

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of October, 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 Notice of Meeting was posted in four (4) public places. The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Discuss - Approve / Deny the September 28, 2020 minutes.
4. Chairman Schmid presented the following zoning permit applications:
 - (a) 2020-62 Jared Derner - Install fence at 921 9th Street
 - (b) 2020-63 Mark Starkey - Demolish house and shed at 103 8th Street
 - (c) 2020-64 Donna Nielsen - Construct building for restaurant at 1158 Highway 281
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
September 28, 2020
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th day of September, 2020 in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 5:00 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Arvilla Jacobs, and Tony Walch. Commission members absent: Connie Becker and Wilber Medbery. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the September 14, 2020 meeting minutes. Commission member Walch seconded the motion. Commission members Jacobs, Schmid, and Walch voted aye, nays none. Motion carried 3/0.

Chairman Schmid presented the following zoning permit applications:

- (a) 2020-59 Travis & Rebecca Sydzyik – Construct shed at 922 Custer Street
- (b) 2020-60 County of Howard – Install historical marker sign at 612 Indian Street
- (c) 2020-61 Susan Muller – Reconstruct and enclose porch at 823 Sherman Street

Commission member Walch moved to waive the permit fee for the application of the County of Howard as is typically done for governmental agencies. Commission member Jacobs seconded the motion. Commission members Jacobs, Schmid, and Walch voted aye, nays none. Motion carried 3/0.

Commission member Walch moved to approve Zoning Permit applications 2020-59 through 2020-61. Commission member Jacobs seconded the motion. Commission members Jacobs, Schmid, and Walch voted aye, nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting will be on Monday, October 26, 2020 at 5:00 p.m.

Chairman Schmid adjourned the meeting at 5:26 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Charles M. Schmid
Chairman

Laura Berthelsen
Planning Secretary

PAID 9/29/2020

Zoning Classification B-2 Value \$ 350⁰⁰

PERMIT NUMBER 2020-62
FEE \$25.00 CASH CHECK# 231 CC

APPLICATION FOR A FENCE PERMIT

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

Property Owner Jared Derner Contractor Self

Address 921 9th Address

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

Phone Number 308-750-6868 Cell Phone

Complete Legal Description of the Property 10 44' of Lots 1,2,3 Block 6 Bartletts Add St. Paul

Address of Fence Site 921 9th St. Size & Kind Chainlink (4ft high)

Replacement or New Fence: new fence

Approximately when will the construction: Start Oct. 10th Finish Oct. 18th

To Whom Should the Improvements be assessed? Jared Derner

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-29-20
(Matt Helzer's signature)

Recommendations needed before approval:

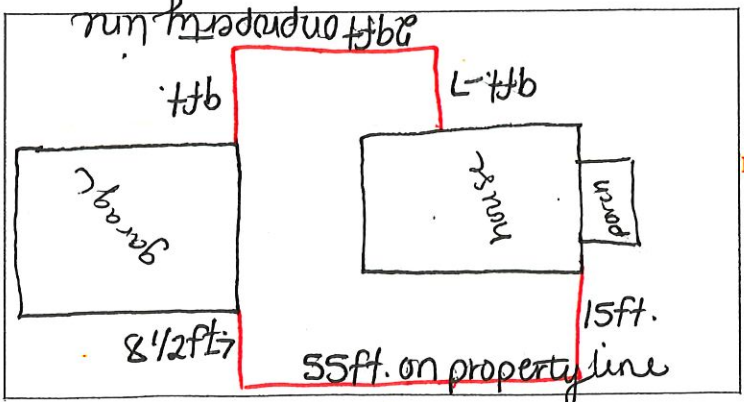
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant Jared Derner Date 9-26-20

On the
N Line
Drawing:

W 31'



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

Reasons for Denial:

Zoning Classification R-2

PERMIT NUMBER 2020-63
FEE \$10.00 CASH \$10 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 required information is furnished.

Property Owner Mark Starker Contractor Self

Address 121 Jensen Circle Address _____

City, State, Zip St Paul 68873 Phone Number _____

Phone Number 308-750-7968 Cell Phone _____

Complete Legal Description of the Property 103 8th St - Lot 425 Block 120 DT St. Paul

Address of Demolition Site same

Structure to be demolished house and small shed

Approximately when will demolition Start 2 weeks Finish 2 days

Asbestos Inspection Conducted? Yes No _____ **Attach inspection report.**

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Date of visit Matt Helzer 9-29-20
(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 Mark Starker Date Sept 29/2020

Taxes must be paid in full prior to demolishing/removing any structure. Treasurer's certificate of approval to move or demolish the building MUST be attached.

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

2020-63

Treasurer's Certificate

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

Type of Structure(s) to be Demolished / Moved Demo the house and small shed, move garage

Property Address: 103 8th

Legal Description of Property: Lots 4+5 Blocks 120 OT St. Paul

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

Date: 9-29-20



Howard County Treasurer's Office

By: Jackie Syprowski
Jackie Syprowski (Printed Name)

Zoning Classification AGR Value \$ 13,000
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2020-64
FEE \$ 100.00 CASH ___ CHECK# 2831
pd 9/30/2020

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 Donna Nielsen Contractor Marcus Nielsen
Address 1158 Highway 281 Address 507 Sheridan Street
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308-754-4466 Cell Phone 308-750-3966

Complete Legal Description of the Property (SP TWP) Tract in E 1/2 Etc Tract to NDOT 10-14-10
(2.38 acres)

Address of Construction Site 1158 Highway 281
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ? LOMA 7-7-14

Proposed Structure & Use carry out restaurants / restaurant Dimension of Structure 36 x 30

Distance from Front property line West 140' Plans Submitted to Fire Marshall Office NO

Rear Property Line East 40' Side Property Line North 260' Second Side Line South 135' Between other buildings (Min 10') 40'

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 _____ Finish _____

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 10-7-20
(Matt Helzer's signature)

Recommendations needed before approval: Restaurants are not an allowed use in the AGR District
Restaurants are prohibited as a home occupation.

(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 Restaurants not allowed
Does the proposed use meet all the required setback distances? YES _____ NO _____
Is a conditional use required for the proposed use? _____ YES _____ NO restaurants not a conditional use in AGR District
Has a Conditional Use Permit been issued for this proposed use? _____ YES NO _____
If yes, when does it expire? _____

PERMIT NUMBER 2020-64

Site Plan Sketch:

North Street Name _____

Street Name

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 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 Donna Nielsen Date 9/30/20

For Office Use Only:

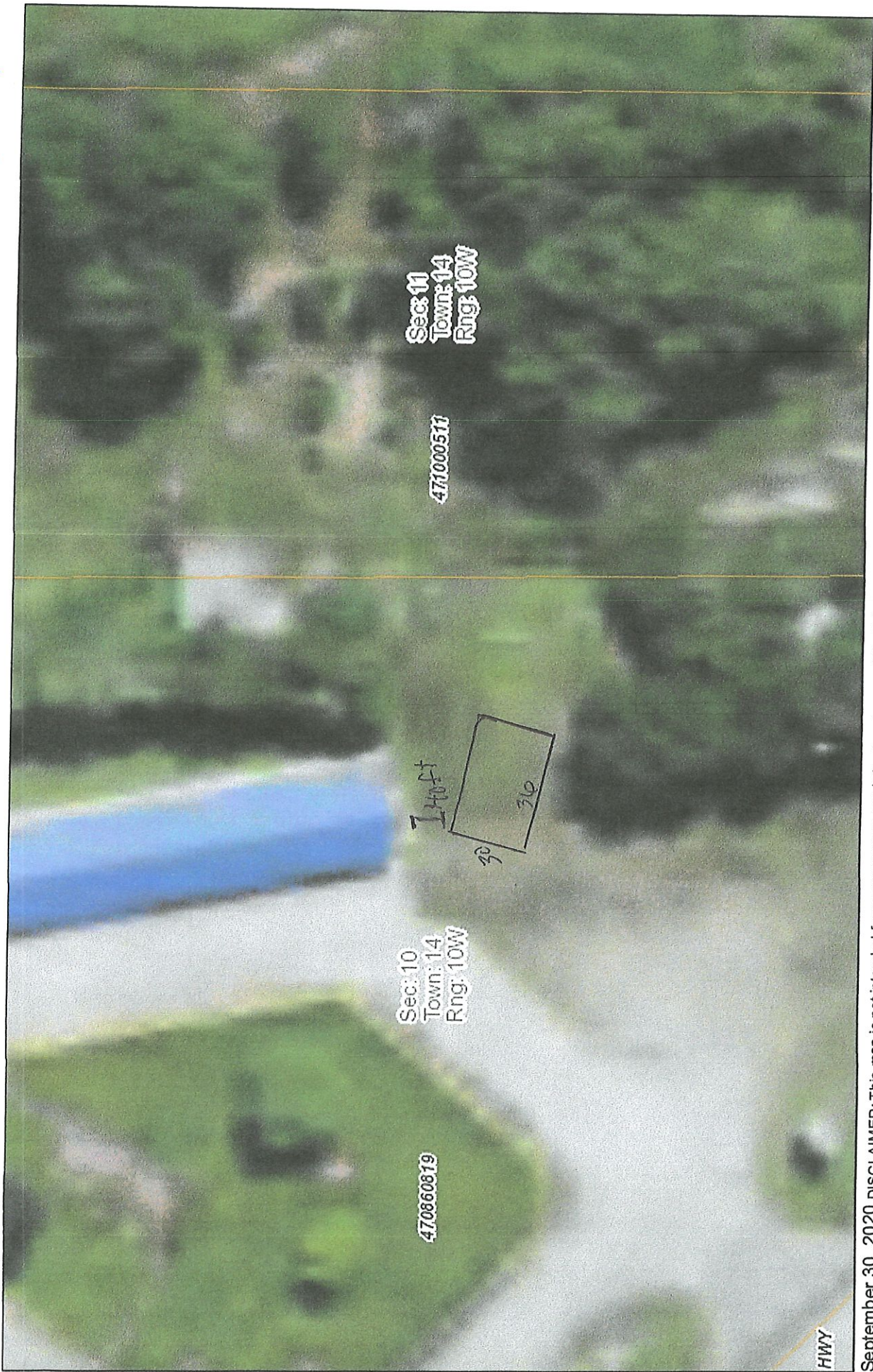
Permit is Approved _____ Denied _____ Date _____

 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

2020-64



September 30, 2020 12:10 PM
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.