

Planning and Zoning Commission

Monday, August 31, 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 31st day of August, 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 August 10, 2020 minutes.
4. Chairman Schmid presented the following zoning permits:
 - (a) 2020-55 Chris Meyer - Construct house at 604 Paul Street
 - (b) 2020-56 Keith Harris - Construct wood porch at 1017 Paul Street
 - (c) 2020-57 Bed Head Coffee Co. - Install illuminated awning at 716 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
August 10, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 10th day of August, 2020 in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 12:05 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. The Notice of Meeting was published in the newspaper, and the Agenda was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, Arvilla Jacobs, and Tony Walch. Commission member absent: Wilber Medbery. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Walch moved to approve the July 27, 2020 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

- (a) 2020-52 Steve & Shelly Shannon – Construct deck at 1115 Elm Street
- (b) 2020-53 Sarah Townsend – Construct deck and utility shed at 1221 Custer Street
- (c) 2020-54 Corey Hettinger – Construct deck at 121 6th Street

Commission member Becker moved to approve Zoning Permit applications 2020-52 through 2020-54. Commission member Walch seconded the motion. Commission members Becker, Jacobs, Schmid, and Walch voted aye, nays none. Motion carried 4/0.

The next St. Paul Planning Commission meeting will be on Monday, August 31, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 12:16 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

Tif #8668

Zoning Classification R-2 Value \$ 275,000
Please call 811 before completing form:

PERMIT NUMBER 2020-55
FEE \$ _____ CASH _____ CHECK# 1053
pd 8/21/2020

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 CHRIS MEYER Contractor SELF

Address 1406 BRUCE STREET Address SAME

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

Phone Number 308-750-5941 Cell Phone SAME

Complete Legal Description of the Property LOTS 19 & 20 PAUL FALLS SUB.

Address of Construction Site 604 PAUL STREET
(If none, one must be registered with City of St. Paul) In the Flood plain N/A ?

Proposed Structure NEW HOME Dimension of Structure 74 x 56

Distance from Front property line 25' PAUL STREET

Rear Property Line 35' Side Property Line 25' ^{WEST} ^{EAST} Second Side Line 25' Between other buildings (Min 10') N/A

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 1, 2020 Finish SPRING 2021

To Whom Should the Improvements be assessed? OWNER

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-27-20
(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

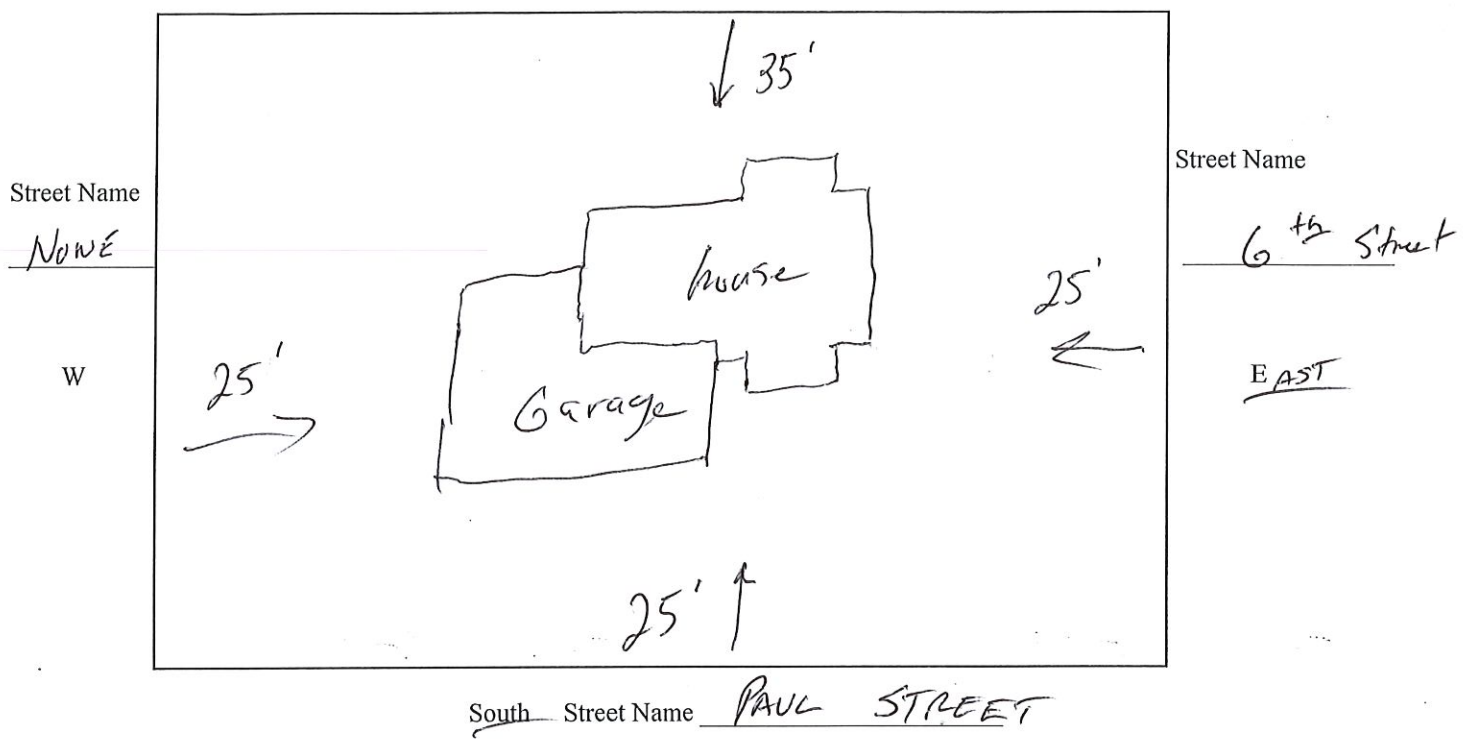
Does the proposed use meet all the required setback distances? YES _____ NO

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 Hwy 92



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 8-21-2020

For Office Use Only:

Permit is Approved Denied Date _____
Zoning Administrator

Reasons for Denial:

Zoning Classification R-2

Value \$ 3,000.⁰⁰

PERMIT NUMBER 2020-56
FEE \$25.00 CASH CHECK# 1212

pd 8/21/2020

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Keith Harris Contractor Christenson Brothers

Address 1405 Sherman Street Address St. Paul

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

Phone Number 308-380-9459 Cell Phone 308-750-1130

Complete Legal Description of the Property Lot 8 and N'dl of Lot 7 Block 1 Bryans Add St. Paul

Address of Construction Site 1017 Paul Street St. Paul
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure open wood front porch Dimension of Structure 7' x 16' + Steps

Distance from Front property line 15' Rear property line 42'

Distance from Side property line 64' Second Side property line 53'

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

Approximately when will construction Start Aug 2020 Finish Dec 2020

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 8-3-20
(Matt Helzer's signature)

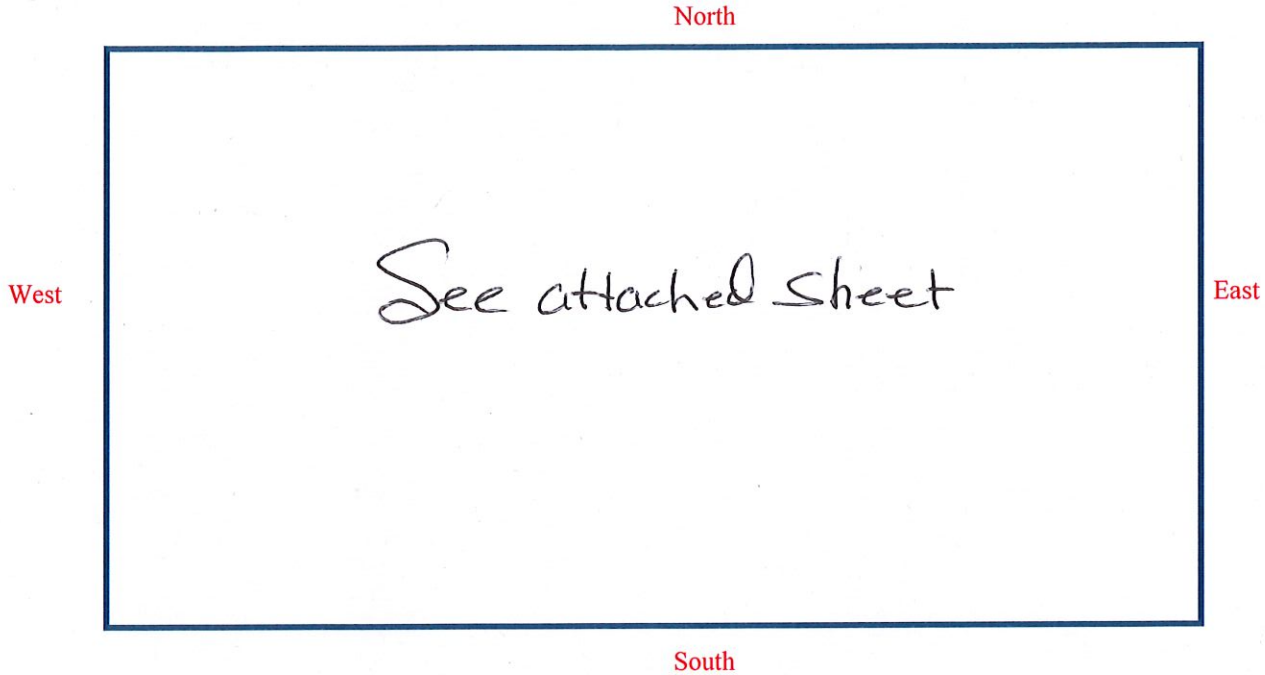
Recommendations needed before approval: _____

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? _____

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

Site Plan Sketch:



Street Name: North boundary Paul St. South boundary _____
 Street Name: West boundary Sherman St. 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 Keith Hamis Date 8-21-20

For Office Use Only:

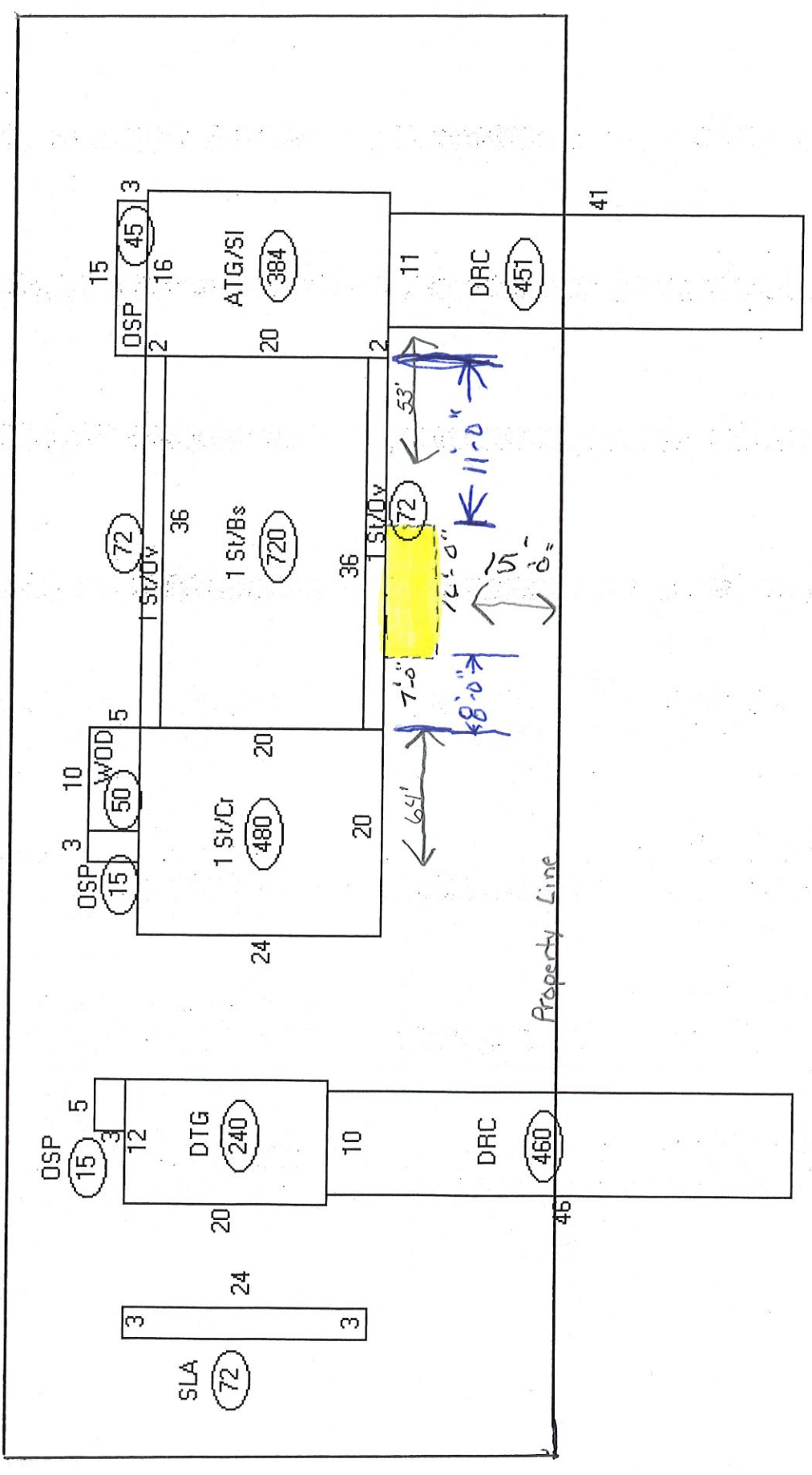
Permit is Approved _____ Denied _____ Date _____

 Zoning Administrator

Reasons for Denial: _____

2020-56

urrent Move: R/



Paw Street

Zoning Classification B-1 Value \$ 4700 PERMIT NUMBER 2020-57
 FBE \$50.00 CASH 50602 CHECK# pd 8/25/20

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 Tri-City Sign Property Owner Bed Head Coffee Co.
 Address 363 N. Elm St Address 716 Howard Ave
 City, State, Zip Grand Island, NE Phone Number _____
 Phone Number (308) 384-6335 Cell Phone (308) 390-3888
 Complete Legal Description of the Property Lots 9-13 Block 78 OT St. Paul
 Size of Proposed Sign 4' x 3' x 33" illuminated awning w/ Black Cooley with white letters
 Type of Sign Awning
 Sign Construction/Material Black Cooley w/ fully illuminated white LEDs
 Where will sign be located on the property front of building # 10745
 Distance from Front property line 16' Rear property line 100'
 Distance from Side property line West 53' East 17' Second Side property line _____
 Is there a utility easement on either the back or side property? NO
 Approximately when will construction Start Sept 2020 Finish Oct 2020
 To Whom Should the Improvements be assessed? Bed Head Coffee
 Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-24-20
 (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 _____

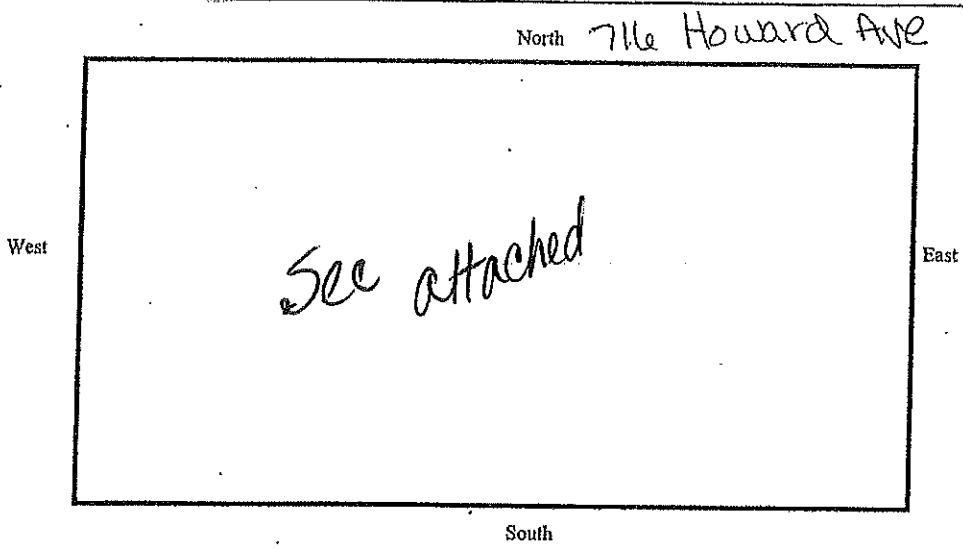
Is a conditional use required for the proposed use? _____ YES _____ NO _____

Has a Conditional Use Permit been issued for this proposed use? _____ YES _____ NO _____

If yes, when does it expire? _____

PBRMIT NUMBER 2020-57

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 Jeanne Davis Date 8-18-20

For Office Use Only:

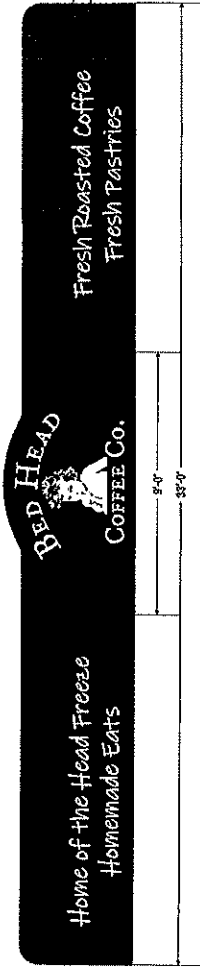
Permit is Approved _____ Denied _____ Date _____
 _____ Zoning Administrator

Reasons for Denial: _____

2020-57

SCALE = 1/2" = 1'-0"

ILLUMINATED AWNING USING BLACK COOLEY BRITE AND ILLUMINATED BY WHITE LEDS.



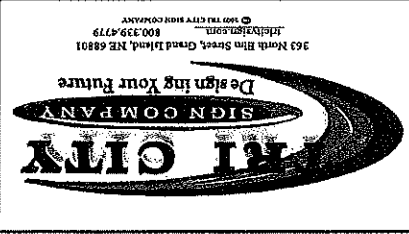
DESIGN TYPE	
<input checked="" type="checkbox"/>	INTERIOR
<input type="checkbox"/>	EXTERIOR
<input type="checkbox"/>	NEON DISPLAYS
<input type="checkbox"/>	CHANNEL LETTERS
<input type="checkbox"/>	NON-ILLUMINATED
<input type="checkbox"/>	REX CHANNEL LETTERS
<input type="checkbox"/>	POLE SIGN
<input type="checkbox"/>	SINGLE POLE SIGN
<input type="checkbox"/>	MONUMENT SIGN
<input type="checkbox"/>	DIRECTIONAL
<input type="checkbox"/>	CHANGEABLE MESSAGE BOARD/LED DISPLAYS
PROJECT TYPE	
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	REMODELING
<input type="checkbox"/>	TENANT CHANGES
<input type="checkbox"/>	LANDSCAPE 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.

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Drawn By: _____ Date: _____
 Sales Rep: _____ Date: _____



DRAWING NO.	10745
SALES PERSON:	Tim Matthews
DRAWN BY:	Amy Co
Scale:	As Noted
Date:	06/07/20
INSPECTED BY:	
Revised:	

