

Planning and Zoning Commission

Monday, February 25, 2019 7:00 PM

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

Agenda

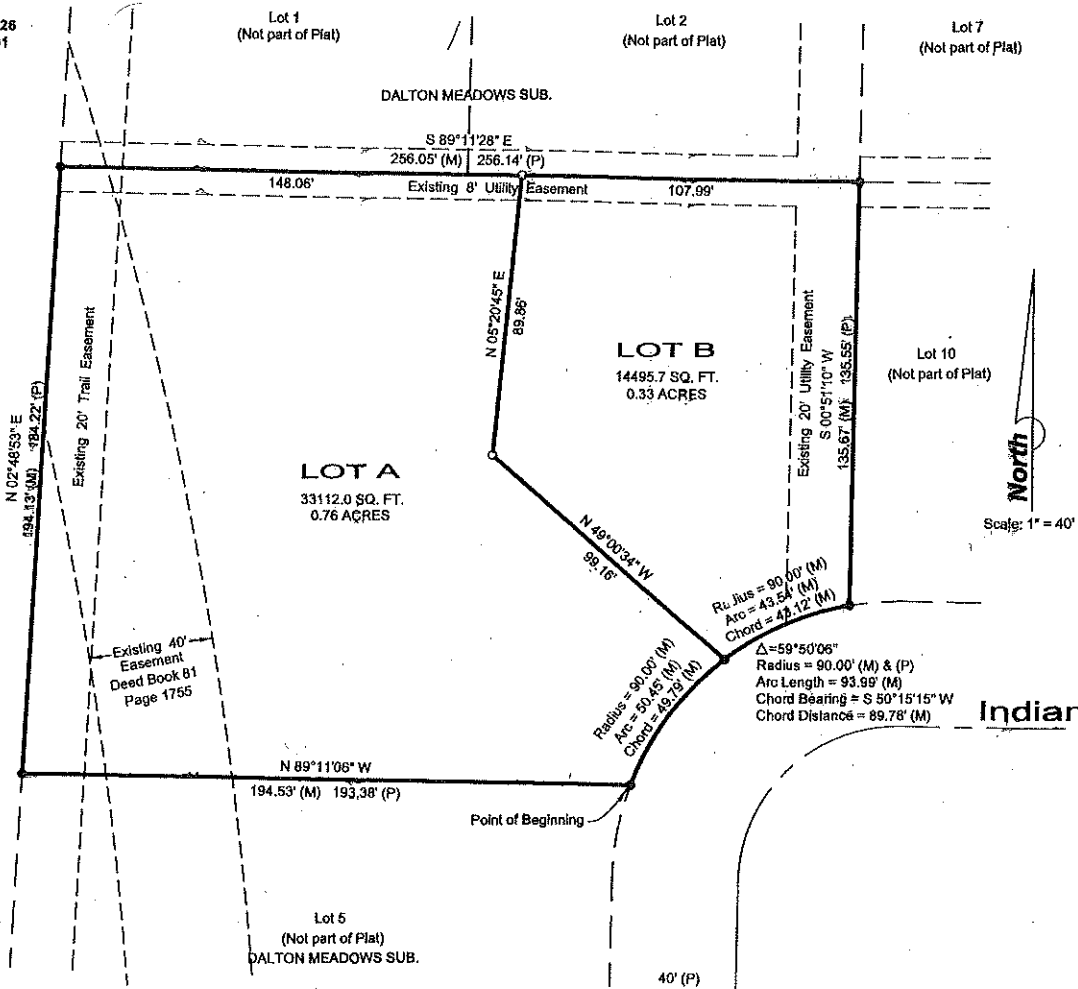
1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 25th day of February, 2018 at 7:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Charles Schmid called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Discuss - Approve / Deny the January 28, 2019 minutes.
4. Discuss - Approve / Deny the Application for an Administrative Replat of Lot 3 and Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska to be known as Dalton Meadows First Replat.
5. Chairman Schmid presented the following zoning permits: 2019-4 - Robert & Kandee Hymer - Installation of Replacement Fence at 1224 Elm Street; 2019-5 - Tarra & Corey Larsen - Construction of House at 615 Paul Street. 2019-6 - Gene Rice - Addition to a Commercial Shed at 1210 4th Street.
6. Discussion / Reports
7. Chairman Schmid announcing the next Planning Commission meeting
8. Public Comments
9. Zoning Administrator Helzer Report
10. Adjournment



DALTON MEADOWS FIRST REPLAT

TO THE CITY OF SAINT PAUL, NEBRASKA

AN ADMINISTRATIVE REPLAT OF LOT 3 AND LOT 4, DALTON MEADOWS SUBDIVISION
TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA



DALTON MEADOWS FIRST REPLAT DESCRIPTION:

An Administrative Replat of Lot 3, and Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot 4; thence on an assigned bearing of North 89°11'06" West on the southerly line of said Lot 4 a distance of 194.53 feet to the Southwest Corner of said Lot 4; thence North 02°48'53" East on the westerly line of said Lot 4 a distance of 194.13 feet to the Northwest Corner of said Lot 4; thence South 89°11'28" East on the northerly line of said Lot 4 and said Lot 3 a distance of 256.05 feet to the Northeast Corner of said Lot 3; thence South 00°51'10" West on the easterly line of said Lot 3 a distance of 135.67 feet to the northerly Right-of-way line of Indian Street and the Southeast Corner of said Lot 3; thence on the said right-of-way line 93.99 feet on a 90.00 foot radius curving to the left with a chord bearing of South 50°15'15" West and a chord distance of 89.78 feet to the point of beginning containing a calculated area of 47607.67 Square Feet or 1.09 Acres, more or less.

RECORD DESCRIPTION:

Book 10, page 4232: Lot 3, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska.

AND

Book 17, page 3727: Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska.

SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjunctions, and other recorded documents which might affect the quality of the property.

STATE OF NEBRASKA
HOWARD COUNTY SS.
FILED FOR RECORD

MO _____ DAY _____ 20____
AT _____ O'CLOCK _____ M. RECORDED
IN SURVEY BOOK _____ OF PAGE _____
BY _____ COUNTY CLERK

Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found #630 Capped Rebar
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Record Distance

DALTON MEADOWS FIRST REPLAT

TO THE CITY OF SAINT PAUL, NEBRASKA

AN ADMINISTRATIVE REPLAT OF LOT 3 AND LOT 4, DALTON MEADOWS SUBDIVISION
TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

Sheet 2 of 2

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3801

DEDICATION OF PLAT

Know to all Men by these presents, Bryan Robinson and Theresa A Robinson, husband and wife, being the owners of Lot 4, Dalton Meadows Subdivision, the land described hereon has caused the same to be Surveyed, Platted and Designated as the DALTON MEADOWS FIRST REPLAT to the City of Saint Paul, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in accordance with the desires of the undersigned owners.

In witness thereof I have affixed my signature hereto at St Paul
Nebraska on 2-20, 2019

Bryan Robinson
Bryan Robinson
Theresa Robinson
Theresa A. Robinson

DEDICATION OF PLAT

Know to all Men by these presents, Bryan E. Robinson, President of Advanced Climate Control, Inc. of Lot 3, Dalton Meadows Subdivision, land described hereon has caused the same to be Surveyed, Platted and Designated as the DALTON MEADOWS SUBDIVISION FIRST REPLAT to the City of Saint Paul, Nebraska as shown on the accompanying Plat thereof and that the foregoing subdivided lot is more particularly described in the description hereon as appears on this Plat is made with the free consent and in accordance with the desires of the undersigned owners.

In witness thereof I have affixed my signature hereto at St Paul
Nebraska on 2-20, 2019

Bryan Robinson
Bryan E. Robinson (President of Advanced Climate Control, Inc.)

CITY OF SAINT PAUL APPROVAL

This Plat of DALTON MEADOWS FIRST REPLAT has been submitted to and approved by the City of Saint Paul on

_____, 20____
Mayor _____
City Clerk _____

APPROVAL OF PLANNING AND ZONING COMMISSION

This Plat of DALTON MEADOWS FIRST REPLAT has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on

_____, 20____

State of Nebraska)
County of Howard) SS
Acknowledgment of Notary

on this 20th Day of February, 2019
before me, a Notary Public in and for said County and State, came Bryan Robinson and Theresa A. Robinson, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Lori B. Royle
Notary Public
GENERAL NOTARY - State of Nebraska
LORI B. ROYLE
My Comm. Exp. June 12, 2021

My Comm. Expires:

State of Nebraska)
County of Howard) SS
Acknowledgment of Notary

on this 20th Day of February, 2019
before me, a Notary Public in and for said County and State, came Bryan E. Robinson, to me personally known to be the same, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Lori B. Royle
Notary Public
GENERAL NOTARY - State of Nebraska
LORI B. ROYLE
My Comm. Exp. June 12, 2021

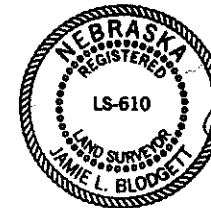
My Comm. Expires:

Chairman

Secretary

SURVEYOR'S CERTIFICATE

I hereby certify that this Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett 2/19/2019
Date: _____
License Number 610
Pages Covered by this Seal: 1 of 2 and 2 of 2

CITY OF SAINT PAUL
PLANNING & ZONING COMMISSION
APPLICATION FOR ADMINISTRATIVE SUBDIVISION

Application Fee: \$100.00
Paid: 2/20/19 Check 4509 Cash _____

To Be Completed by Applicant

Date Submitted: 2/20/19
Name of Subdivision: Dalton Meadows First Replat.
Applicant's Name: Bryan Robinson
Address: 1924 Indian St. St. Paul
Legal Description:
See Attached.

Current Number of Lots: 2 Proposed Number of Lots: 2
Present Zoning: Res. R-2 Requested Zoning: Res. R-2

Name(s) of Current Owner(s): Advanced Climate Control Inc.
Name of Proposed Owner(s): Bryan & Theresa Robinson

Proposed Use of Property: Res.

Within City Limits Yes No _____
Adjacent to City Limits Yes _____ No _____
Within 1 Mile Zoning Jurisdiction Yes _____ No _____
Annexation Requested Yes _____ No _____
Drainage Plan submitted Yes _____ No _____ N/A _____ (waived by Planning Admin)


Applicant's Signature

Note: At the time of application, the Applicant must submit the appropriate application fee, and documents as required in the St. Paul Subdivision Regulations.

DALTON MEADOWS FIRST REPLAT DESCRIPTION:

An Administrative Replat of Lot 3, and Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot 4; thence on an assigned bearing of North 89°11'06" West on the southerly line of said Lot 4 a distance of 194.53 feet to the Southwest Corner of said Lot 4; thence North 02°48'53" East on the westerly line of said Lot 4 a distance of 194.13 feet to the Northwest Corner of said Lot 4; thence South 89°11'28" East on the northerly line of said Lot 4 and said Lot 3 a distance of 256.05 feet to the Northeast Corner of said Lot 3; thence South 00°51'10" West on the easterly line of said Lot 3 a distance of 135.67 feet to the northerly Right-of-way line of Indian Street and the Southeast Corner of said Lot 3; thence on the said right-of-way line 93.99 feet on a 90.00 foot radius curving to the left with a chord bearing of South 50°15'15" West and a chord distance of 89.78 feet to the point of beginning containing a calculated area of 47607.67 Square Feet or 1.09 Acres, more or less.

Zoning Classification HC Value \$ 15,000 PERMIT NUMBER 2019-6
 Please call 811 Diggers Hotline before designing FEE \$ 100.00 CASH CHECK# 1057

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 G. GENE RICE Contractor Starky Const.

Address 315 JACKSON ST. Address _____

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

Phone Number 308-750-2891 Cell Phone 308-750-7968

Complete Legal Description of the Property Lot Six(6) Block Sixty Two(62) Original Town of City of St. Paul Howard County.

Address of Construction Site 1210 4th ST.
 (If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use 40x40 - Storage. Dimension of Structure 40x40

Distance from Front property line 65' Plans Submitted to Fire Marshall Office YES

Rear Property Line 11' Side Property Line 16' Second Side Line 11' Between other buildings (Min 10') 2-10'

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 Spring 2019 Finish _____

To Whom Should the Improvements be assessed? G. GENE RICE.

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 2-21-19
 (Matt Helzer's signature)

Recommendations needed before approval: Contingent on fire marshall 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? X YES _____ NO

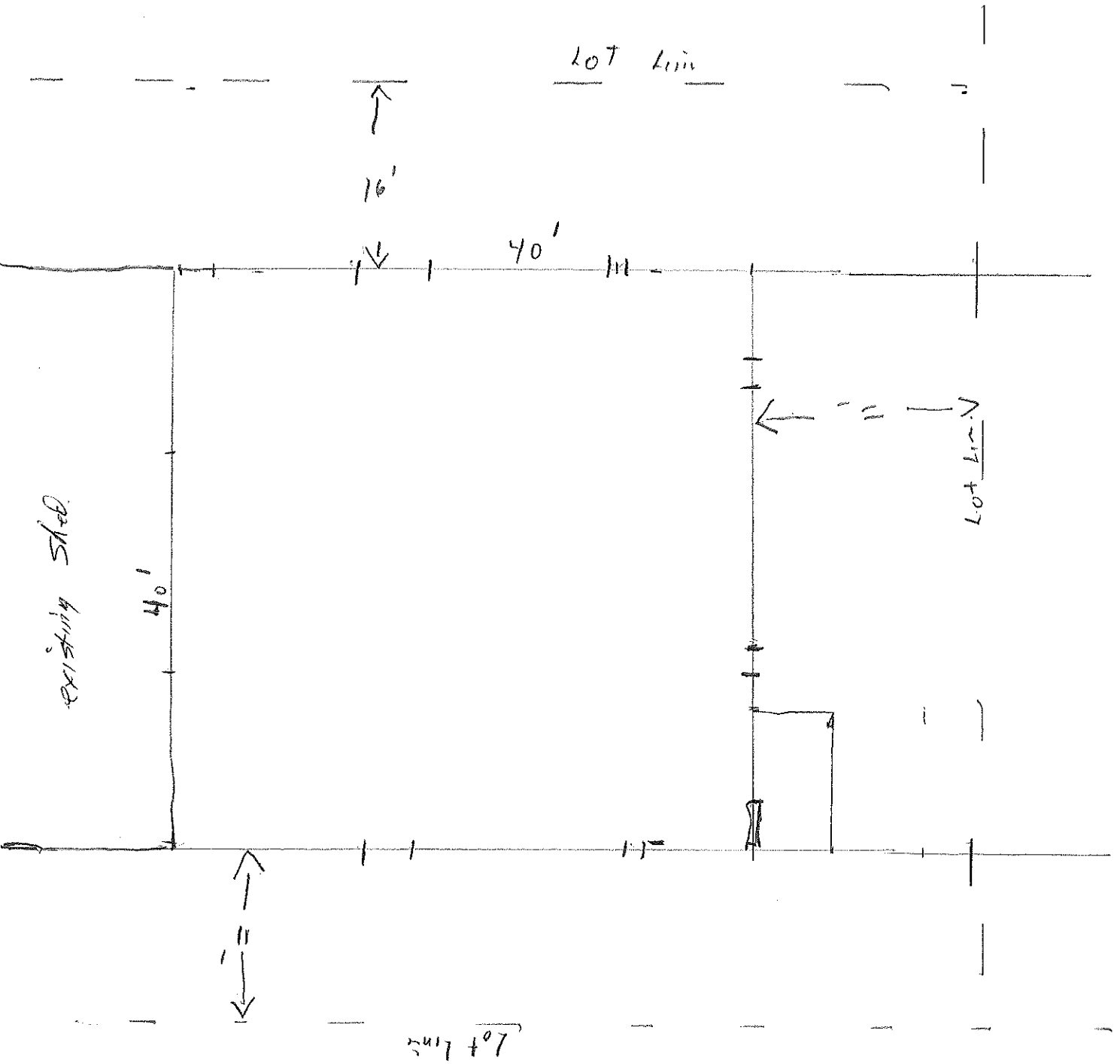
Does the proposed use meet all the required setback distances? X YES _____ NO

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

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

2019-6

North.



- 40x4 Shed,
- East end of Shed.
- 6 windows
- Walk out Door
- 10x6 Slab on Base
- Metal Side
- Metal Roof.
- 12x10 overhang
- Down.
- Electric bar
- Overhang Door.

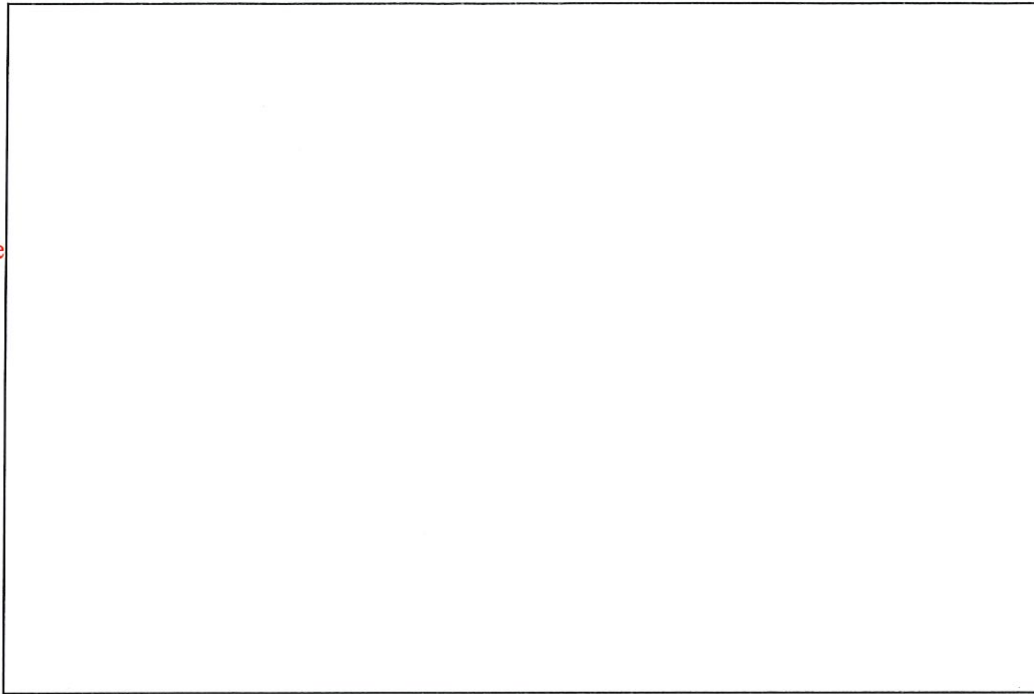
PERMIT NUMBER 2019-6

Site Plan Sketch:

North Street Name _____

Name

W



Street Name

E

South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

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

Signature of Applicant *Greg Henner* Date 2-19-19

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



**NEBRASKA STATE FIRE MARSHAL
PLANS DIVISION**



Code Review

2/19/2019	M 02060-19
Gene Gene Rice 315 Jackson St St. Paul, NE 68873-	Storage 1210 4th St St. Paul 68873-

Your items have been reviewed for compliance with the Nebraska State Fire Marshal Act.

Approval is conditional upon conformance with comments listed on drawings.

Final Fire Code and NAG Review

REMARKS:

Review applies to a single story 40' x 40' building addition as shown only and does not apply to the existing portion of the building. The on-site inspector shall determine compliance of existing conditions beyond the scope of this code review.

Occupancy Type - New Storage Occupancy

Codes Referenced - 2000 Life Safety Code (LSC) & 2010 Nebraska Accessibility Guidelines (NAG)

Fire Protection Features Provided - Fire Extinguishers

Site Plan Submitted? - NO (on-site inspector shall determine compliance of existing conditions)

1. Approved fire department access roads shall be provided in accordance to NFPA 1, Chapter 18
2. Exits shall terminate directly at a public way. LSC 42.2.7, 7.7.1
3. Illumination lighting shall provide an average of one foot-candle of lighting, at floor level, throughout the means of egress to a public way. LSC 42.2.8, 7.8.1
4. Exits shall be marked by an approved sign readily visible from any direction of exit access. LSC 42.2.10, 7.10.1.2
5. Interior wall and ceiling finishes shall be Class A, B, or C throughout. LSC 42.3.3.2, 10.2.3
6. If the storage use area exceeding 2,500 sq.ft. contains high piled combustible storage 12' or above in height, an approved automatic sprinkler system shall be installed. Shop drawings shall be submitted under separate cover for review. If high piled storage is not present throughout the building this code review item SHALL NOT APPLY. NFPA 1, 13.3.2.23.1 / Title 153, Ch. 21, 003.01
7. Not less than 2 means of egress shall be provided UNLESS the 50' common path of travel can be met. LSC 42.2.4.1, 7.4
8. Where new parking spaces are provided, the min. number of parking spaces shall be in accordance to NAG 208.2. Accessible parking spaces shall be located on the shortest accessible route to an

Page 1 of 2

**PLEASE CONTACT OFFICE INDICATED BELOW FOR A FINAL INSPECTION.
FINAL APPROVAL IS REQUIRED PRIOR TO OCCUPANCY OR USE**

SIGNED: Charlie Klinefelter Charlie Klinefelter

Reviewed By: Main Office
246 S 14th St
Lincoln, NE 68508-1804
(402) 471-2027

Contact for Inspection: District A
246 S 14th St
Lincoln NE 68508-1804
(402) 471-2590

2/19/2019 M 02060-19

Gene Gene Rice 315 Jackson St St. Paul, NE 68873-	Storage 1210 4th St St. Paul 68873-
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Your items have been reviewed for compliance with the Nebraska State Fire Marshal Act.

Approval is conditional upon conformance with comments listed in remarks.

Final Fire Code and NAG Review

accessible entrance. Where parking serves more than one accessible entrance, parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. Dimensions, signage, and location requirements for parking shall be in accordance with NAG 502. NAG 208.9. At least 60% of all public entrances shall comply with Section 404. NAG 206.4.1

10. All door hardware shall be of a lever operated, push type, or U-shaped design. NAG 404.2.7

Plans that do not bear the seal of a State Registered Engineer/Architect may be subject to review by The Board of Engineers & Architects. For questions, concerns, or requirements please contact The Board of Engineers & Architects at (402) 471-2021.

PLEASE CONTACT OFFICE INDICATED BELOW FOR A FINAL INSPECTION. FINAL APPROVAL IS REQUIRED PRIOR TO OCCUPANCY OR USE

SIGNED:  Charlie Klinefelter

Reviewed By: Main Office
 246 S 14th St
 Lincoln, NE 68508-1804
 (402) 471-2027

Contact for Inspection: District A
 246 S 14th St
 Lincoln NE 68508-1804
 (402) 471-2590

CERTIFICATE OF APPROVAL
OF
ADMINISTRATIVE SUBDIVISION REPLAT

COME NOW the City Council of the City of Saint Paul, Howard County, Nebraska, pursuant to Section 3.09 Administrative Subdivision (Page 12) of the Saint Paul, Nebraska Subdivision Regulations 2015, and acknowledges receipt of an Application for Administrative Subdivision by the owners stated hereafter, and an Administrative Platting or Lot Consolidation Review with attached plot plan which was completed by the St. Paul Planning and Zoning Administrator.

The owners of said property are reconfiguring the two lots. Ownership of the lots will not change.

The subject property is described as follows:

DALTON MEADOWS FIRST REPLAT to the City of Saint Paul, Nebraska, an Administrative Replat of Lot 3 and Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot 4; thence on an assigned bearing of North 89°11'06" West on the southerly line of said Lot 4 a distance of 194.53 feet to the Southwest Corner of said Lot 4; thence North 02°48'53" East on the westerly line of said Lot 4 a distance of 194.13 feet to the Northwest Corner of said Lot 4; thence South 89°11'28" East on the northerly line of said Lot 4 and said Lot 3 a distance of 256.05 feet to the Northeast Corner of said Lot 3; thence South 00°51'10" West on the easterly line of said Lot 3 a distance of 135.67 feet to the northerly Right-of-Way line of Indian Street and the Southeast Corner of said Lot 3; thence on the said right-of-way line 93.99 feet on a 90.00 foot radius curving to the left with a chord bearing of South 50°15'15" West and a chord distance of 89.78 feet to the point of beginning; containing a calculated area of 47607.67 square feet or 1.09 acres, more or less.

The City Council of the City of Saint Paul, the undersigned, is the governmental authority having jurisdiction of subdivision approval over the real estate described above. The City Council has reviewed the application, plot plan and review by the Planning and Zoning Administrator and, at its meeting on March 4, 2019, hereby approves the administrative subdivision replat and has no objection to the subdivision replat and agrees that the conveyance is now fully validated. This Certificate of Approval is evidence of approval.

DATED: March 4, 2019

THE CITY OF ST. PAUL, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

Zoning Classification R-2

Value \$ 6000

PERMIT NUMBER 2019-4
FEE \$25 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 Robert + Kandee Hymer Contractor American Fence Company

Address 1224 Elm Street Address 1605 N Shady Bend Rd

City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0793

Phone Number 308-750-0585 Cell Phone _____

Complete Legal Description of the Property Lot 1 Military First Addition St. Paul

Address of Fence Site 1224 Elm Street Size & kind: 6' Solid Privacy PVC

Replacement or new site Replacement

Approximately when will construction Start March 1 Finish June

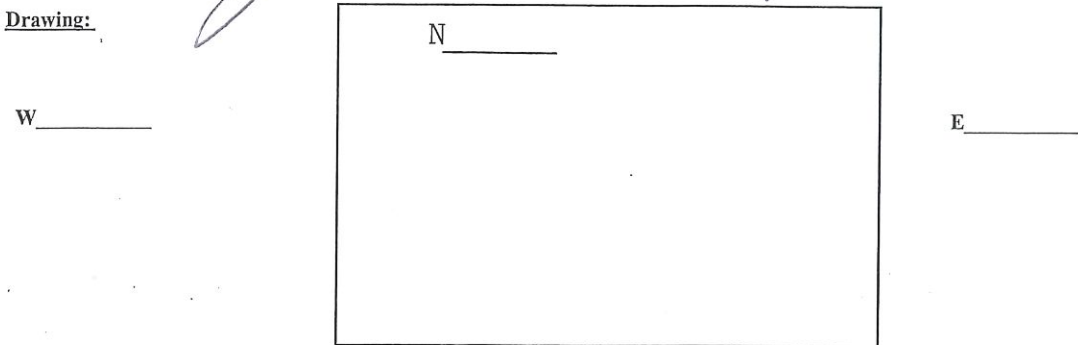
To Whom Should the Improvements be assessed? Robert Hymer

Contact Utility Superintendent at (308) 754-4483 regarding inspection. Matt Helzer Date of visit 2-15-19
(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. School X

Signature of Applicant [Signature] Date _____

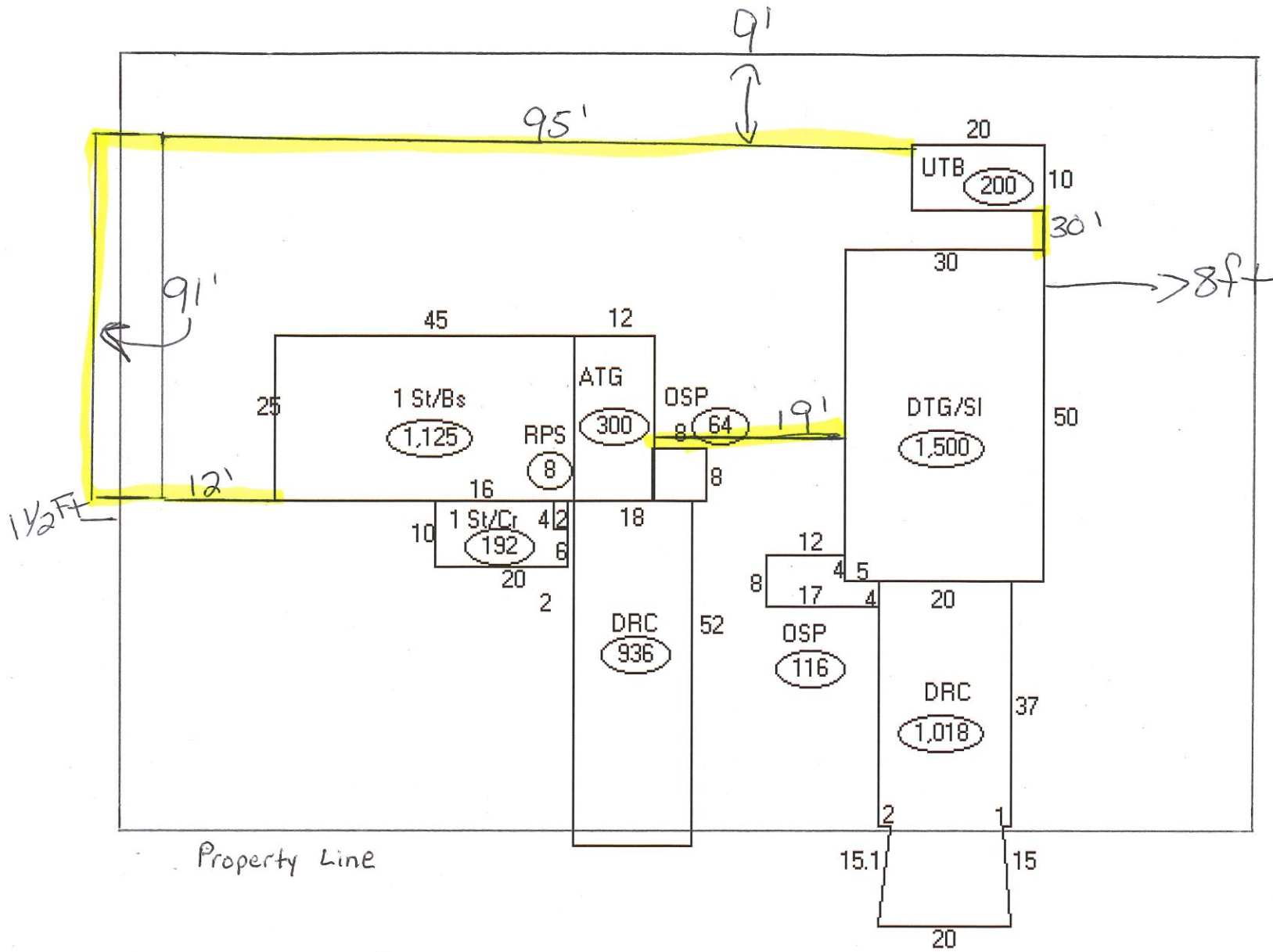


For Office Use Only:
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

2019-4

School Parking Lot



Property Line

Elm Street

City of St. Paul
Planning & Zoning Commission

January 28, 2019
Minutes

A meeting of the St. Paul Planning and Zoning Commission was convened in Open and Public session on the 28th day of January, 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 Meetings Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Chuck Schmid, Arvilla Jacobs, Tim Wood, and Connie Becker, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Absent: Wilber Medbery. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.

Chairman Schmid opened the Public Hearing at 7:01 p.m. for the consideration of a request by the St. Paul Development Corporation to annex 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. in Howard County, Nebraska.

A motion was made by Connie Becker and seconded by Tim Wood to approve the December 11, 2018 Planning Commission minutes. Planning Commission members Becker, Jacobs, Schmid, Wood voted aye; nays none. Motion carried 4/0.

Chairman Schmid opened the public comment period at 7:15 p.m. for the request by the St. Paul Development Corporation to annex 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. in Howard County, Nebraska. At 7:21 p.m., Chairman Schmid closed the public comment period. Commission members indicated that they did not want residential lots in the annexed area. Mike Feeken responded that the annexed land would be for commercial / light industrial use only. Planning Member Wood made a motion to approve the proposed annexation. Planning member Jacobs seconded the motion. Planning members Becker, Jacobs, Schmid and Wood voted aye; nays none. Motion carried 4/0.

Chairman Schmid presented the following zoning permits:

- 2019-01 Archer Cooperative Credit Union - Construction of a new commercial building at 1016 2nd Street and installation of a pole sign at the same location
- 2019-02 Tom Molczyk - construction of house at 105 Nelson Circle
- 2019-03 Jennifer Hinkle (business owner) / Thomas Hake (property owner) – Installation of wood business sign on building at 6th & Howard Avenue

Planning member Jacobs made a motion to approve Zoning Permit Nos. 2019-1, 2019-2, and 2019-3. Connie Becker seconded said motion. Planning members Becker, Jacobs, Schmid and Wood voted aye; nays none. Motion carried 4/0.

A discussion was had pertaining to the residence located at 224 Howard Avenue. The property is currently for sale. The residence is classified as a non-conforming use within the Highway Commercial Zoning District, and as such, prevents prospective buyers from obtaining a traditional loan to purchase the property, thus creating an “unsellable asset”.

After consultation with City Attorney Jason White, it was suggested that in the event of destruction by fire, flood or natural disaster (excluding purposeful demolition), that the house be allowed to be reconstructed to its original footprint as long as the property remains a residence. Planning member Becker motioned to approve Resolution 2019-PZ-01 allowing the house at 224 Hoard Avenue to be rebuilt to its original footprint in the event of destruction by fire, flood or natural disaster (excluding purposeful demolition), as long as the property remains a residence. Planning member Wood seconded such motion. Planning members Becker, Jacobs, Schmid and Wood voted aye; nays none. Motion carried 4/0.

Discussion / Reports – Planning member Wood submitted his letter of resignation from the Planning & Zoning Commission effective immediately. The Planning Commission members expressed their appreciation of Commission member Wood’s service and dedication to the City Planning & Zoning Commission. Commission member Schmid motioned, Becker seconded the motion to accept Commission member Wood’s resignation. Planning Commission members Becker, Jacobs and Schmid voted aye; nays none. Commission member Wood abstained. Motion carried 3/0.

Chairman Schmid announced the next Planning Commission meeting date will be February 25, 2019 at 7:00 p.m. in the City Council Chambers.

Zoning Administrator Helzer indicated that the 2019 Nebraska Planning and Zoning Association annual conference is scheduled for March 6-8, 2019 in Kearney, Nebraska.

Chairman Schmid adjourned the meeting at 7:35 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

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

PERMIT NUMBER 2019-5
FEE \$ 25.00 CASH CHECK# _____

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 Tarra and Corey Larsen Contractor Chris Meyer
Address 1621 Nelson Street Address 1406 Bruce St, St Paul, NE 68873
City, State, Zip St Paul NE 68873 Phone Number _____
Phone Number 308-750-5397 Cell Phone 308-750-5941

Complete Legal Description of the Property Lot 2, Block 3 Harris Subdivision, city of St Paul

Address of Construction Site 615 Paw St St. Paul, NE 68873
(If none, one must be registered with City of St. Paul) In the Flood plain NO ?

Proposed Structure House Dimension of Structure 48 X 62

Distance from Front property line 28 (not curb line)

Rear Property Line 153 Side Property Line 75 east Second Side Line 43 west Between other buildings (Min 10') _____
yes, 15 ft.

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 April 1 2019 Finish April 1 2020

To Whom Should the Improvements be assessed? Corey and Tarra Larsen

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

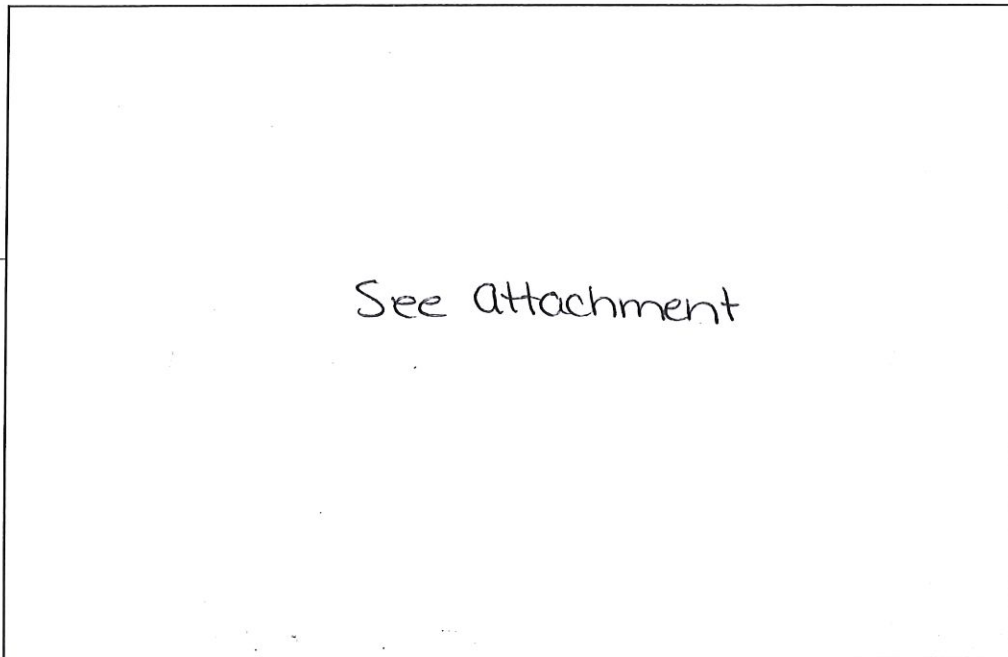
Is the proposed use permitted within this zoning district? X YES _____ NO _____
Does the proposed use meet all the required setback distances? X YES _____ NO _____
Is a conditional use required for the proposed use? _____ YES _____ X NO _____
Has a Conditional Use Permit been issued for this proposed use? _____ YES _____ NO _____
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____

Street Name

Street Name



W

E

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.

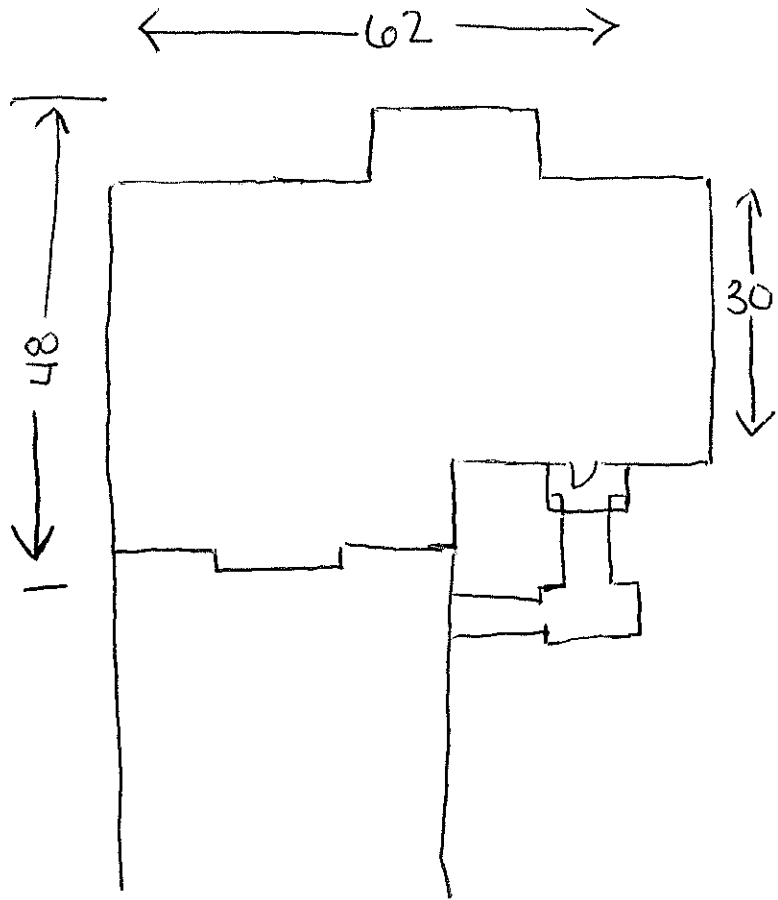
Signature of Applicant Dana Lawson Date 2-14-19

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial:

2019-5



Paul Street

↓
North