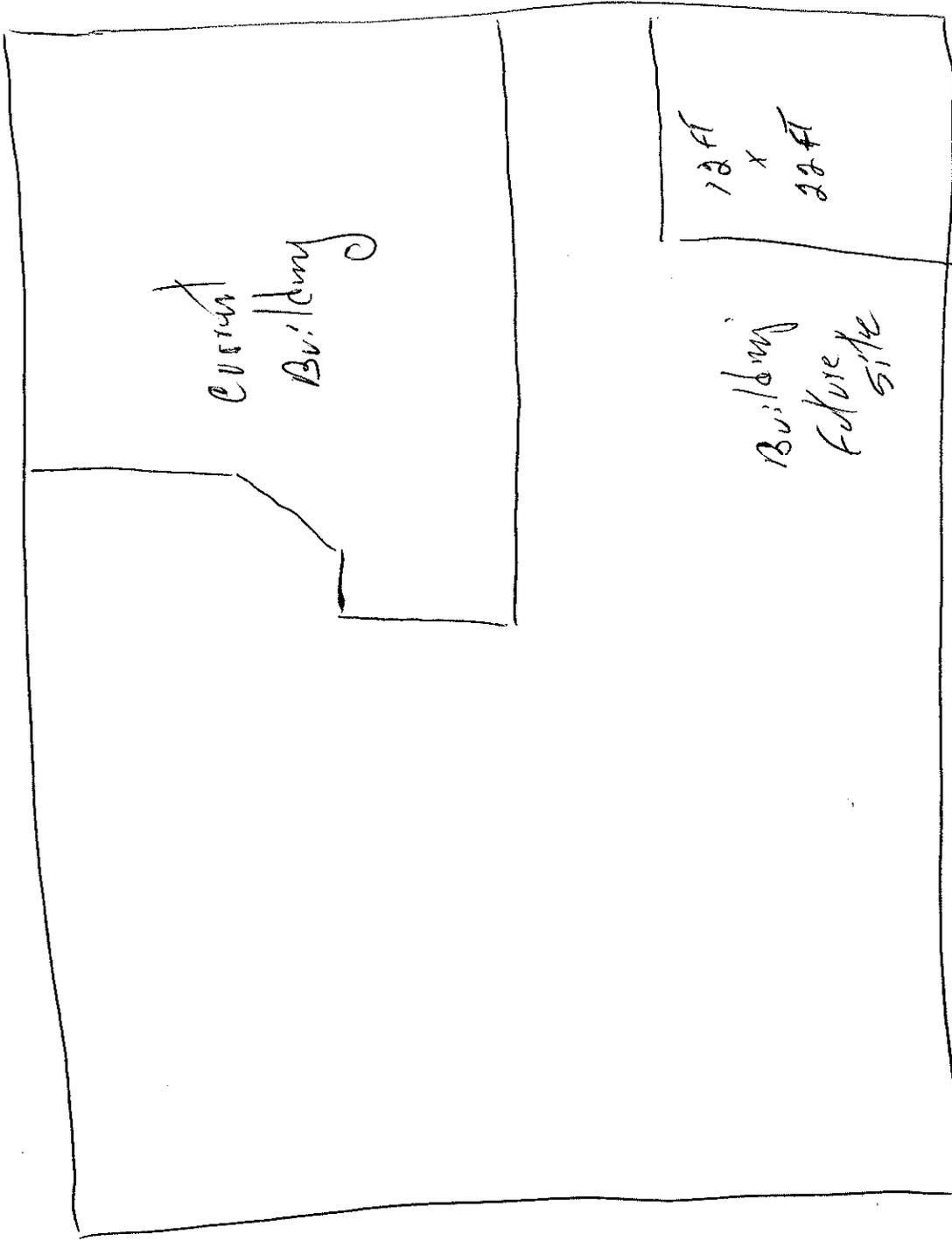
City of St. Paul Zoning Administrator
 704 6th St, St. Paul, NE 68873
 Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

Building Placement

2020-1



Office
BAR



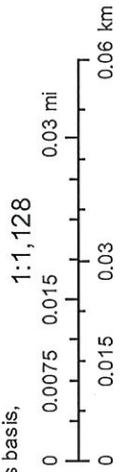
GRAND

Alley



December 23, 2019 12:33 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-1 Value \$ 2,126

PERMIT NUMBER 2020-2
FEE \$25.00 CASH CHECK# CC
- waived -

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 St. Paul Public Schools Contractor American Fence
Address 1305 Howard Ave. Address 1605 N. Shady Bend Rd.
City, State, Zip St. Paul, Ne. 68873 Phone Number 308-395-0793
Phone Number 402-366-0942 Cell Phone 308-379-0666

Complete Legal Description of the Property _____

Address of Fence Site 1305 Howard Ave. Size & Kind 6' Chain Link (Galvanized)
Replacement or New Fence: New Fence

Approximately when will the construction: Start 12/23/19 Finish 2/1/20

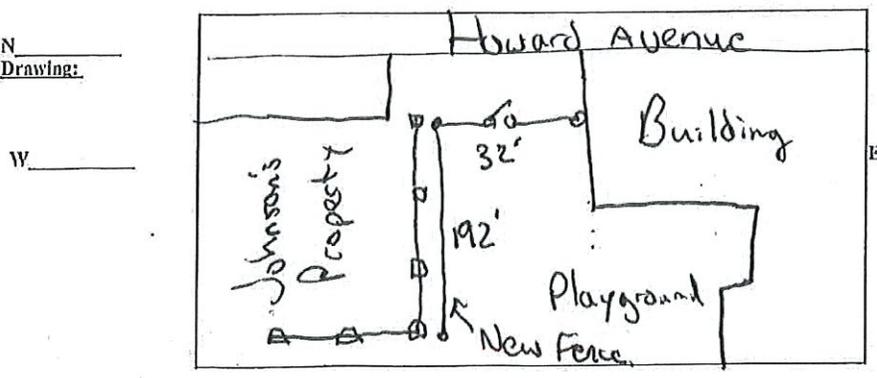
To Whom Should the Improvements be assessed? Owner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 12-23-19
(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 [Signature] Date 12/17/19



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

Reasons for Denial: _____

Zoning Classification R2

Value \$ 250.⁰⁰

PERMIT NUMBER 2020-3

FEE \$25.00 CASH CHECK# 4495 CC

*pd
12/26/19*

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 Jason + Elizabeth Vieth Contractor owner

Address 1511 Sheridan St. Address

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

Phone Number 308-383-9873 Cell Phone

Complete Legal Description of the Property (#959-1) Lot 1 & 1/2 Lot 2 Goettsches Add

Address of Fence Site 1511 Sheridan St. Size & Kind 4' x 8' dog kennel

Replacement or New Fence: New

Approximately when will the construction: Start Jan 2020 Finish Feb 2020

To Whom Should the Improvements be assessed? Jason + Elizabeth Vieth

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 12-26-19
(Matt Helzer's signature)

Recommendations needed before approval:

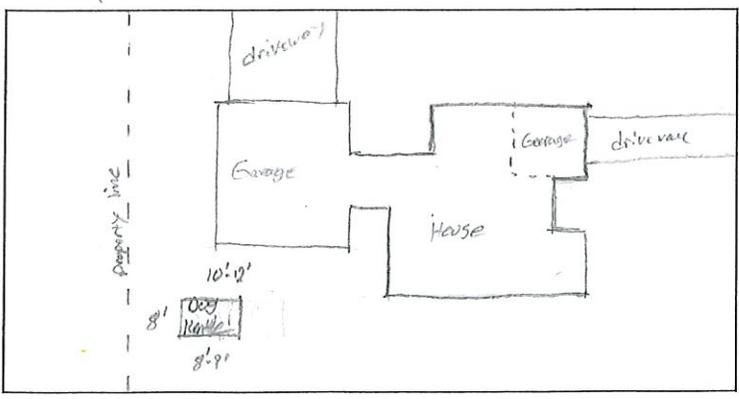
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 *Jason Vieth* Date 12/26/19

N
Drawing:

W



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

Reasons for Denial:

Zoning Classification HC

Value \$ 35,000.00

PERMIT NUMBER 2020-4
FEE \$50.00 CASH CHECK#

pd 1/13/20
w/ cc

APPLICATION FOR A SIGN PERMIT - Replacement Sign

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.

Business Owner/Applicant Gaylord Boilsen Property Owner Tri City Sign

Address 124 Howard Ave Address 363 N Elm G.I.

City, State, Zip St. Paul NE 68873 Phone Number 800-339-4779

Phone Number _____ Cell Phone _____

Complete Legal Description of the Property Lot 1, Napa Parks Store Subdivision

Size of Proposed Sign 9'10" x 8' plus electronic display 3 x 7'10"

Type of Sign Pole sign + electronic sign

Sign Construction/Material _____

Where will sign be located on the property South side of building

Distance from Front property line 13' ^(North) Rear property line 271'

Distance from Side property line ^{West} 13' Second Side property line ^{East} 33'

Is there a utility easement on either the back or side property? NA

Approximately when will construction Start Jan. 2020 Finish Feb. 2020

To Whom Should the Improvements be assessed? Gaylord Boilsen

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 1-13-20
(Matt Helzer's signature)

Recommendations needed before approval: _____

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

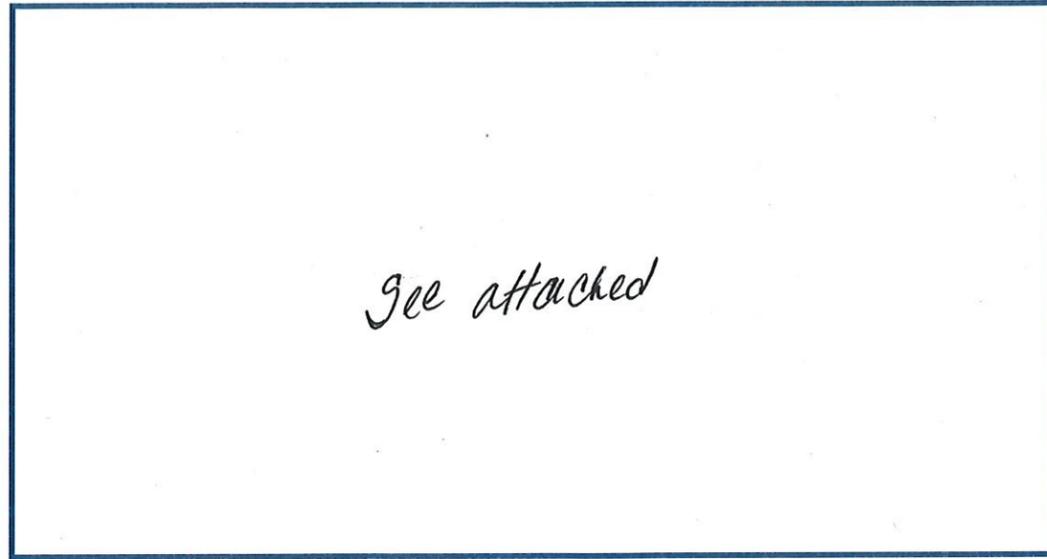
Has a Conditional Use Permit been issued for this proposed use? YES NO
If yes, when does it expire? _____

Site Plan Sketch:

North

West

East



South

Street Name: North boundary _____ South boundary _____
 Street Name: West boundary _____ East boundary _____

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.**

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.

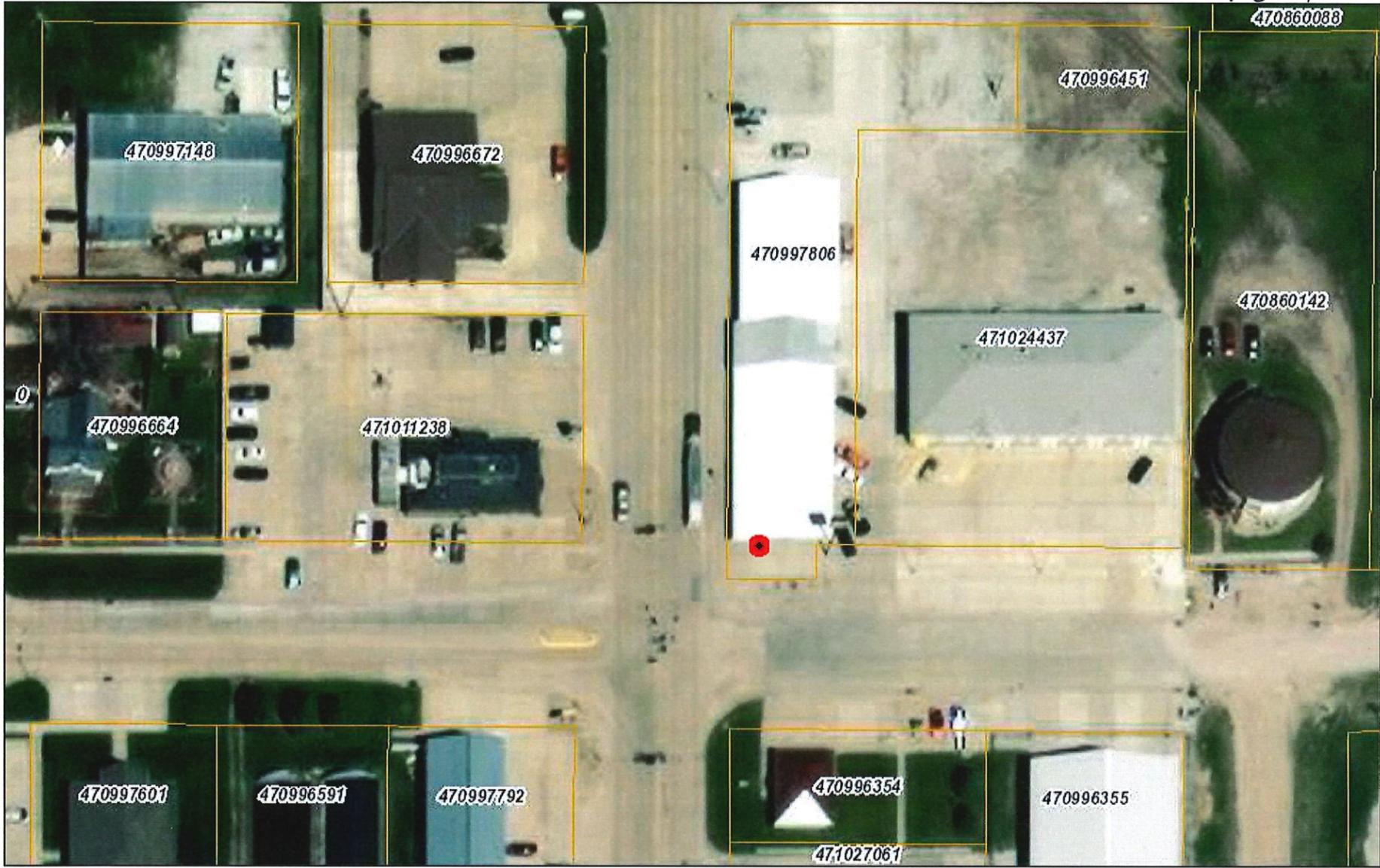
Signature of Applicant *Hayward Boelter* Date 1-13-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 _____ Zoning Administrator

Reasons for Denial: _____

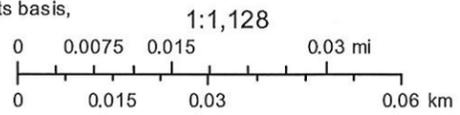
2020-4



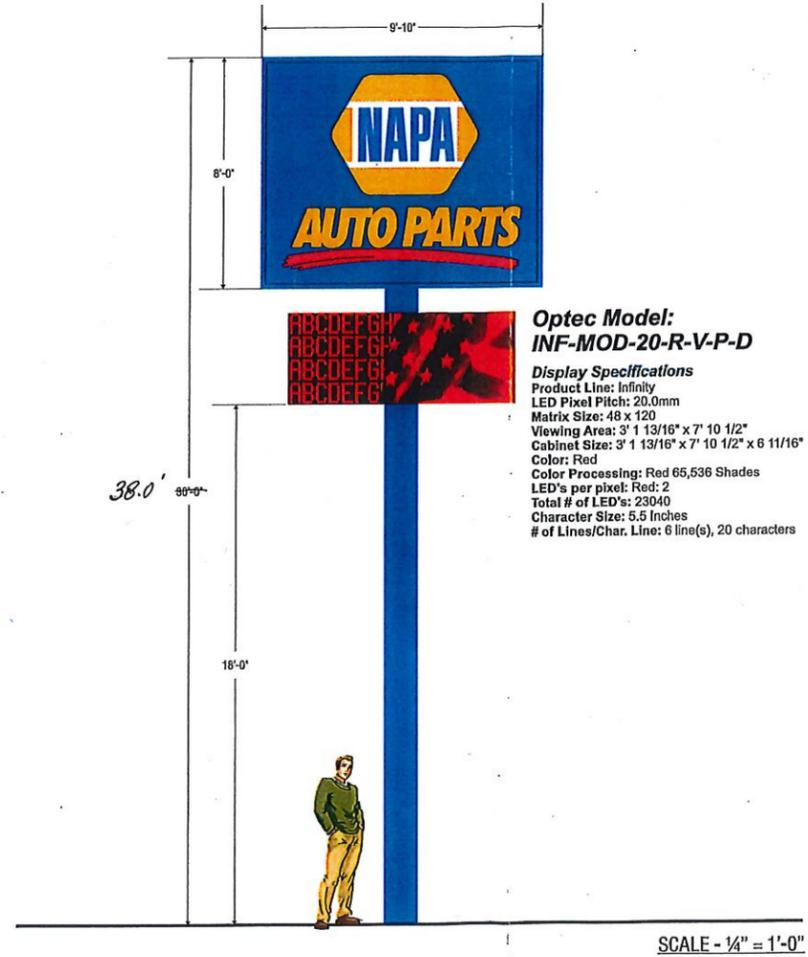
January 13, 2020
13:59 PM

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



2020-4



Optec Model:
INF-MOD-20-R-V-P-D

Display Specifications
 Product Line: Infinity
 LED Pixel Pitch: 20.0mm
 Matrix Size: 48 x 120
 Viewing Area: 3' 1 13/16" x 7' 10 1/2"
 Cabinet Size: 3' 1 13/16" x 7' 10 1/2" x 6 11/16"
 Color: Red
 Color Processing: Red 65,536 Shades
 LED's per pixel: Red: 2
 Total # of LED's: 23040
 Character Size: 5.5 Inches
 # of Lines/Char. Line: 6 line(s), 20 characters

DESIGN TYPE	
<input checked="" type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR
<input type="checkbox"/> NEON DISPLAYS	<input type="checkbox"/> CHANNEL LETTERS
<input type="checkbox"/> NON-ILLUM SIGNAGE	<input type="checkbox"/> REV. CHANNEL LETTERS
<input type="checkbox"/> DUEL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> DIRECTIONAL
<input type="checkbox"/> CHANGEABLE READER BOARD ELEC. DISPLAYS	
PROJECT TYPE	
<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> REMODELING	
<input type="checkbox"/> TENANT CHANGES	
<input type="checkbox"/> LANDLORD IMPROVEMENTS	
<input type="checkbox"/> CORPORATE CHANGES	
<input type="checkbox"/> AMENDMENTS TO EXISTING SIGNAGE	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

NOTICE:
 ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED & DATED PRIOR TO ANY FABRICATION OF PRODUCT, TRI CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed: _____ Date: _____
 Sales Rep. _____ Date: _____



DRAWING NO. 8017

SALESPERSON: Tim Marchese

DRAWN BY: *Jimmy Cox*

Scale: As Noted. INSPECTED BY: _____
 Date: 07.20.18

Revised: _____

2020-4

NAPA PARTS STORE SUBDIVISION

TO THE CITY OF SAINT PAUL, NEBRASKA

A REPLAT OF LOT 1, LOT 11, THE NORTH 10 FEET OF LOT 2 AND LOT 10, THE WEST 66 FEET OF LOT 9 AND THE SOUTH 34 FEET OF LOT 10, THE WEST HALF OF LOT 7, LOT 8, WITH THE VACATED ALLEYS AND STREET RIGHT-OF-WAY LOCATED IN BLOCK 80, ORIGINAL TOWN OF ST. PAUL, HOWARD COUNTY, NEBRASKA

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3607

Survey Record Repository
RECEIVED

DEC 24 2013

Howard

1153-245 1/2

Sheet 1 of 2

RECORD DESCRIPTION:

Lot One (1), and Eleven (11) and the North Ten (10) Feet of Lots Two (2) and Ten (10) Block Eighty (80), Original Town of St. Paul, Howard County, Nebraska and vacated alley abutting and between Lots One (1) and Two (2) and Lots Ten (10) and Eleven (11), in Block Eighty (80) Original Town of St. Paul, Howard County, Nebraska, as described on City of St. Paul, Nebraska Ordinance No. 637 recorded on June 6, 2007 at Record Book 07, page 2703.

also with the:

The West 66 feet of Lot 9, and the West 66 feet of the South 34 feet of Lot 10, Block 80, Original Town of St. Paul, Howard County, Nebraska.

also with the:

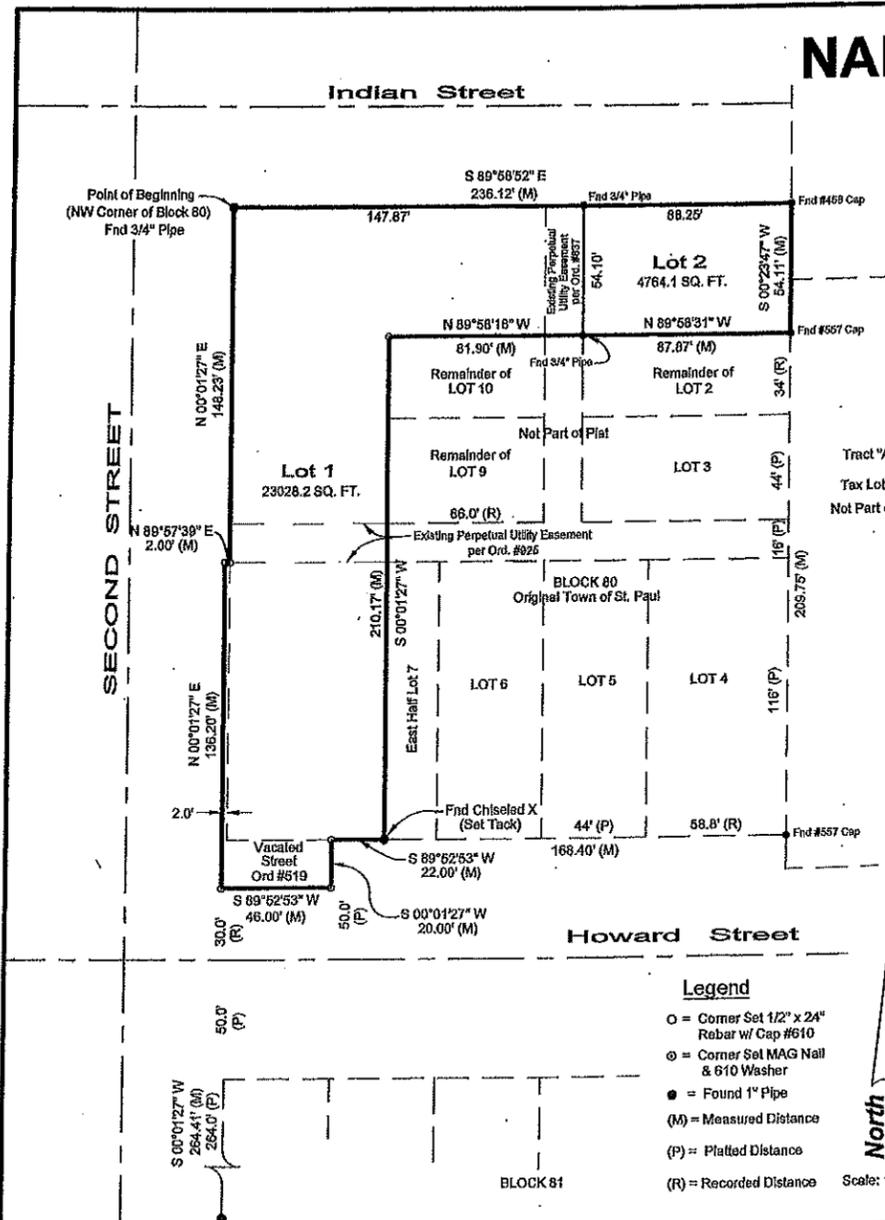
The West Half (W1/2) of Lot Seven (7) and all of Lot Eight (8), Block Eighty (80), Original Town of St. Paul, Howard County, Nebraska and a strip of Land 20 feet wide being the North 20 feet of the street running along the South side of said lots and a strip of land 2 feet wide, being the East 2 feet of the Second Street right of way adjacent to Lot 8, and the vacated 20 feet South of said Lot 8, as more particularly described in Ordinance No. 519 of the City of St. Paul, Nebraska, recorded in Book 35, page 239 of the Miscellaneous Records of said County.

NAPA PARTS STORE ADDITION DESCRIPTION:

A Replat of a replat of Lot 1, Lot 11, the North 10 feet of Lot 2 and Lot 10, the West 66 feet of Lot 9 and the South the South 34 feet of Lot 10, the West Half of Lot 7, all of Lot 8, all abutting vacated alleyways and part of Vacated Second Street and Howard Street located in Block 80, Original Town of St. Paul, Howard County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of said Block 80, thence on an assigned bearing of South 89°58'52" East on the North Line of Block 80 and the South Right-of-way line of Indian Street a distance of 236.12 feet to the Northeast Corner of Block 80; thence South 00°23'47" West on the East line of Block 80 a distance of 54.11 feet; thence North 89°58'31" West on the South line of the North 10 feet of Lot 2, Block 80 a distance of 87.87 feet; thence North 89°58'18" West on the South line of the North 10 feet of Lot 10 a distance of 81.90 feet to the East line of the West 66 feet of Lot 10, Block 80; thence South 00°01'27" West on the East line of the West 66 feet of Lot 10, Lot 9 and the West half of Lot 7, Block 80 a distance of 210.17 feet to the North Right-of-way of Howard Street and the South line of Block 80; thence South 89°52'53" West on said North Right-of-way line and the said South line of Block 80 a distance of 22.00 feet to the East line of vacated Howard Street from City Ordinance No. 519; thence South 00°01'27" West on said East Vacated line a distance of 20.00 feet to the Southeast Corner of said Vacated Right-of-way; thence South 89°52'53" West on the South line of said Vacated Right-of-way a distance of 48.00 feet to the Southwest Corner of said vacated right-of-way; thence North 00°01'27" East on the West line of said vacated right-of-way a distance of 136.20 feet to the Northwest Corner of said vacated right-of-way; thence North 89°57'39" East on the North line of said vacated right-of-way a distance of 2.00 feet to the West line of said Block 80; thence North 00°01'27" East on said East line of Block 80 a distance of 148.23 feet to the Point of Beginning containing a calculated area of 27792.36 square feet or 0.638 acres more or less. Subject to all easements, agreements and restrictions or record.

DATE OF SURVEY 10/10/2013 JOB NUMBER 13056



Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- ⊙ = Corner Set MAG Nail & 610 Washer
- = Found 1" Pipe
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recorded Distance



Scale: 1" = 50'