

City of St. Paul Regular Meeting

Monday, April 29, 2019 7:00 PM

704 6th Street

St. Paul, NE 68873

Connie Becker: Absent
Arvilla Jacobs: Present
Wilber Medbery: Present
Chuck Schmid: Absent
Tony Walch: Present
Wilber Medbery: Absent
Chuck Schmid: Present
Wilber Medbery: Present

1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 29th day of April, 2019 at 7:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman 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 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. Chairman Schmid opens the public hearing regarding an amendment to the (E-1) Elevator Zoning District regulations at ___ p.m.
4. Discuss - Approve / Deny the March 25, 2019 minutes.
5. Discuss - Approve / Deny Zoning Permits:
 - (a) 2019 - 9 Robert & Leona Verley / Anthony & Kaycee McClay - construct storage shed at 221 Jackson
 - (b) 2019-10 Tommy Rene Printers - installation of awning/sign at 406 1/2 Howard Avenue
 - (c) 2019-11 Evelyn Dvorak - demolition / removal of structure at 401 Baxter Street
 - (d) 2019-12 STS Construction - installation of fence at 404 M Street
 - (e) 2019-13 Tru-Force Rentals - installation of low profile commercial sign at 4th & Howard
 - (f) 2019-14 Mike Brehm - construction of 10'x'16' shed at 404 Davis Street
 - (g) 2019-15 Keith Christensen - construction of porch roof with handrails at 1421 Grant Street
 - (h) 2019-16 St. Paul Public Schools - construction of storage shed at 1305 Howard Avenue
 - (i) 2019-17 Norbert Turk - construction of carport at 918 Grant Street
 - (j) 2019-18 Casey Kellogg - construction of garage at 1308 8th Street
 - (k) 2019-19 Phillip Nelson - install privacy fence at 204 7th Street

- (l) 2019-20 Shane Nowak - install chainlink fence at 1308 6th Street
- (m) 2019-21 Elvina Rose - install illuminated wall sign at 515 Howard Avenue
- (n) 2019-22 Troy Johnson - construction of garage, house addition and install fence at 917 Elm Street

- 6. Chairman Schmid opens the public comment period at ____ p.m. to discuss the amendment to the (E-1) Elevator Zoning District regulations.
- 7. Chairman Schmid closes the public comment period at ____ p.m. pertaining to the amendment to the (E-1) Elevator Zoning District regulations.
- 8. Discuss - Approve / Deny amendment to Article 5 of the St. Paul Zoning Ordinance to allow storage units as accessory buildings in an (E-1) Elevator Zoning District
- 9. Discuss - Approve / Deny Final Plat of Middle Loup Subdivision
- 10. Discussion / Reports
- 11. Chairman Schmid announcing the next Planning Commission meeting
- 12. Public Comments
- 13. Zoning Administrator Helzer Report
- 14. Adjournment

5.11 E-1 - ELEVATOR DISTRICT

5.11.01 **INTENT:** This district is to provide an area for those establishments which can provide for handling of grain and grain supplies; feed; seed; farm supplies; livestock supplies and equipment and fencing material.

5.11.02 **PERMITTED PRINCIPAL USES AND STRUCTURES:** In the district no building or other structure or land shall be used, and no building or other structure shall be built, altered, or erected to be used for any purpose other than that of:

1. Elevators for grain handling to store, sell, and purchase grain;
2. Retail sales of animal feed, seed, tools and hardware; and
3. Anything referenced in Section 5.11.01

5.11.03 **PERMITTED ACCESSORY USES AND STRUCTURES:** The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work

5.11.04 **PROHIBITED USES AND STRUCTURES:** All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the E-1 District.

5.11.05 **HEIGHT AND AREA REGULATIONS:** The maximum height and minimum area regulations shall be as follows:

1. **General Requirements:**

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	none	66'	20'	10'	10'	150'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.11.06 **PARKING REGULATIONS:** Parking with the E-1 District shall be in accordance with the provisions of this ordinance.

5.11.07 **SIGN REGULATIONS:** Signs within the E-1 District shall be in conformance with the provisions of this ordinance.

5.11.08 **PERFORMANCE STANDARDS:** Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations

5.11.09 **ENVIRONMENTAL APPLICATION:** Before any new construction expansion or remodeling of any building in an E-1 District is commenced, the zoning permit application shall be accompanied by an environmental assessment prepared by the applicant and reviewed by the planning commission and approved by the city council.

Certificate of Publication

STATE OF NEBRASKA, } ss. \$ 8.08
HOWARD COUNTY }

MICHAEL HAPP

being duly sworn, deposes and says she is the PUBLISHER

of THE PHONOGRAPH-HERALD a legal weekly newspaper under the Statutes of the State of Nebraska, published in Howard County, Nebraska, and of general circulation in said county, and that the annexed notice has been published in the regular and entire issue of every number of The Phonograph-Herald 1 consecutive weeks, the first publication thereof having been made on the 24th day of

April 20 19
[Signature]

Subscribed and sworn to before me this 24th day of April A.D., 2019

Joyce E. Turpitt
Notary Public

My Commission Expires 1-30-20

Printer's Bill:—To publication of above legal notice 26 lines 1 times \$ 8.08

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Planning Commission of the City of Saint Paul, Nebraska will hold a public hearing of the Planning Commission on the 29th day of April, 2019 at 7:00 P.M., in City Hall, 704 6th Street, Saint Paul, Nebraska. The purpose of the public hearing will be to amend the regulations for the Elevator (E-1) Zoning District. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.
Laura Berthelsen
Planning Commission Secretary
City of St. Paul
704 6th Street
St Paul, NE 68873
(308) 754-4483
ZNEZ

GENERAL NOTARY - State of Nebraska
JOYCE E. TURPITT
My Comm. Exp. January 30, 2020

St. Paul Planning Commission
March 25, 2019
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 25th day of March, 2019 at 7:00 p.m. in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 7:00 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, and Wilber Medbery. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Chairman Schmid opened the Public Hearing at 7:01 p.m. for the Rezoning application of the St. Paul Development Corporation to rezone property located in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; from AGR-Agricultural Residential District to I-1 Light Industrial District.

Chairman Schmid opened the Public Hearing at 7:03 p.m. for the review of the Preliminary Plat of Middle Loup Subdivision.

Commission member Becker made a motion to approve the February 25, 2019 meeting minutes. Commission member Jacobs 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:

- 2019-7 River of Life Community Church – Installation of awning/sign at 603 Howard Ave.
- 2019-8 Shayla Nielsen – Installation of fence at 1311 7th St.

Commission member Medbery made a motion to approve Zoning Permit applications 2019-7 and 2019-8. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Chairman Schmid opened the public comment period at 7:08 p.m. for the rezoning application of the St. Paul Development Corporation. Having no public comments, Chairman Schmid closed the public comment period at 7:09 p.m. Commission member Medbery made a motion to approve the rezoning application of the St. Paul Development Corporation to rezone property located in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; from AGR-Agricultural Residential District to I-1 Light Industrial District. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Chairman Schmid opened the public comment period at 7:10 p.m. for the preliminary plat of Middle Loup Subdivision. The proposed subdivision is divided into Phase 1 and Phase 2. Phase 1 is the west portion of the subdivision. Construction of Phase 1 will begin promptly. Phase 2 will be developed as more lots are needed. Brian Friedrichsen with Olsson indicated that access from Highway 281 into the subdivision is expected to be approved by the State of Nebraska. The approval typically takes six (6) months. Chairman Schmid closed the public comment period at 7:15 p.m.

Commission member Jacobs made a motion to recommend approval of the Preliminary Plat of Middle Loup Subdivision. Commission member Medbery seconded the motion. Commission members Becker, Jacobs, Medbery, and Schmid voted aye, nays none. Motion carried 4/0.

Utility Superintendent Matt Helzer discussed the recent flooding in St. Paul, and showed pictures and videos of the changes to the Middle Loup River south of town. Helzer is sending the pictures and video to the U.S. Army Corp. of Engineers to request assistance to prevent further erosion.

Chairman Schmid announced that the next St. Paul Planning & Zoning Commission meeting will be held on April 29, 2019 at 7:00 p.m.

Chairman Schmid adjourned the meeting at 7:31 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-1 Value \$ 600
Please call 811 before completing form

PERMIT NUMBER 2019-9
FEE \$ 25.00 CASH CHECK#
credit card ✓ pt 3/25/19

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 requirement information is furnished.

Property Owner Robert & Leona Verley Contractor doing work themselves

Address 221 Jackson St. Address _____

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

Phone Number (308) 223-9915 Cell Phone _____

Complete Legal Description of the Property Lot 3 Ext. S. 10th. Verley Edition

Address of Construction Site 221 Jackson St. St. Paul NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain _____?

Proposed Structure Storage Dimension of Structure 10 x 8

Distance from ^{East} Front property line 79' (street)

Rear Property Line ^{North} 59' Side Property Line ^{South} 39' Second Side Line ^{West} 38' Between other buildings (Min 10') 13'8" garage 21' house

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 March 26 Finish March ?

To Whom Should the Improvements be assessed? Robert & Leona Verley

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-27-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

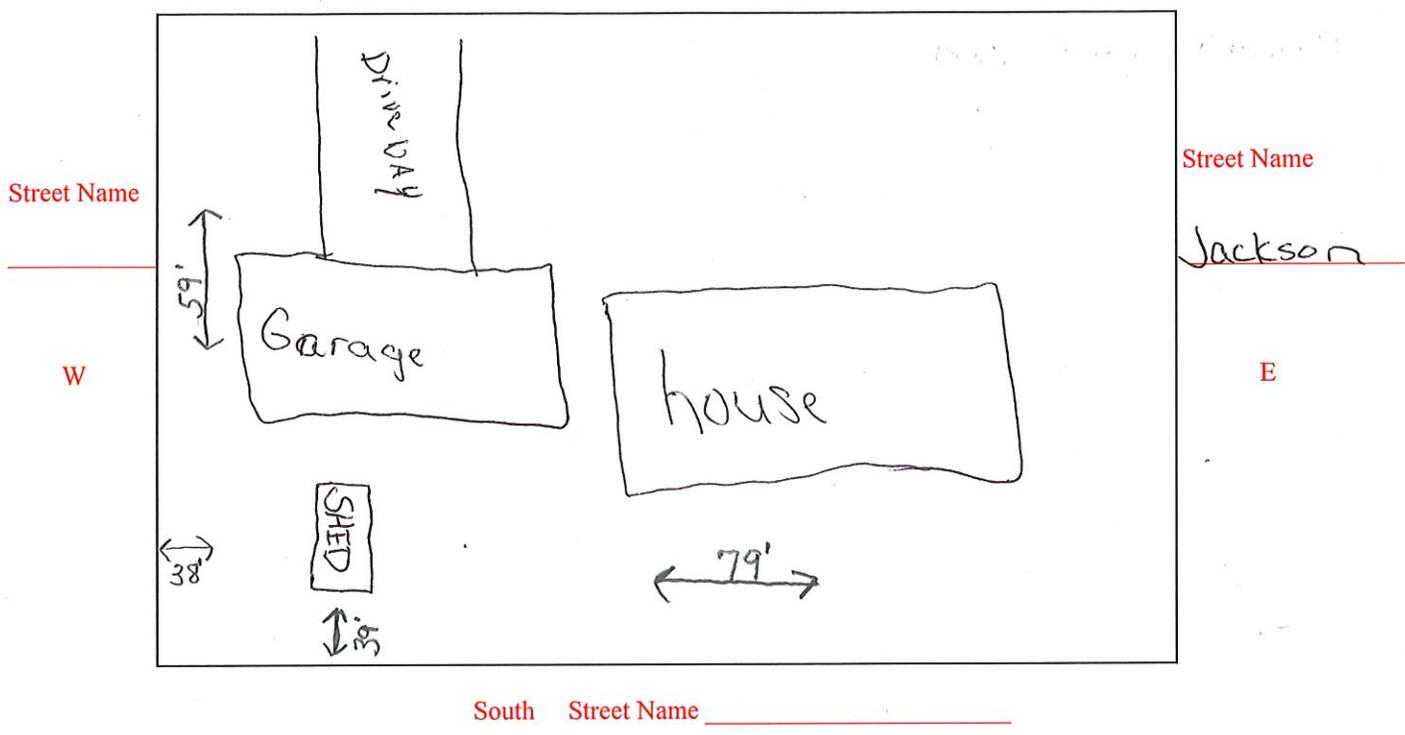
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 Custer



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 HOMES 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 Kayce R My Date 3-25-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

Zoning Classification B-1 Value \$ 1,200.⁰⁰
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2019-10
FEE \$ 100.⁰⁰ CASH ___ CHECK# 57083

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 Tommy Rene Printers Contractor Tri City Sign Company
Address 406 1/2 Howard Ave Address 363 North Elm St. Grand Island
City, State, Zip St. Paul, NE 68873 Phone Number 308-384-6335
Phone Number 308-754-9019 Cell Phone _____

Complete Legal Description of the Property Lots 4, 5, 6, 7, 8, + 9, Block 15 of St. Paul

Address of Construction Site 406 1/2 Howard Ave
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain _____?

Proposed Structure & Use awning / sign Dimension of Structure 7'W x 4'H x 4'D

Distance from Front property line 100 ft. Plans Submitted to Fire Marshall Office NA

Rear Property Line 15' Side Property Line 75' Second Side Line 25' Between other buildings (Min 10') 50'

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 May 10 Finish May 10

To Whom Should the Improvements be assessed? Tommy - Rene Printers, Inc.

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-2-19
(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, _____.

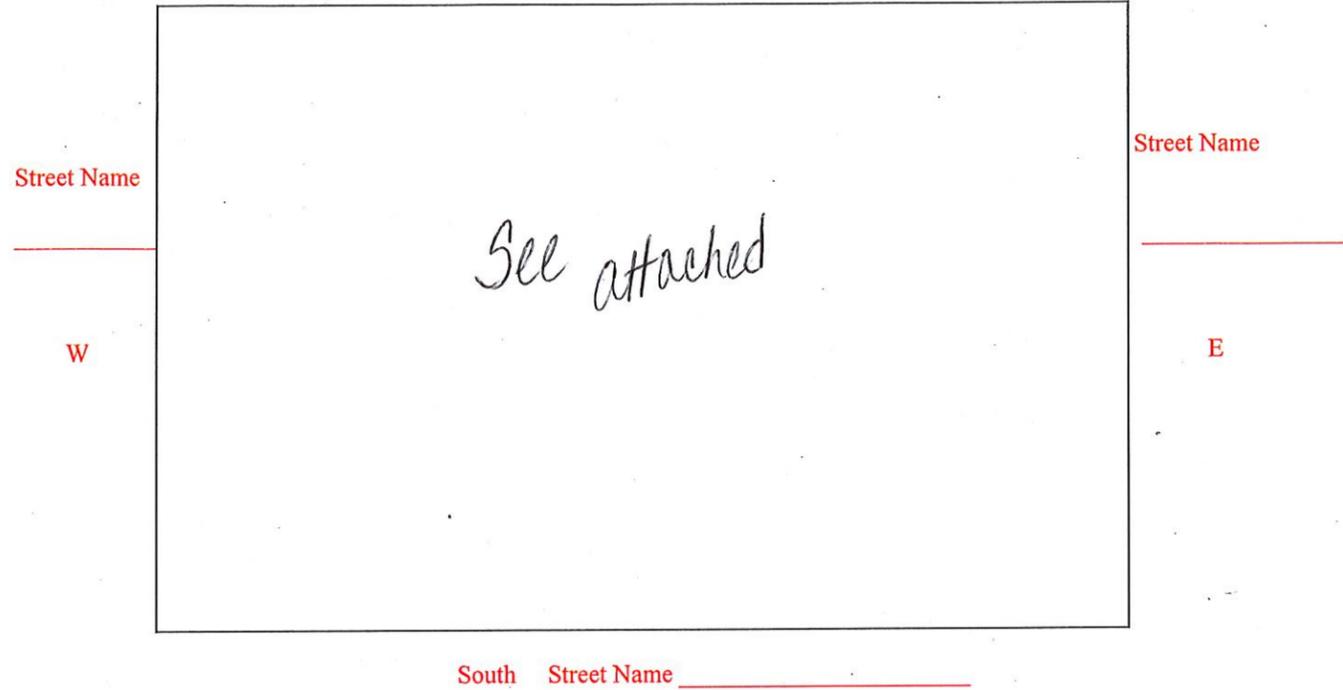
For Office Use Only:

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? _____

PERMIT NUMBER 2019-10

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 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 HOMES 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 Jay C Thompson, Pres Date 4/1/2019

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

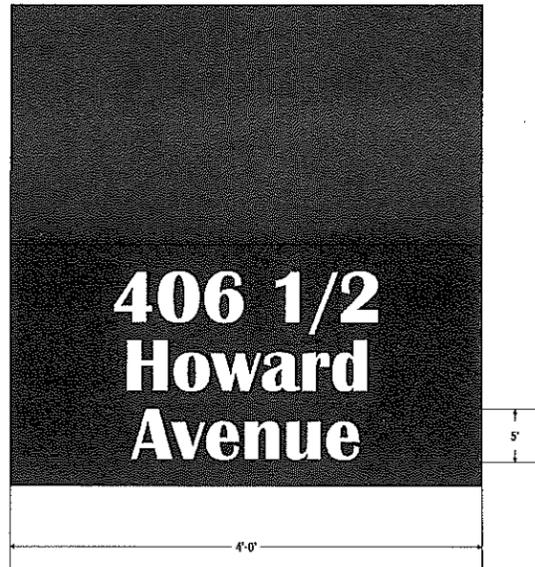
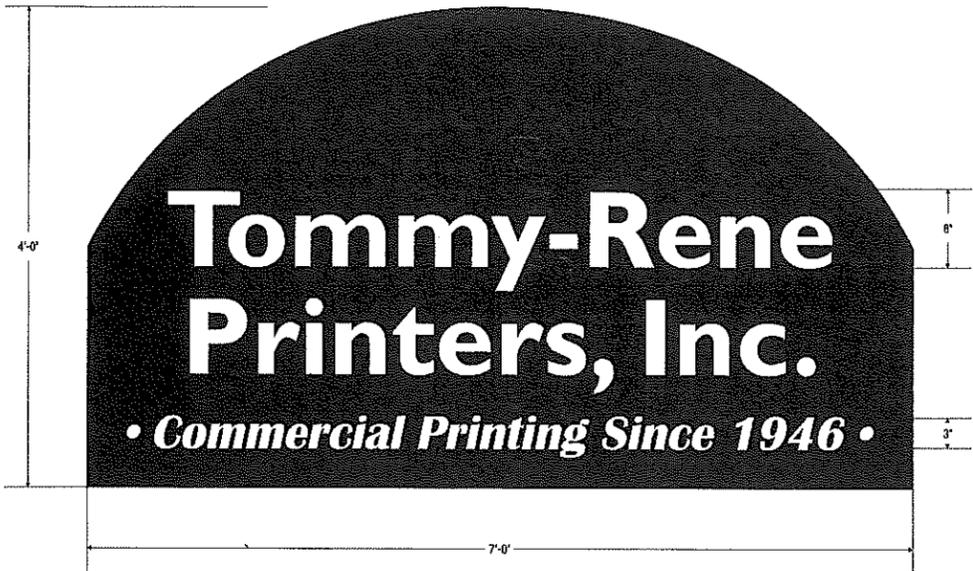
Reasons for Denial:

2019-10

SCALE - 1" = 1'-0"

West

South



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"/> DUAL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> RECTANGULAR
<input type="checkbox"/> CHANGEABLE READER BOARD/ELE. 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 BY THE UNDERSIGNED & DATED PRIOR TO ANY FABRICATION OF PRODUCT. THE CITY SIGN COMPANY HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

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



DRAWING NO. 8978

SALESPERSON: Jeanne Davis

DRAWN BY: *Jeanne Davis*

Scale: As Noted. INSPECTED BY:

Date: 03.28.19

Revised:

Zoning Classification R-3

Value \$ 500⁰⁰

PERMIT NUMBER 2019-11
FEE \$ (10.00) CASH CHECK# _____

APPLICATION FOR A DEMOLITION 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 Evelyn Dvorak Contractor S-18

Address 585 Hwy 92 Address _____

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

Phone Number 308-754-4977 Cell Phone _____

Complete Legal Description of the Property lots 1, 2, 3 Block 116 Original town

Address of Demolition Site East of 5th & Baxter - 401 Baxter

Structure to be demolished Removed

Approximately when will demolition Start 4-4-19 Finish 4-13-19

To Whom Should the Improvements be assessed? Evelyn Dvorak

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-22-19
(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 demolition site in which this permit is granted at any time until completed.

Signature of Applicant Evelyn Dvorak Date 4-4-19

Treasurer certificate of approval to move or demolish the building is required to be attached.

no taxes due - city of B

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

Zoning Classification R-2

Value \$ 2500.⁰⁰

PERMIT NUMBER 2019-12
FEE \$25 CASH CHECK# 2263

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 requirement information is furnished.

Property Owner STS Construction Contractor STS Construction
Address 404 M St. Address 1425 Indian St.
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 402-690-0854 Cell Phone _____

Complete Legal Description of the Property _____

Address of Fence Site 404 M St. Size & kind: 6' wood

Replacement or new site New

Approximately when will construction Start April 6 Finish May 6

To Whom Should the Improvements be assessed? STS Construction

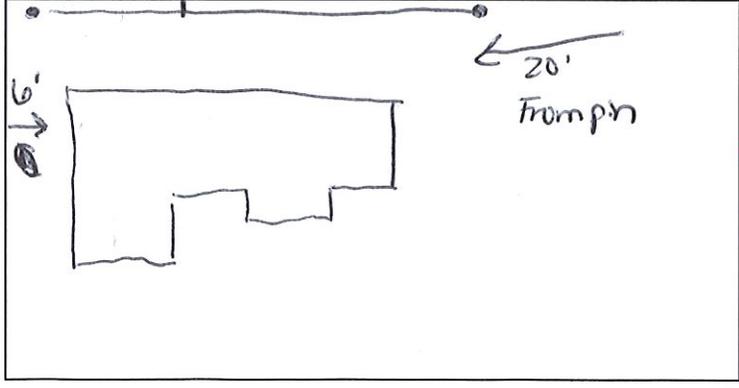
Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-4-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

UST 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 demolition site in which this permit is granted at any time until completed.

Signature of Applicant [Signature] Date 4-4-19

N
Drawing:
W



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

Reasons for Denial:

Zoning Classification HC

Value \$ 250.00

PERMIT NUMBER 2019-13
FEE \$50.00 CASH CHECK# 1130

APPLICATION FOR A SIGN 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.

Business Owner/Applicant TRU-FORCE LLC Property Owner Lowell Poland

Address 103 Kilbourne Ave Address _____

City, State, Zip Farwell NE 68838 Phone Number _____

Phone Number 308-750-3436 Cell Phone _____

Complete Legal Description of the Property part of lots 8-12 Block 17 and vacated alley of St. Paul

Size of Proposed Sign 4x8'

Type of Sign Plywood cover - Low Profile

Sign Construction/Material Plywood & Poly Covering

Where will sign be located on the property NORTH END East Side

Distance from ^{North} Front property line 10' ^{South} Rear property line 106'

Distance from ^{East} Side property line 10' ^{West} Second Side property line 90'

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start May 7, 2019 Finish May 30, 2019

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-23-19
(Matt Helzer's signature)

Recommendations needed before approval: Approved per section 8.4 #4

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO

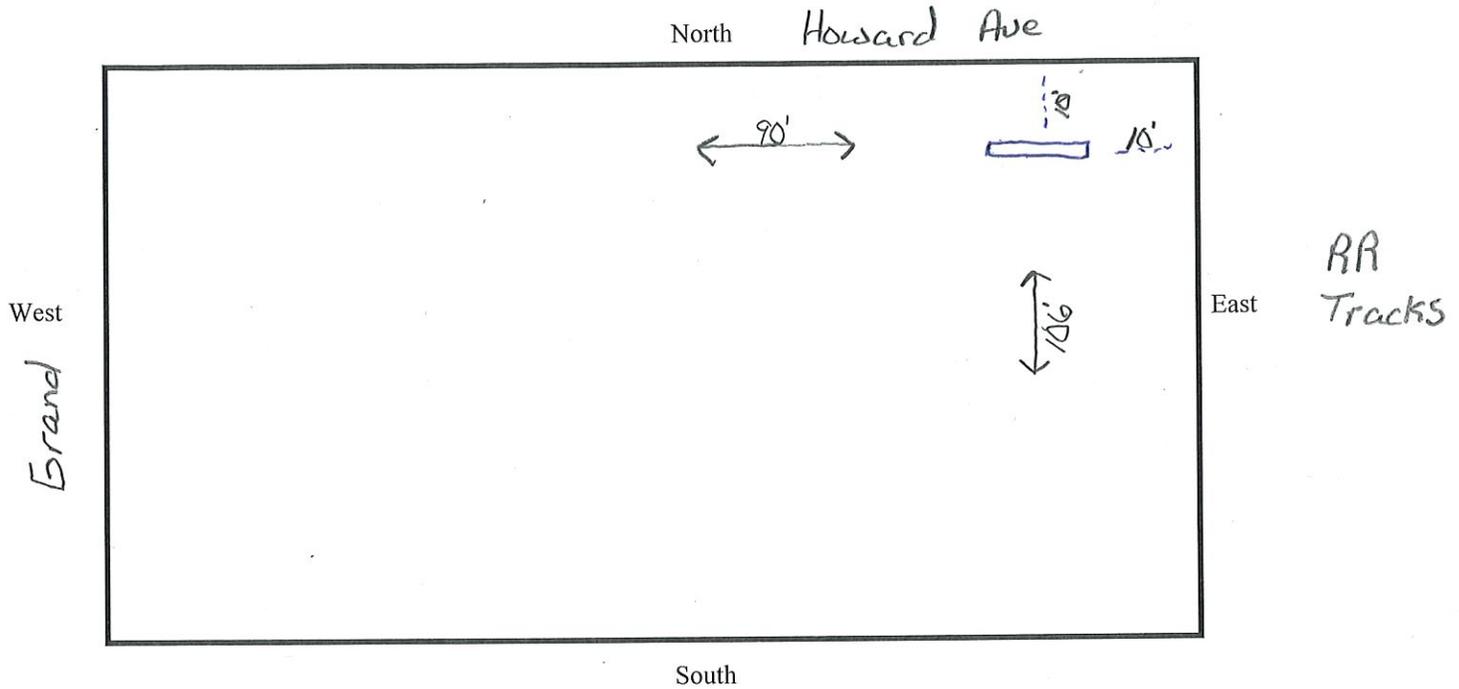
Does the proposed use meet all the required setback distances? YES NO

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:



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.

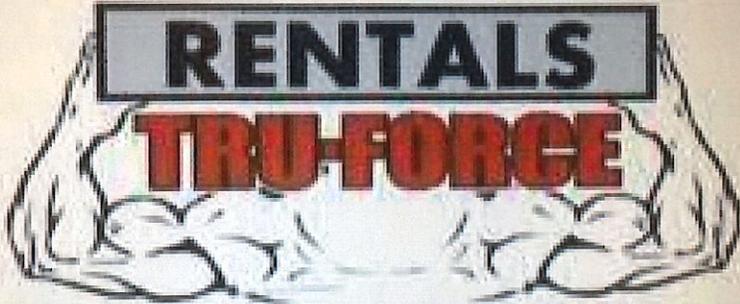
Signature of Applicant Donald Pelt Tom Papp Date April 23

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 _____ Zoning Administrator

Reasons for Denial: _____

2019-13



RENTALS
TRU-FORCE

308-750-3436
www.truforceconcretelifting.com

Zoning Classification R-3 Value \$ 3200
Please call 811 before completing form

PERMIT NUMBER 2019-14
FEE \$ _____ CASH _____ CHECK# 5601 *Paid*

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 requirement information is furnished.

Property Owner Michael Brehm Contractor Mid Nebraska Feeds

Address 404 Davis Street Address 721 Claude Rd.

City, State, Zip St. Paul, NE 68873 Phone Number 308-382-3048

Phone Number 605-680-3372 Cell Phone _____

Complete Legal Description of the Property East 1/2 of Lots 5+6 Block 31 Original Town

Address of Construction Site 404 Davis Street
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Utility Shed Dimension of Structure 10' x 16'

Distance from Front property line ^{South} 69'

Rear Property Line ^{East} 40' Side Property Line ^{North} 6' Second Side Line ^{West} 6' Between other buildings (Min 10') 11'

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 May 1, 2019 Finish June 1, 2019

To Whom Should the Improvements be assessed? Michael Brehm

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-25-19
(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

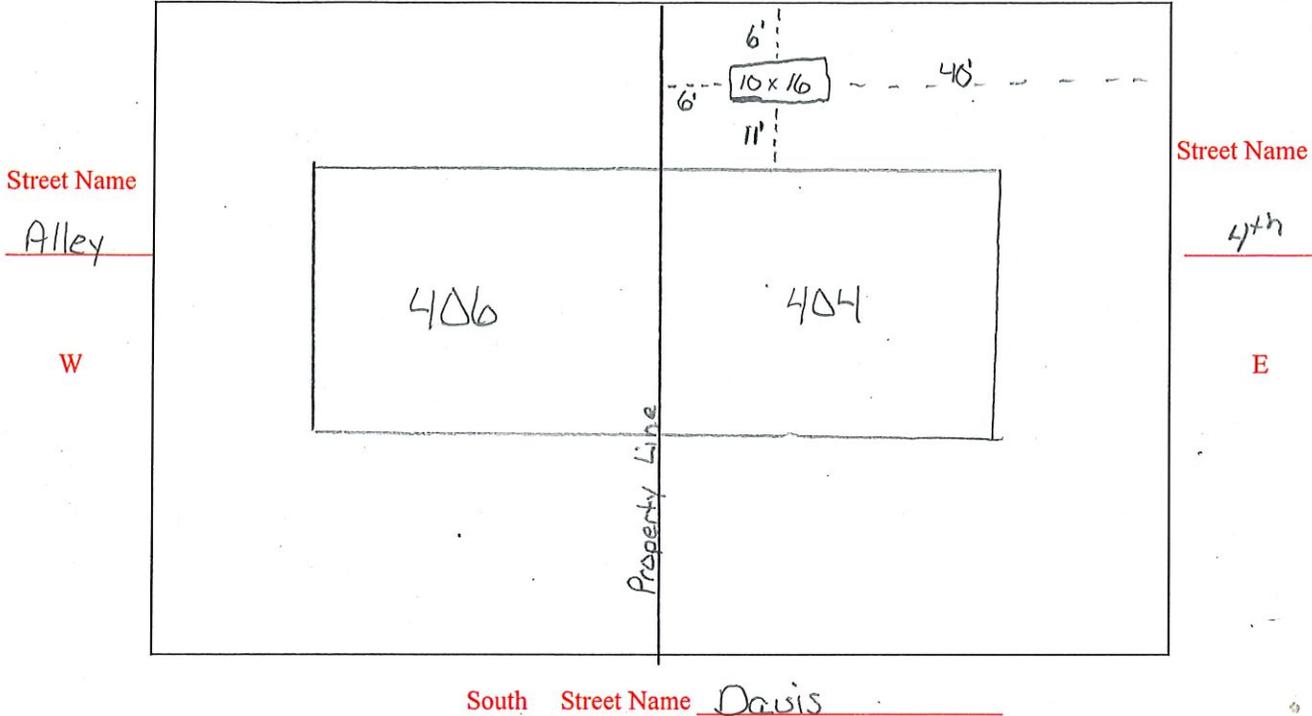
Does the proposed use meet all the required setback distances? _____ YES _____ NO

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 _____



South Street Name Davis

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 HOMES 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 *Muel D. Buehler* Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

2019-14

FOR MORE INFORMATION EMAIL US AT INFO@SUPERSHED.COM

SETTING THE STANDARD IN PORTABLE BUILDINGS

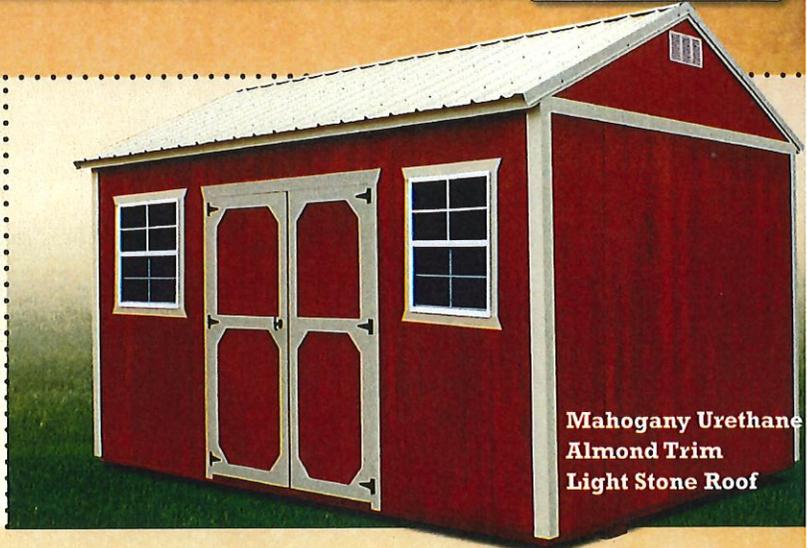


SIDE UTILITY EXTRA HEIGHT

[SUTX] Standard Features:

Same specs as Utility except

- Buildings up to 10x12 have one 2x3 window
- Sizes 10x14 and up have two 2x3 windows
- SUTX Height specifications are same as Utility (UT)



Mahogany Urethane
Almond Trim
Light Stone Roof

LOFTED UTILITY

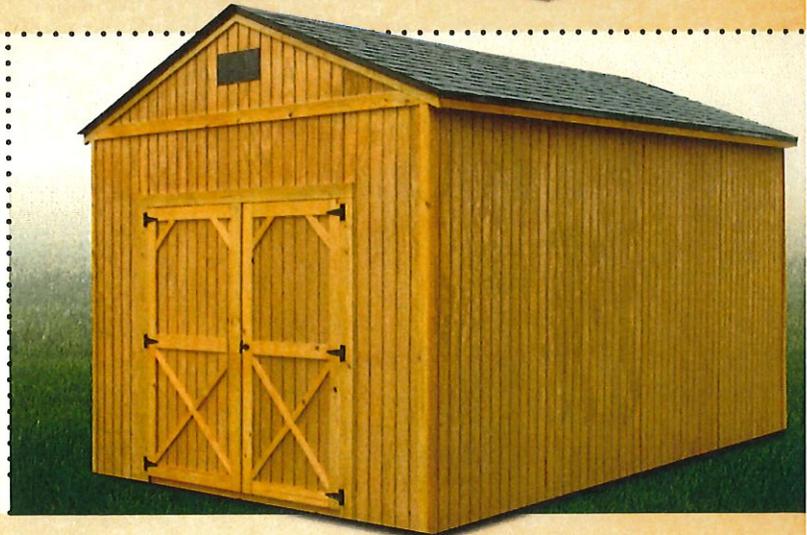


[LUTX] Standard Features:

Same specs as Utility except

- Higher pitched roof
- 8' & 10' wide buildings have 2x4 loft joists
- 12' & 14' wide buildings have 2x6 loft joists
- 16' wide buildings have 2x8 loft joists
- Standard height under loft = 6'3"

**Can be ordered with doors on side [SLUTX]*

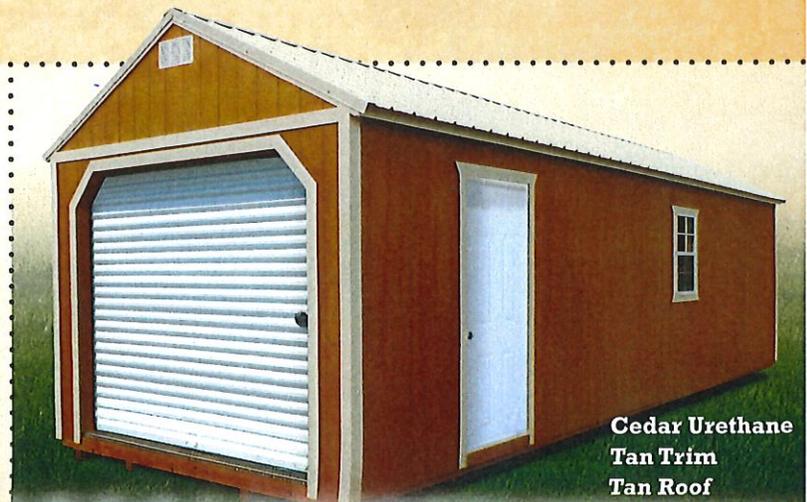


GARAGE

[G] Standard Features:

Same specs as Utility except

- Floor joists spaced at 12" on center
- 1- 9'x6'6" roll up door,
- 1- 6 panel door 36"x80"
- 1- 2'x3' window



Cedar Urethane
Tan Trim
Tan Roof

ing Classification R-2 Value \$ 500
Please call 811 before completing form

PERMIT NUMBER 2019-15
FEE \$ 25 CASH CHECK# 5034

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 requirement information is furnished.

Property Owner Keith Christensen Contractor SAME

Address 1421 Grant Address "

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

Phone Number 308-754-4226 ✓ Cell Phone 750 1130

Complete Legal Description of the Property Lot 1 + N 1/2 of Lot 2 Block 5 Bryans ADD ST Paul

Address of Construction Site 1421 Grant
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Porch Roof with hand rails Dimension of Structure 4' x 7' DOWNER

Distance from Front property line 21 FT

Rear Property Line 79 Side Property Line 35 ^{South} Second Side Line 20 Between other buildings (Min 10') _____

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 Finish Sept or Oct

To Whom Should the Improvements be assessed? Keith Christensen

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-15-19
(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 _____

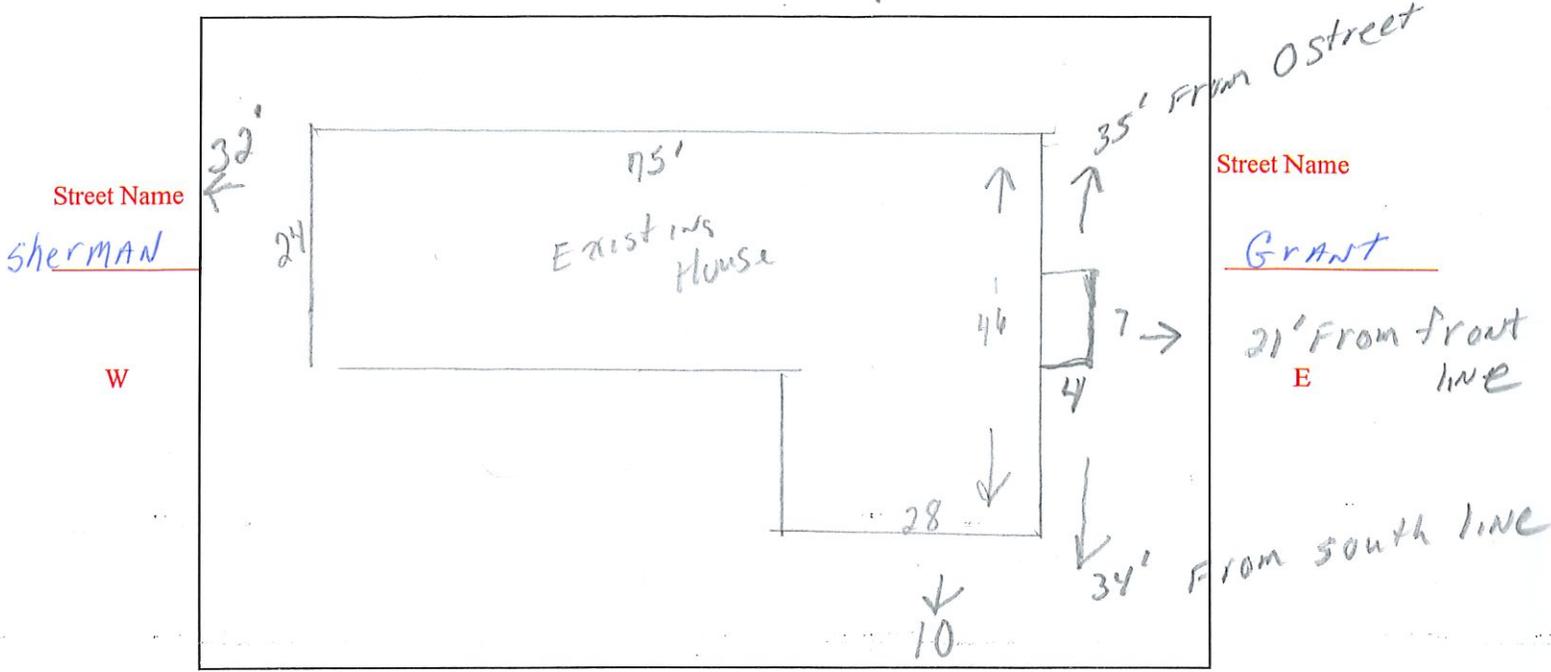
Is a conditional use required for the proposed use? _____ YES _____ ✓ NO _____

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

* Old Stakes have not been moved.

Site Plan Sketch:

North Street Name O
 ↗ 20



South Street Name N

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 HOMES 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 Keith Christen Date 4-10-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

Zoning Classification R-1 Value \$ 1000
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2019-16
FEE \$ — CASH — CHECK# —

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 St Paul Public Schools Contractor School

Address 1305 Howard Ave Address _____

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

Phone Number 355-754-4433 Cell Phone _____

Complete Legal Description of the Property Lot 2 PAWS Subdivision

Address of Construction Site 1305 Howard Ave
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use Storage Shed Dimension of Structure 10' x 10'

Distance from Front property line 994' North Plans Submitted to Fire Marshall Office NO

Rear Property Line 205' South Side Property Line 360' East Second Side Line 307' West Between other buildings (Min 10') —

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 May 1st 2019 Finish June 1st 2019

To Whom Should the Improvements be assessed? St Paul Public Schools

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-15-19
(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, _____

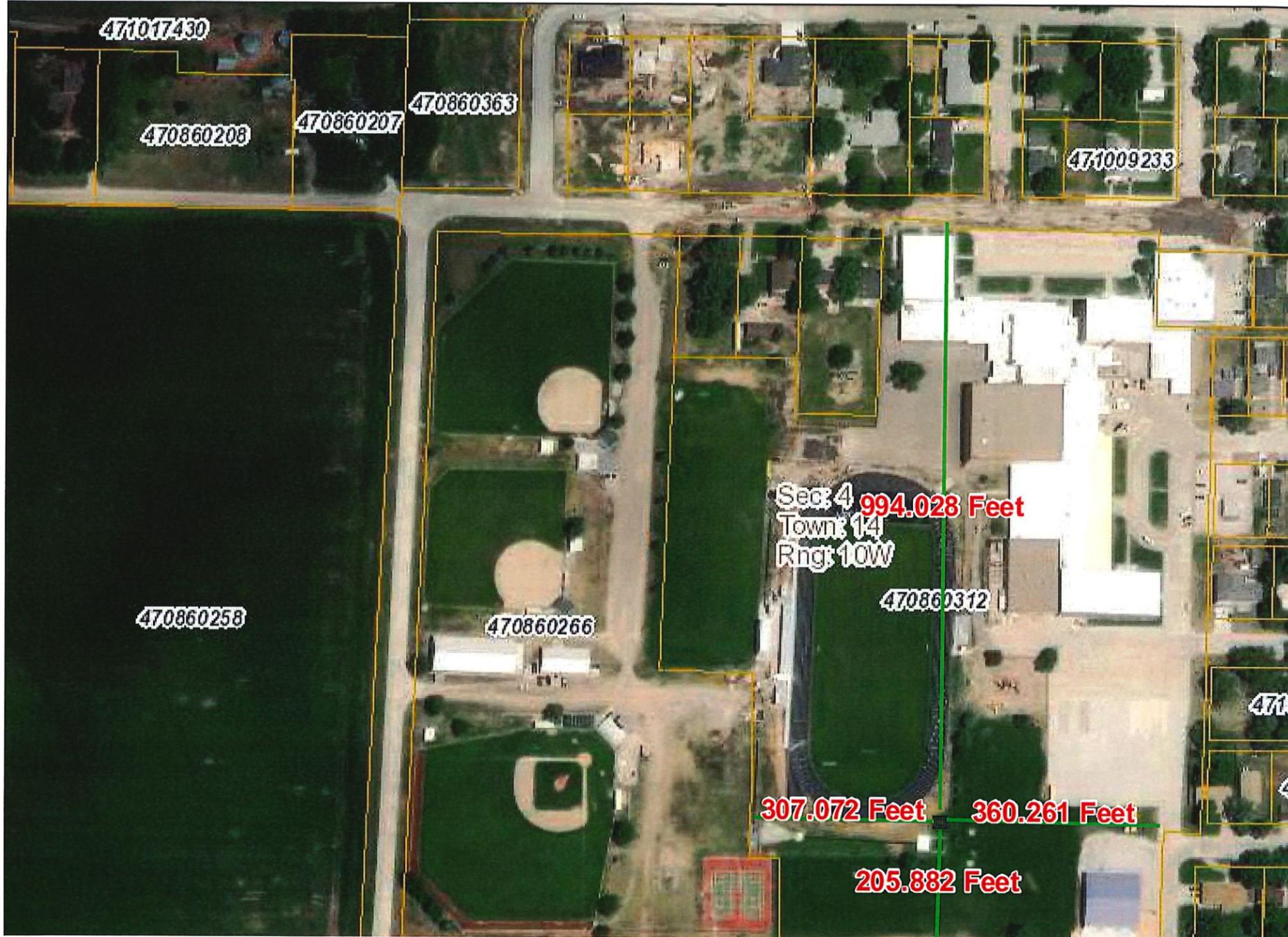
For Office Use Only:

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? _____



2019-16

Zoning Classification R-2 Value \$ 1100.00
Please call 811 before completing form

PERMIT NUMBER 2019-17
FEE \$ 25.00 CASH CHECK# 2596

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 requirement information is furnished.

Property Owner NORBERT TURK Contractor _____
Address 918 GRAND Address _____
City, State, Zip ST. PAUL NE Phone Number _____
Phone Number 308-571-0577 Cell Phone _____

Complete Legal Description of the Property _____

Address of Construction Site 918 GRAND ST. PAUL NE
(If none, one must be registered with City of St. Paul) In the Flood plain _____?

Proposed Structure CAR PORT Dimension of Structure METAL 12'x18'

Distance from Front property line 98' ^{South}

Rear Property Line 14' ^{North} Side Property Line 33' ^{East} Second Side Line 37' ^{West} Between other buildings (Min 10') 13'

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 JUNE 2019 Finish _____

To Whom Should the Improvements be assessed? Norbert Turk

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-22-19
(Matt Helzer's signature)

Recommendations needed before approval: New carport will be attached to existing carport

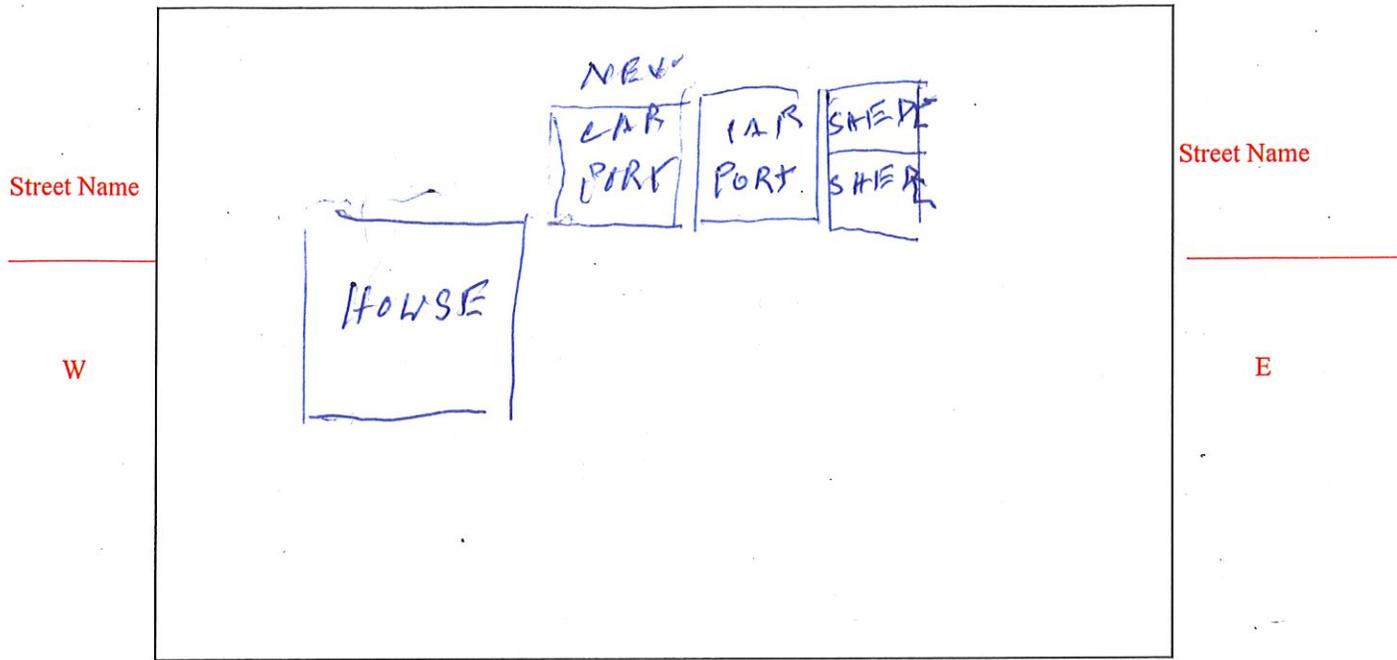
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 Alley



South Street Name Brand Street

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 HOMES 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 _____ Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____

Zoning Administrator

Reasons for Denial:

Zoning Classification R-2 Value \$ 7100.⁰⁰
Please call 811 before completing form

PERMIT NUMBER 2019-18
FEE \$ 25.⁰⁰ CASH CHECK# 173

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 requirement information is furnished.

Property Owner Casey Kellogg Contractor Carport.com
Address 1308 8th St. Address _____
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308 380 5288 Cell Phone _____

Complete Legal Description of the Property North 1/2 Lot 6 & All Lot 7 Block 55 OT ST

Address of Construction Site 1308 8th St.
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure Garage (Fully Enclosed) Dimension of Structure 24' x 36' x 8'

Distance from ^{West} Front property line 67
Rear Property Line ^{East} 30 Side Property Line ^{South} 23 Second Side Line ^{North} 45 Between other buildings (Min 10') 20

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 6-1-19 Finish 7-1-19

To Whom Should the Improvements be assessed? Casey Kellogg

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-22-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

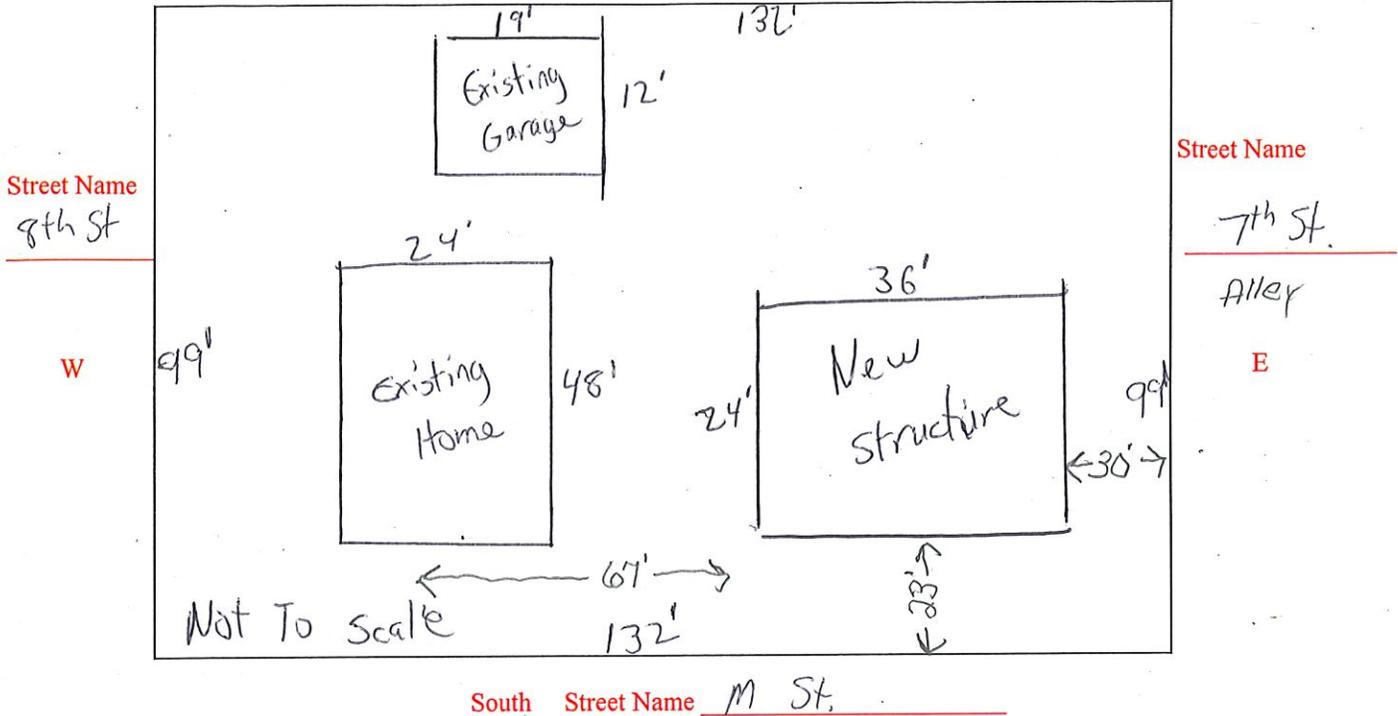
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 N St



South Street Name M St

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 HOMES 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 4-20-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

Zoning Classification R-2

Value \$ 150

PERMIT NUMBER 2019-19
FEE \$ 25.00 CASH _____ CHECK# _____

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 requirement information is furnished.

Property Owner Phillip Nelson Contractor SELF

Address 204 7th St. Address _____

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

Phone Number 402-443-8892 Cell Phone _____

Complete Legal Description of the Property Lot 5, Block 107 Original Town

Address of Fence Site 204 7th St. Size & kind: Approx 159' of 6' Wooden Privacy Fence

Replacement or new site _____

Approximately when will construction Start April 27, 2019 Finish July 2019

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-22-19
(Matt Helzer's signature)

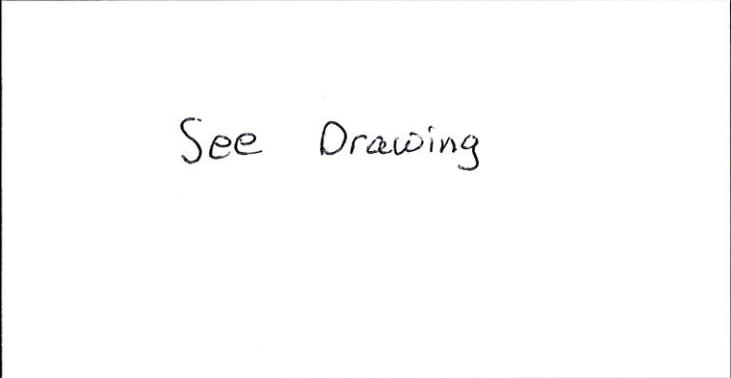
Recommendations needed before approval: Danielle Nelson

UST 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 demolition site in which this permit is granted at any time until completed.

Signature of Applicant _____ Date _____

N
Drawing:

W _____



E _____

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

Reasons for Denial:

2019-19

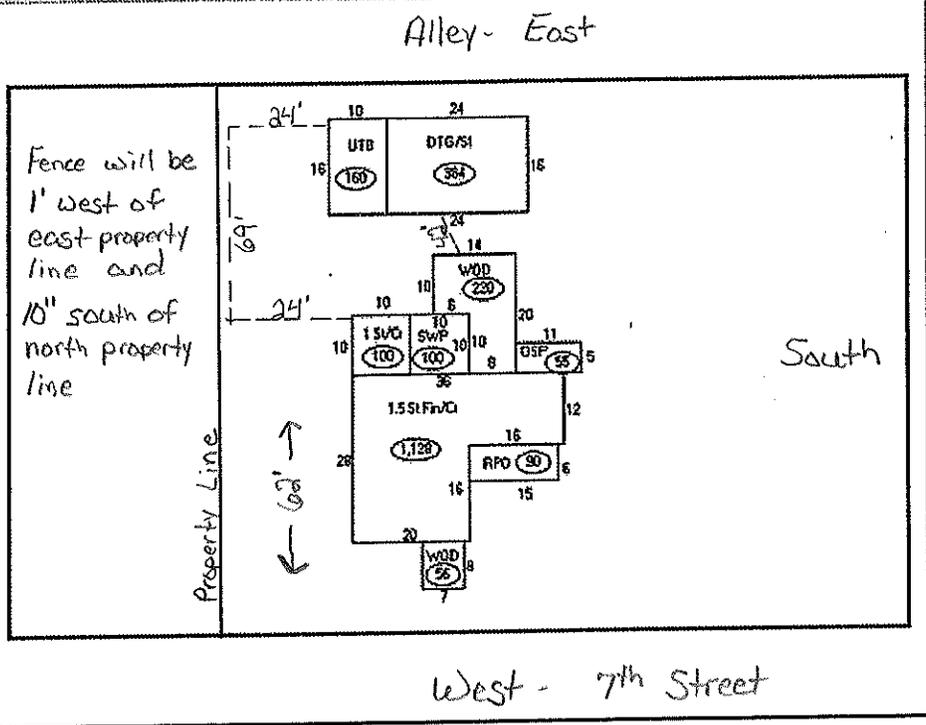
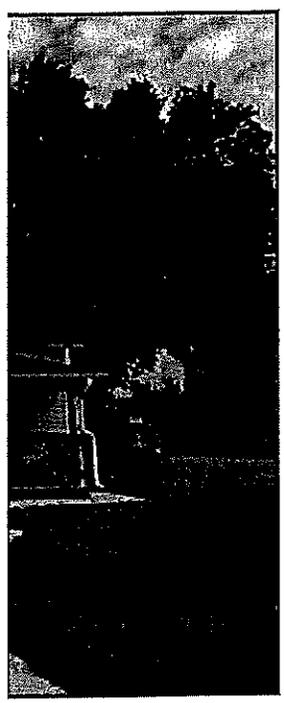


Howard County Assessor

Building Permits

Description	Amount
FEPS	300
	2800

Photo/Sketch



Zoning Classification B-1

Value \$ 2407

PERMIT NUMBER 2019-21
FEE \$50.00 CASH CHECK# 3859

APPLICATION FOR A SIGN 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.

Business Owner/Applicant Elvina Rose Property Owner Elvina Rose

Address 515 Howard Ave Address 515 Howard Ave

City, State, Zip 68673 Phone Number 308-218-1588

Phone Number 308-218-1588 Cell Phone _____

Complete Legal Description of the Property Lot 7, Block 19 Original Town

Size of Proposed Sign 4x8

Type of Sign 4x8 Illuminated Wall Sign

Sign Construction/Material Reconditioned cabinet

Where will sign be located on the property Front

Distance from Front property line Front Howard wall Rear property line _____

Distance from Side property line _____ Second Side property line _____

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start 5-10-19 Finish 7-10-19

To Whom Should the Improvements be assessed? Elvina Rose

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 4-23-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

For Office Use Only:

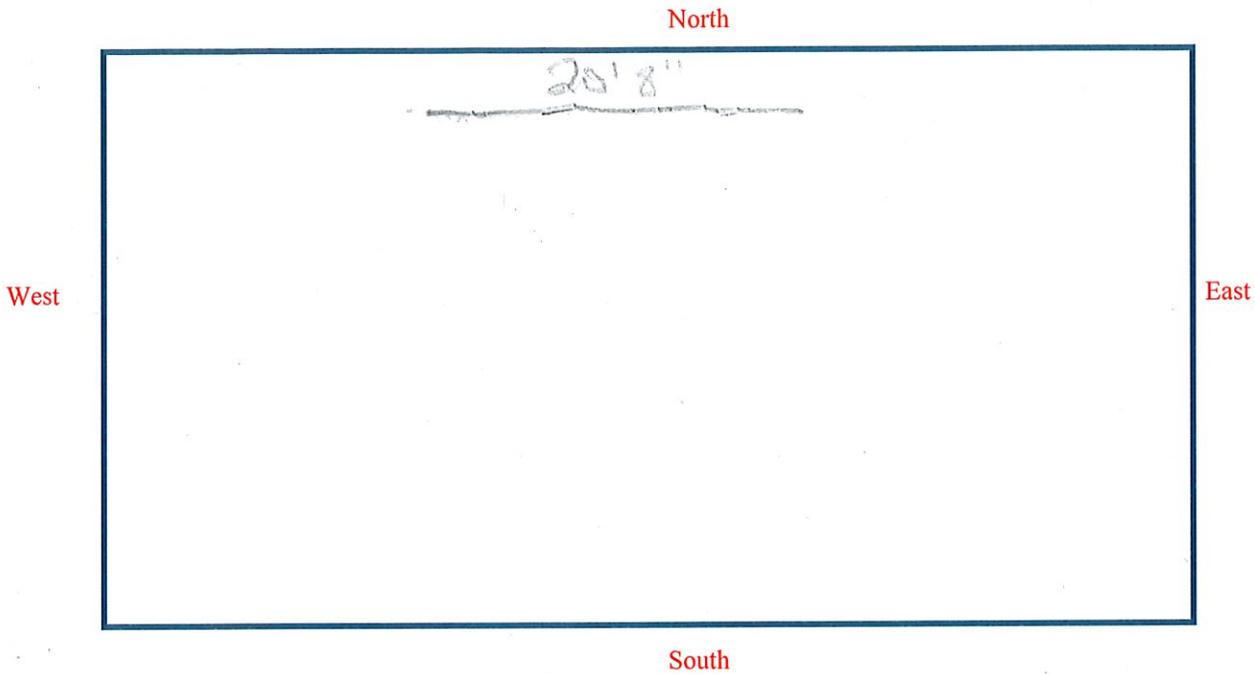
Is the proposed use permitted within this zoning district? YES NO

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:



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 _____ Date _____

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____

 Zoning Administrator

Reasons for Denial: _____

2019-21



Next morning

Zoning Classification R2

Value \$ \$10,000 - \$20,000

PERMIT NUMBER 2019-22

Please call 811 before completing form

FEE \$ 25.00 CASH CHECK# 2232

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 requirement information is furnished.

Property Owner TROY JOHNSON Contractor self

Address 917 ELM STREET Address SAME

City, State, Zip ST PAUL, NE, 68873 Phone Number SAME

Phone Number 308-380-7547 cell Cell Phone 308-750-1287

Complete Legal Description of the Property Lot 7 & 8, Block 15, Military Addition

Address of Construction Site 917 ELM STREET ST PAUL NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain NO?

Proposed Structure GARAGE & ADDITION & more Dimension of Structure GARAGE 28'x48' / ADDITION 12'x30'

Distance from Front property line 20' *Fence to main south side GARAGE/bedroom ADDITION* *Match House Being SOUTH*

Rear Property Line 91'-97' Side Property Line 6'-7' Second Side Line 6' Between other buildings (Min 10') 10'

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 MAY 2019 Finish MAY 2020

To Whom Should the Improvements be assessed? TROY JOHNSON

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-24-19
(Matt Helzer's signature)

Recommendations needed before approval: _____

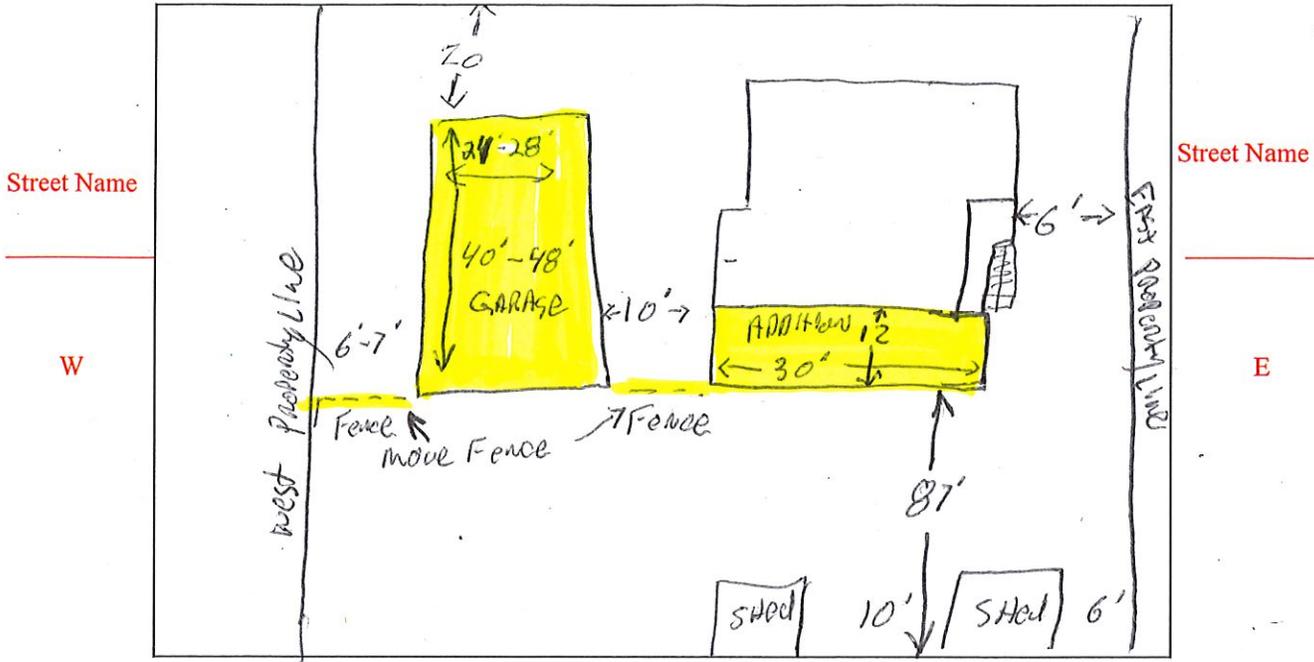
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision, _____

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 ELM



South Street Name Alleyway

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 HOMES 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 4-23-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator

Reasons for Denial:

5.11 E-1 - ELEVATOR DISTRICT

5.11.01 INTENT: This district is to provide an area for those establishments which can provide for handling of grain and grain supplies; feed; seed; farm supplies; livestock supplies and equipment and fencing material.

5.11.02 PERMITTED PRINCIPAL USES AND STRUCTURES: In the district no building or other structure or land shall be used, and no building or other structure shall be built, altered, or erected to be used for any purpose other than that of:

1. Elevators for grain handling to store, sell, and purchase grain;
2. Retail sales of animal feed, seed, tools and hardware; and
3. Anything referenced in Section 5.11.01

5.11.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work

5.11.04 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the E-1 District.

5.11.05 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	none	66'	20'	10'	10'	150'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.11.06 PARKING REGULATIONS: Parking with the E-1 District shall be in accordance with the provisions of this ordinance.

5.11.07 SIGN REGULATIONS: Signs within the E-1 District shall be in conformance with the provisions of this ordinance.

5.11.08 PERFORMANCE STANDARDS: Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations

5.11.09 ENVIRONMENTAL APPLICATION: Before any new construction expansion or remodeling of any building in an E-1 District is commenced, the zoning permit application shall be accompanied by an environmental assessment prepared by the applicant and reviewed by the planning commission and approved by the city council.

For City Council Approval on 5/6/19

ORDINANCE NO. 1004

AN ORDINANCE TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, TO AMEND ARTICLE 5, SECTION 5.11.03 ST. PAUL ZONING ORDINANCE TO ALLOW STORAGE UNITS AS A PERMITTED ACCESSORY USE AND STRUCTURE IN THE (E-1) ELEVATOR ZONING DISTRICT; TO REPEAL ANY ORDINANCE, OR PART OF ANY ORDINANCE, IN CONFLICT WITH THIS ORDINANCE; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of St. Paul, Nebraska:

SECTION 1: That Article 5, Section 5.11.03 within the E-1 Elevator District of the St. Paul Zoning Ordinance is hereby amended to allow storage units as a permitted accessory use and structure.

SECTION 2. That all parts of Ordinances or Resolutions in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall become effective immediately upon and be in full force and effect after its passage, adoption, and publication as provided by law.

PASSED AND APPROVED this 6th day of May, 2019.

CITY OF ST. PAUL, NEBRASKA

By: _____
Joel M. Bergman, Mayor

ATTEST:

Connie Jo Beck, City Clerk

Date: 2/25/19

Permit #: pd 2/25/19
Filing Fee: \$250.00 Ck Cash

Application for Subdivision

City of St. Paul, Nebraska

Items 1 through 14 must be filled out completely before acceptance of this application for processing.

1. Subdivision Name: Middle Loop Subdivision

2. Applicant's Name: St Paul Development Corporation

3. Applicant's Address and Phone: 423 Howard Ave P.O. Box 64 St Paul

4. Legal Description of Property from which the Subdivision is being made: _____

See Attached

5. Owner's Name, Address and Phone numbers (home/work/cell): _____

St Paul Development Corp 308-754-4661

6. Present use of subject property: Agricultural

7. Desired use of subject property: Light industrial commercial park

8. Area from which the Subdivision is being taken _____ Area in proposed Subdivision _____

9. Will the Subdivision result in any increases in service requirements such as utilities, schools, traffic control, streets, bridges, etc., or will it interfere with maintaining existing service levels? Yes No

10. Is there direct access to an improved road or street? Yes No

11. Has the proposed tract been previously split in accordance with these regulations or the zoning regulations?

Yes No . [If Yes, complete the Vacating Subdivision application and fee.]

12. Is there a Plat or site plan to attach now? Yes No

13. Engineer's name, address & phone numbers: Oleson

14. Signature of Land Owner (all names on deed): [Signature] Mike Fecker - St Paul

Development Corp.

FOR OFFICE USE:

Date of Pre-plat conference: _____ Date of Notifications: 3/5/19

Notifications: School Dist. County HGRPPD Fire FID NDOR

Does the proposed plat meet all the subdivision requirements? Yes No If not, list the discrepancies: _____

Date Plat before P&Z Comm: Preliminary 3/25/19 Final _____ Approved _____ Not Approved _____

Date Plat before City Council: Preliminary 4/1/19 Final _____ Approved _____ Not Approved _____

P&Z Chairman's signature: _____ Mayor's signature: _____

Laura Berthelsen

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Thursday, February 28, 2019 2:37 PM
To: Laura Berthelsen
Subject: RE: Middle Loup Subdivision - Cost Estimate

Sorry forgot to mention. I spoke with Mike Feeken this morning and they were planning on taking care of the entire project, so the City will not have any costs associated with it.

From: Laura Berthelsen <laurab@cityofstpaulne.org>
Sent: Thursday, February 28, 2019 2:35 PM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: Middle Loup Subdivision - Cost Estimate

Thanks Brian. Can you tell me which costs will be borne by the City and which by the SPDC?
Laura

From: Brian Friedrichsen [<mailto:bfriedrichsen@olsson.com>]
Sent: Thursday, February 28, 2019 2:15 PM
To: Laura Berthelsen
Cc: stpauldevcorp@gmail.com
Subject: Middle Loup Subdivision - Cost Estimate

Laura,

Attached is the preliminary engineers estimate for the Middle Loup Subdivision for your use at the planning and zoning meeting. If you need any additional information please let me know.

Thanks,

Brian J. Friedrichsen, EI
Civil

D 308.398.2946
C 308.750.4326

201 E. Second Street
Grand Island, NE 68801
O 308.384.8750

olsson

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St. Paul EDC Paul Property (Phase I)(updated 2-28-2019)

	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$70,591.25	\$70,591.25
2	Clear & Grub	LS	1	\$20,000.00	\$20,000.00
3	Excavation	CY	19400	\$5.00	\$97,000.00
4	7" Concrete Paving w/ Integral C & G	SY	13429	\$40.00	\$537,160.00
5	Paving Subgrade Prep	SY	14773	\$4.00	\$59,092.00
6	36" Storm Sewer F.E.S.	EA	1	\$1,200.00	\$1,200.00
7	Storm Sewer MH (5' Depth)	EA	3	\$5,000.00	\$15,000.00
8	Storm Sewer Curb Inlet	EA	7	\$3,000.00	\$21,000.00
9	24" Storm Sewer Pipe	LF	716	\$75.00	\$53,700.00
10	18" Storm Sewer Pipe	LF	165	\$60.00	\$9,900.00
11	36" Storm Sewer Pipe	LF	1528	\$90.00	\$137,520.00
12	Sanitary Sewer Lift Station	EA	1	\$45,000.00	\$45,000.00
13	Sanitary Sewer MH (5' Depth)	EA	6	\$5,000.00	\$30,000.00
14	8" Sanitary Sewer Pipe	LF	1476	\$30.00	\$44,280.00
15	4" Sanitary Sewer Force Main	LF	788	\$45.00	\$35,460.00
16	4" Sanitary Sewer Service	LF	440	\$24.00	\$10,560.00
17	Sanitary Sewer Connection	EA	11	\$250.00	\$2,750.00
18	Addt. MH Depth	VF	9.09	\$400.00	\$3,636.00
19	8" Water Line	LF	2423	\$25.00	\$60,575.00
20	1" Water Service	LF	469	\$18.00	\$8,442.00
21	Water Service Connection	EA	11	\$650.00	\$7,150.00
22	Seeding	AC	17	\$2,200.00	\$37,400.00
23	Dewatering	LS	1	\$175,000.00	\$175,000.00

Total \$1,482,416.25
25% Cont. & Eng. \$370,604.06
Total Construction Cost \$1,853,020.31

St. Paul EDC Paul Property (Phase II)(updated 2-28-2019)

	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization	LS	1	\$23,662.10	\$23,662.10
2	Clear & Grub	LS	1	\$20,000.00	\$20,000.00
3	7" Concrete Paving w/ Integral C & G	SY	6688	\$40.00	\$267,520.00
4	Paving Subgrade Prep	SY	7357	\$4.00	\$29,428.00
5	18" Storm Sewer F.E.S.	EA	2	\$900.00	\$1,800.00
6	Storm Sewer Curb Inlet	EA	2	\$3,000.00	\$6,000.00
7	18" Storm Sewer Pipe	LF	256	\$60.00	\$15,360.00
8	Sanitary Sewer MH (5' Depth)	EA	3	\$5,000.00	\$15,000.00
9	8" Sanitary Sewer Pipe	LF	711	\$30.00	\$21,330.00
10	4" Sanitary Sewer Service	LF	360	\$24.00	\$8,640.00
11	Sanitary Sewer Connection	EA	9	\$250.00	\$2,250.00
12	Addt. MH Depth	VF	3.11	\$400.00	\$1,244.00
13	8" Water Line	LF	1616	\$25.00	\$40,400.00
14	1" Water Service	LF	330	\$18.00	\$5,940.00
15	Water Service Connection	EA	9	\$650.00	\$5,850.00
16	Seeding	AC	3.4	\$2,200.00	\$7,480.00
17	Dewatering	LS	1	\$25,000.00	\$25,000.00

Total \$496,904.10
25% Cont. & Eng. \$124,226.03
Total Construction Cost \$621,130.13

Total Construction Cost (Phase I and Phase II) \$2,474,150.44

For City Council Approval on 5/6/19

ORDINANCE 1003

AN ORDINANCE TO APPROVE THE FINAL PLAT OF MIDDLE LOUP SUBDIVISION IN THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA; TO AUTHORIZE A CERTIFICATE OF APPROVAL OF SUCH SUBDIVISION TO BE FILED WITH THE REGISTER OF DEEDS; AND TO PROVIDE FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, on March 25, 2019, after a public hearing, the St. Paul Planning Commission recommended approval of the Preliminary Plat of Middle Loup Subdivision;

WHEREAS, after a public hearing on April 1, 2019, the Preliminary Plat for Middle Loup Subdivision was approved by the St. Paul City Council; and

WHEREAS, on April 29, 2019, the St. Paul Planning Commission found that the Subdivider had complied with the requirements of the City of St. Paul's Subdivision Regulations, and recommended approval of the Final Plat of Middle Loup Subdivision.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA:

SECTION 1: The City Council of the City of St. Paul hereby approves the Final Plat of Middle Loup Subdivision based on the letter from the St. Paul Planning Commission indicating that the Subdivider has complied with the requirements of the City of St. Paul Subdivision Regulations and upon the recommendation by the St. Paul Planning Commission to approve such final plat.

SECTION 2. That a Certificate of Approval of the Final Plat of Middle Loup Subdivision signed by the Mayor and the Chairman of the Planning Commission shall be filed with the Howard County Register of Deeds.

SECTION 3: This Ordinance shall take effect and be in full force and effect from and after it passage, approval and publication or posting according to law.

PASSED AND APPROVED this 6th day of May, 2019.

CITY OF SAINT PAUL, NEBRASKA

By _____
Joel M. Bergman, Mayor

ATTEST:

Connie Jo Beck, City Clerk

(SEAL)

CERTIFICATE OF APPROVAL
OF
MIDDLE LOUP SUBDIVISION

COMES NOW the City Council of the City of Saint Paul, Howard County, Nebraska, pursuant to Section 3.04 Approval of Final Plat (Page 10) of the St. Paul, Nebraska Subdivision Regulations 2015, and acknowledges receipt of an Application for Subdivision by the owner stated hereafter, with attached Final Plat which was recommended for approval by the St. Paul Planning Commission. The property and property owner being more specifically described as:

A TRACT OF LAND LOCATED IN THE REMAINING PART OF TAX LOT 13, IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORD BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORD TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1067.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS RECORDED AND DESCRIBED IN BOOK 28, PAGE 24, OF THE HOWARD COUNTY CLERK'S OFFICE; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 337.77 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 01°58'26", HAVING A RADIUS OF 753.51 FEET, AND CHORD BEARING OF N44°09'59"W A CHORD DISTANCE OF 25.96 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 113, ORIGINAL TOWN AND THE WEST LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 39, PAGE 510 OF THE HOWARD COUNTY CLERK'S OFFICE; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 160.11 FEET TO THE SOUTHEAST CORNER OF SAID RECORD TRACT; THENCE N00°40'26"W, AND 160.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 159.63 FEET THE

SOUTHEAST CORNER OF SAID RECORD TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORD TRACT AND 160.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID TAX LOT 13, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORD TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS OF WHICH 8.512 ARE NEW DEDICATED RIGHT-OF-WAY.

(Owned by St. Paul Development Corporation)

The City Council of the City of Saint Paul is the governmental authority having jurisdiction of subdivision approval over the real estate described above. The City Council has reviewed the application, final plat and the recommendation of the St. Paul Planning Commission at its meeting on April 29, 2019, and hereby approves the Final Plat of MIDDLE LOUP SUBDIVISION and has no objection to the subdivision of these lots and agrees that the conveyance is now fully validated. This Certificate of Approval is evidence of approval.

DATED: May 6, 2019

CITY OF SAINT PAUL, NEBRASKA

By _____
Joel M. Bergman, Mayor

ATTEST:

Connie Jo Beck, City Clerk

(SEAL)