

Planning Commission Meeting

Monday, April 11, 2022 12:00 PM

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

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th day of April, 2022 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Jerry Woodgate 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 Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was published in the Phonograph Herald, a newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the March 28, 2022 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2022-8 Monte & Colleen Brouillette - fence at 1209 Custer Street
 - (b) 2022-9 Michael Ritter - commercial metal building at 215 Howard Avenue
 - (c) 2022-10 Mark Lucht - fence at 315 Nelson Street
 - (d) 2022-11 Dustin Jacobs - demolition of trailer at 416 3rd Street
 - (e) 2022-12 Donna Nielsen - fence at 507 Sheridan Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Woodgate announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
March 28, 2022
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28th day of March, 2022 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 5:04 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was published in the Phonograph Herald, a newspaper in Howard County, Nebraska. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Chairman Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, and Tony Walch. Commission member absent: None. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Chairman Woodgate opened the public hearing at 5:05 p.m. pertaining to the Conditional Use Permit application filed by Birdhouse Properties LLC for a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision.

Commission member Becker moved to approve the February 14, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye, nays none. Motion carried 5/0.

Chairman Woodgate opened the public comment portion of the public hearing. Caitlin Birdsell made a presentation on behalf of Birdhouse Properties LLC to outline the proposed project. Questions about the project were answered by Ms. Birdsell. The project will be an age 55+ luxury living environment. Each unit will be zero-entry, have two bedrooms, two bathrooms, and be ADA accessible. Upon no further discussion, the public hearing was closed at 5:16 p.m.

Commission member Solko moved to approve the Conditional Use Permit application filed by Birdhouse Properties LLC to build a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye, nays none. Motion carried 5/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2022-4 Howard County Medical Center – installation of monument sign at 1113 Sherman Street
- (b) 2022-5 Corey & Tarra Larsen – deck at 615 Paul Street
- (c) 2022-6 Gary Ostermeier – steel building at 25 Howard Avenue
- (d) 2022-7 Andrew & Jenna Wilshusen – house and fence at 1528 Indian Street

Commission member Walch moved to approve Zoning Permit applications 2022-4 through 2022-7. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 5/0.

The next St. Paul Planning Commission meeting is set for Monday, April 11, 2022 at 12:00 p.m. (noon)

Chairman Woodgate adjourned the meeting at 5:27 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2 Value \$ 2,700

PERMIT NUMBER 2022-8
FEE \$25.00 CASH CHECK# 12935 CC pd 3/22/22

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 Monte & Colleen Brouillette Contractor American Fence Co.
Address 1209 Custer St. Address 1605 N. Shady Bend Rd Grand Island Nebraska
City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0493
Phone Number 308-750-6388 Cell Phone _____

Complete Legal Description of the Property West 1/3 of Lot 1 Block 8 Darva 11's Addition St. Paul
Address of Fence Site 1209 Custer Street Size & Kind Black Chain Link Fence 4' x 4' TALL
Replacement or New Fence: NEW

Approximately when will the construction: Start April - 2022 Finish April - 2022

To Whom Should the Improvements be assessed? Monte & Colleen Brouillette

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-23-22
(Matt Helzer's signature)

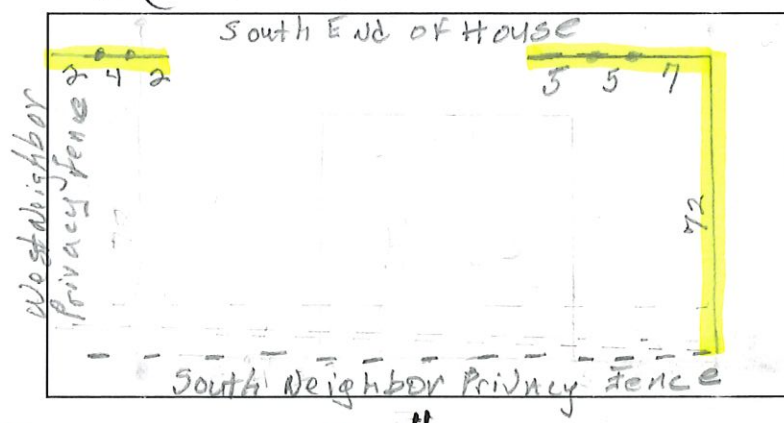
Recommendations needed before approval: _____

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 Monte E. Brouillette Date 03/22/22

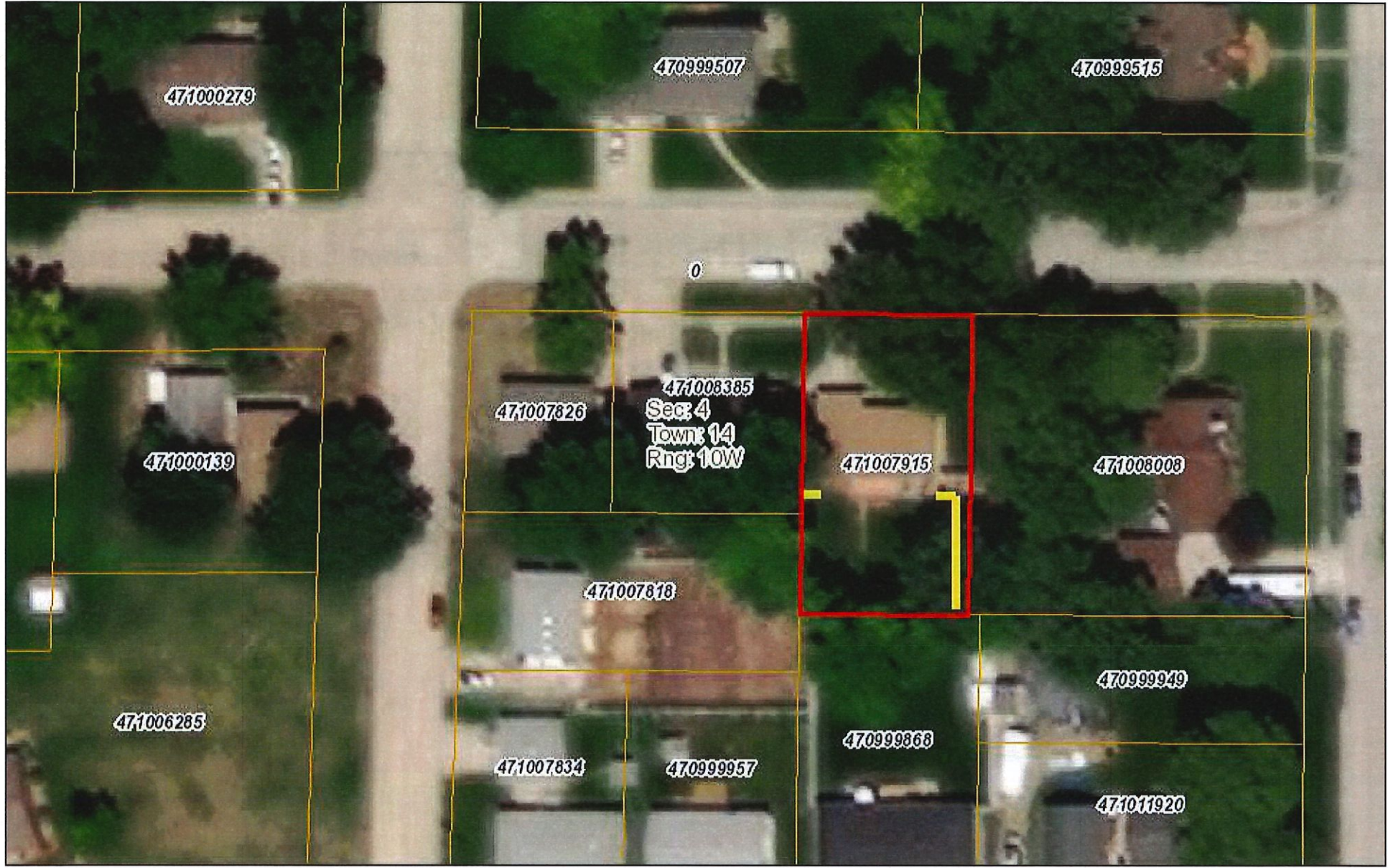
N 60'
Drawing:
W 0'



OK to attached
Kirsti Klein
Due to Tree + stumps we will be going in approximately 9 FT from property line.

For Office Use Only: Permit is Approved Denied S 6" Date _____
Zoning Administrator

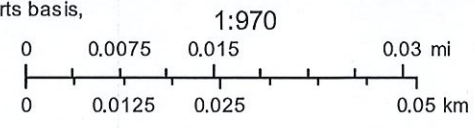
Reasons for Denial: _____



March 30, 2022

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

- Parcels
- Sections



Zoning Classification Highway Comm. Value \$ 95,000
Please call 811 Diggers Hotline before designing

PERMIT NUMBER 2022-9
FEE \$ 100.00 CASH CHECK# 1477 pd 3/31/22

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 Michael Ritter Contractor Astro Builders
Address 215 Howard Ave Address 15283 West Highway 2, Cairo, NE 68824
City, State, Zip St. Paul NE, 68873 Phone Number (308) 379-2221
Phone Number (308) 379 3421 Cell Phone _____

Complete Legal Description of the Property Pole Barn - Metal Building with facade

Address of Construction Site 215 Howard Ave St. Paul NE, 68873
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain NO ?

Proposed Structure & Use Personal Storage Dimension of Structure 54' X 63'

Distance from Front property line North 22' Plans Submitted to Fire Marshall Office NO

Rear Property Line South 31' Side Property Line East 17' 13' West 20' Second Side Line 17' Between other buildings (Min 10') —

Is there a utility easement on either the back or side property? Back If so attach a copy of neighbor approval.

Approximately when will construction Start April 2022 Finish August 2022

To Whom Should the Improvements be assessed? Mike Ritter

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

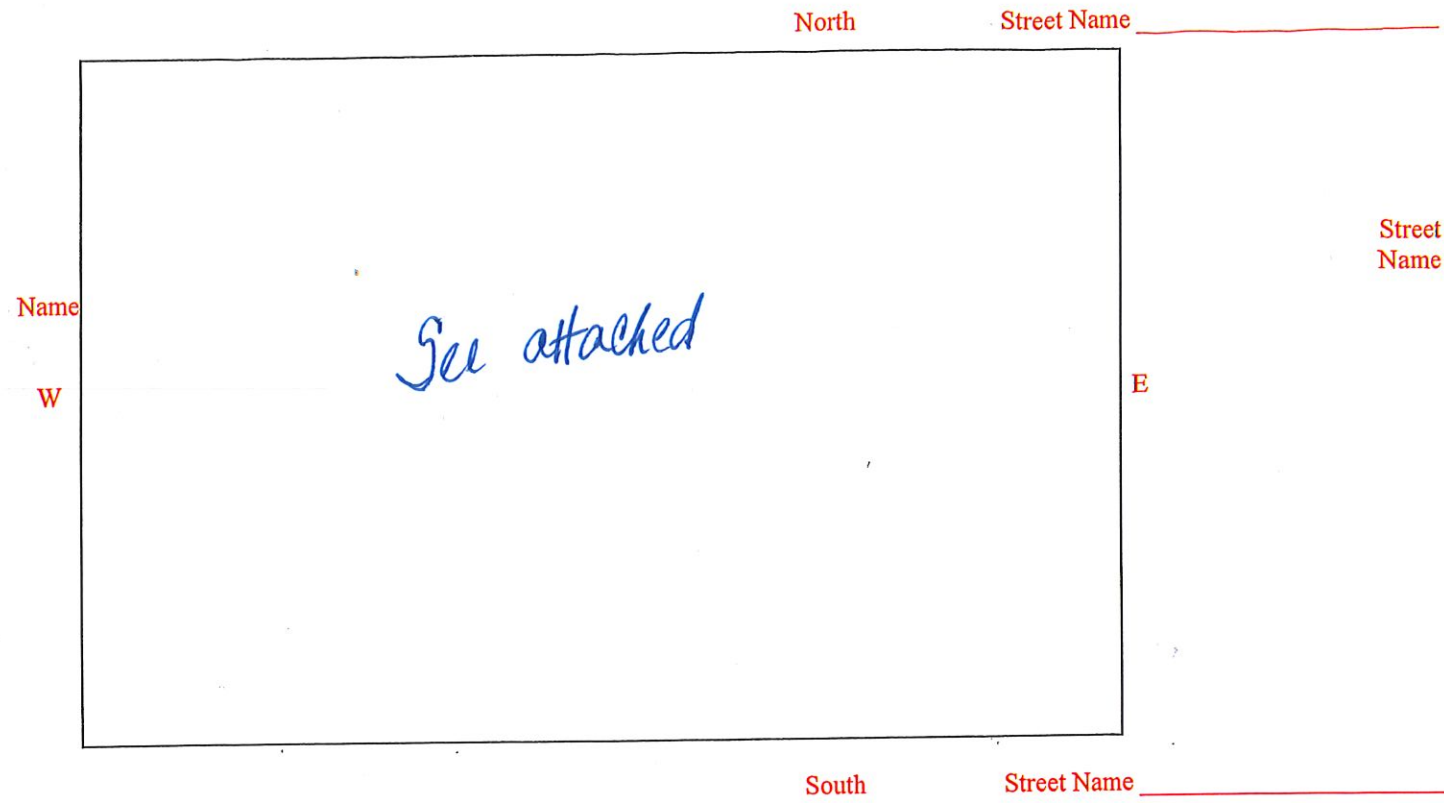
Recommendations needed before approval: _____

(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 2022-9

Site Plan Sketch:



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

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

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

Signature of Applicant [Signature] Date 3-30-2022

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

H&H Concrete & Construction, LLC

108 E. Plum Street
PO Box 452
Doniphan, NE 68832

ESTIMATE/CONTRACT

2022-9

| | |
|-----------|----------|
| Date | 3-16-22 |
| Estimator | Matt B. |
| Phone | 379-2221 |

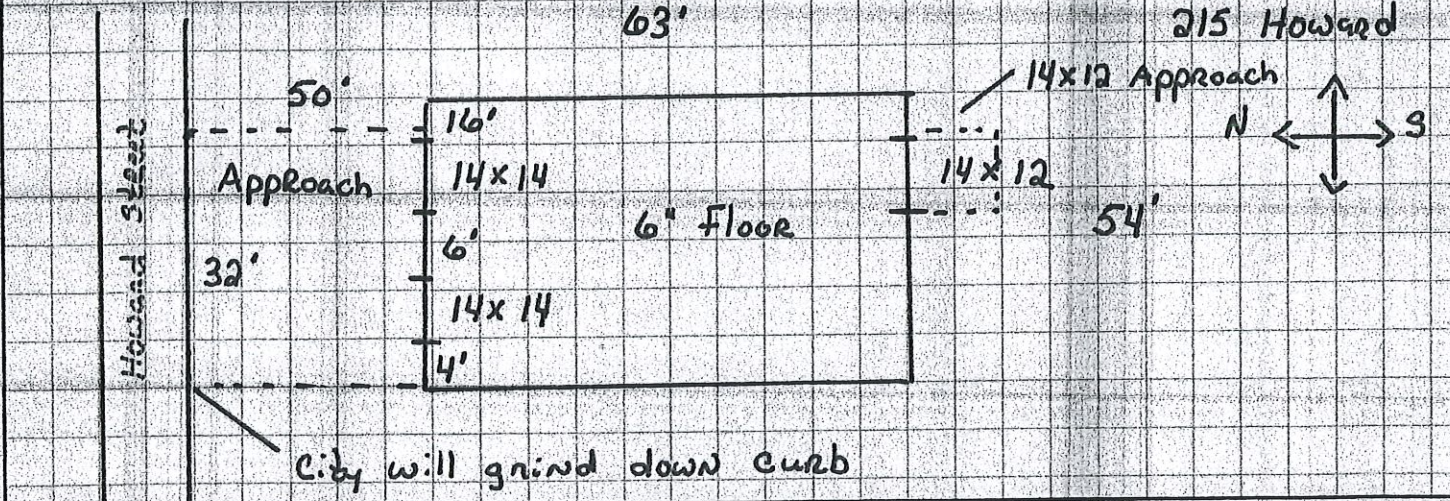
Customer Name & Address

Name Mike Ritter Phone (308) 379-3421
 Street 215 Nelson Circle Email mrritter4@gmail.com
 City, State, Zip St. Paul, NE 68863

Description of Estimate

234' of 8x36" trenched Footings
54x63x6" Finished Floor
32x50x6" Approach 47B mix
14x12x6" Approach
4x4x6" for North walk door
 Total Estimate \$ [REDACTED]

Job Layout / Property Location For Work To Do



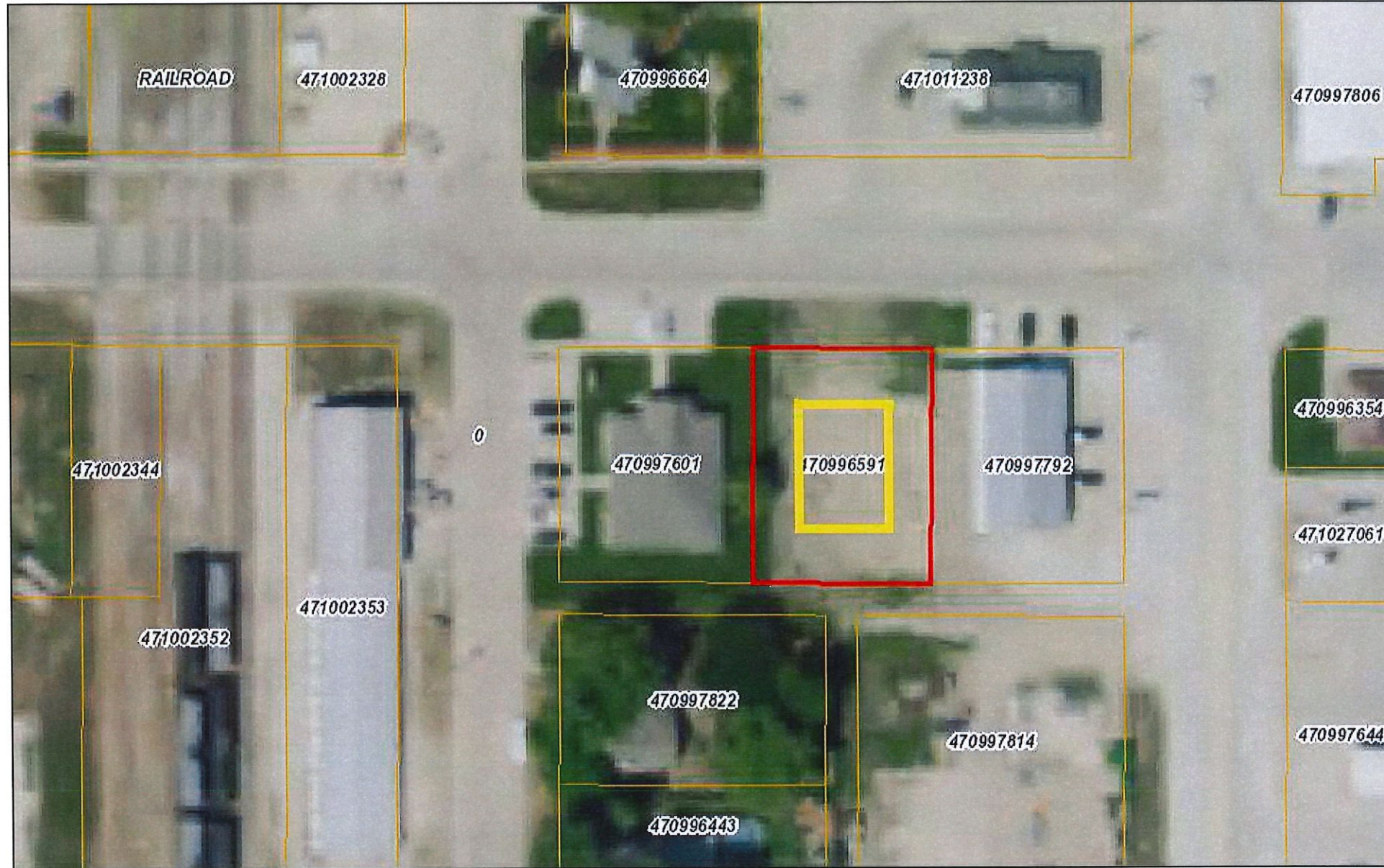
Proof of Insurance provided upon request. We are not responsible for damage to buried pipes or wires, etc. H&H is to be held harmless from all claims for damages resulting from the customer's failure to obtain permits and or land owner permission. We reserve the right to withdraw or increase the quoted amounts to reflect cost increases or site conditions and or local building codes before the project begins with the signed agreement.

Payment terms: Down payment collected \$ [REDACTED]
 Balance due upon completion of \$ _____ Final Payment Amount \$ [REDACTED]

Customer Signature _____

Authorized Signature _____

H&H Concrete & Construction, LLC

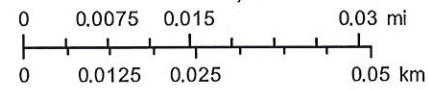


April 4, 2022

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

□ Parcels

1:1,093



Zoning Classification R-1 Value \$ 4000

PERMIT NUMBER 2022-10
FEE \$25.00 CASH CHECK# 8400 CC
pd 4/1/22

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 Mark Lucht Contractor SELF

Address 315 Nelson St. Address

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

Phone Number 308-750-1641 Cell Phone

Complete Legal Description of the Property Lot 5 + S 46' Lot 4 Block 2 Kelly's Add St. Paul

Address of Fence Site 315 Nelson St. Size & Kind 6' Vinyl

Replacement or New Fence: New

Approximately when will the construction: Start MEH April 2022 Finish July May 2022

To Whom Should the Improvements be assessed? Mark Lucht

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

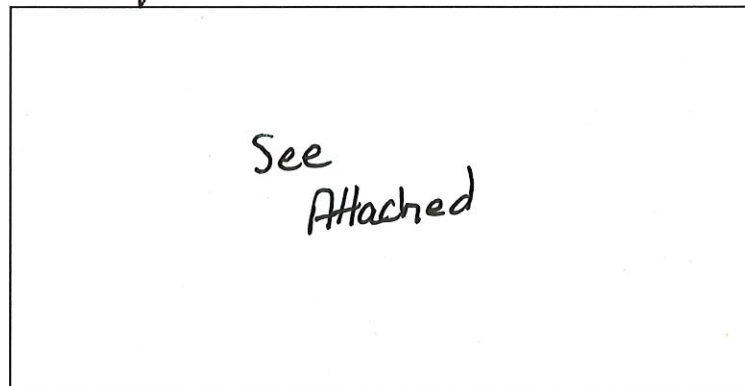
Recommendations needed before approval:

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 Mark Lucht Date 4-1-22

N 16'
Drawing:

W 40'



E 35'

For Office Use Only: Permit is Approved Denied S 52' Date
Zoning Administrator

Reasons for Denial:

2022-10

N

6" Vinyl Fence

36'

W

42'

Gate

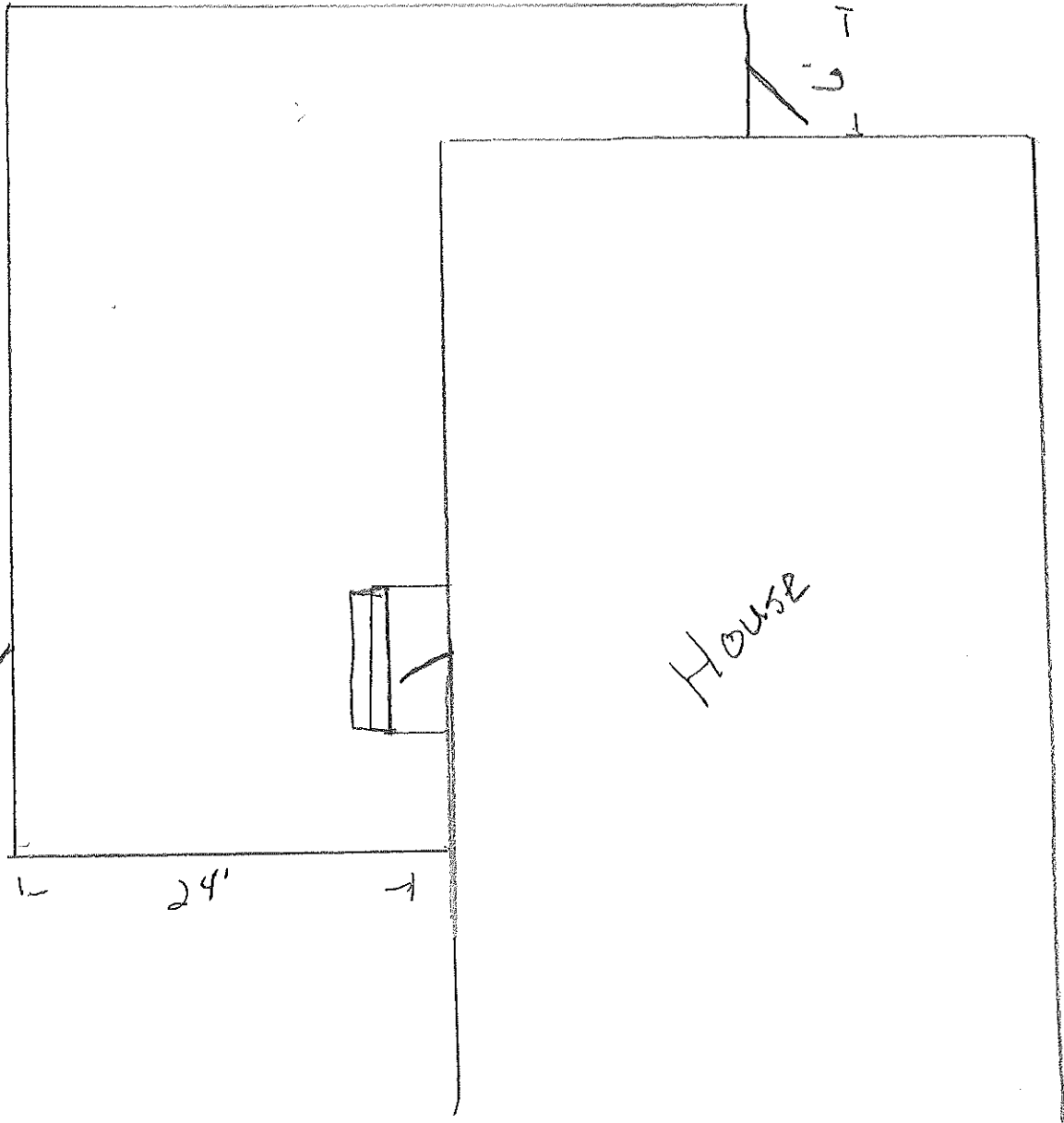
24'

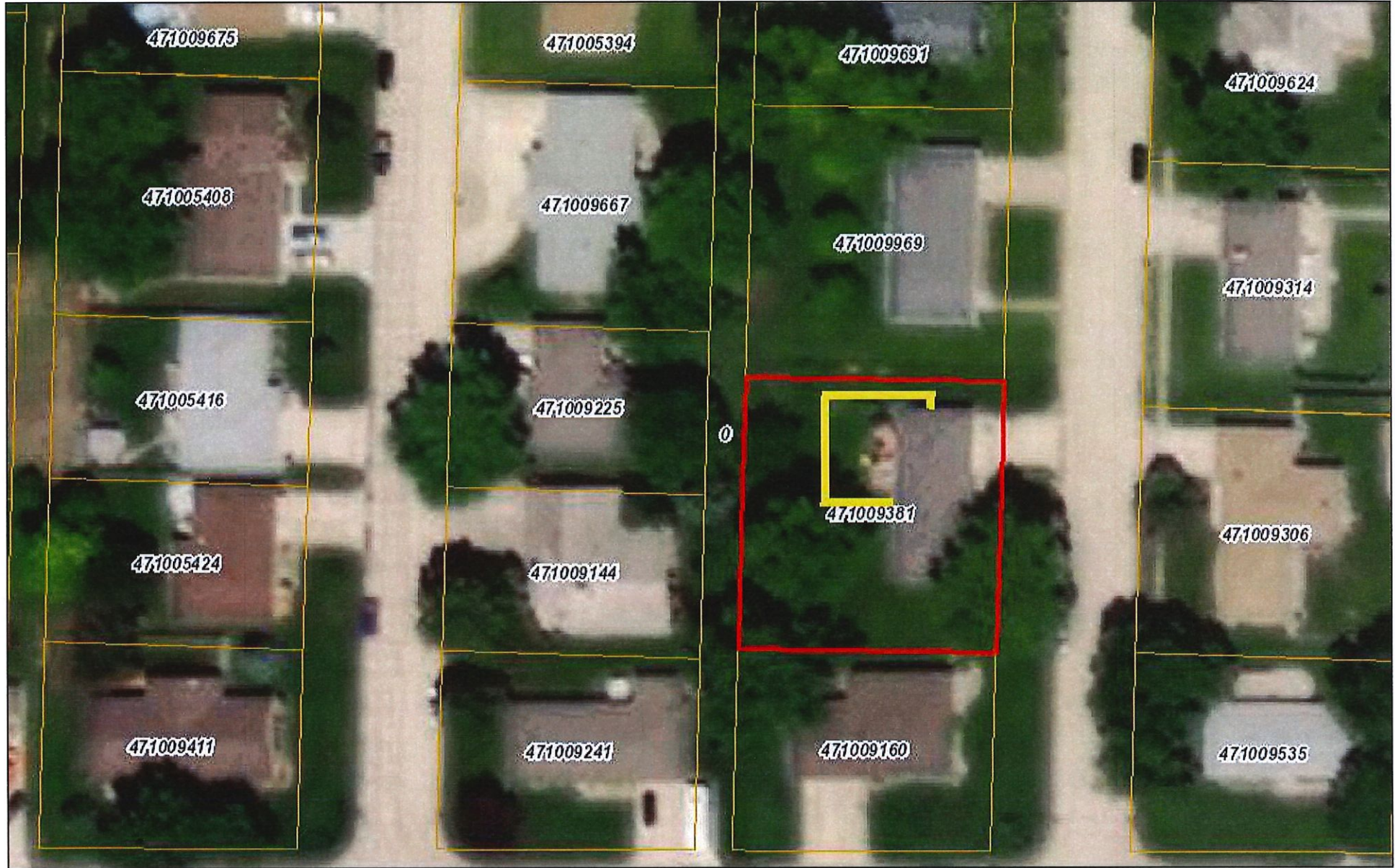
→

6'

House

Nelson Street E




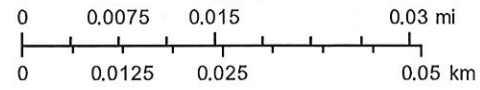


April 4, 2022

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.

1:947

 Parcels



Zoning Classification R-2

PERMIT NUMBER 2022-11
FEE \$10.00 CASH CHECK#
pd 4/4/22

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 Dustin Jacobs, Contractor Self

Address 3625 Hidden Pointe GI 68803 Address _____

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

Phone Number 308-750-2471 Cell Phone 308-750-2471

Complete Legal Description of the Property Lot 7, Block 95 OT St. Paul

Address of Demolition Site 416 3rd Street St. Paul, NE 68873

Structure to be demolished Trailer house, Deck, Shed

Approximately when will demolition Start 2022 Finish 2022

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

To Whom Should the Improvements be assessed? Dustin Jacobs

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

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: _____

2022-11

Eldon's Inspections, LLC
Eldon Kieborz
79094 474th Ae
Loup City, NE 68853
308.745.0293
NE License # 710

Mr. Austin Jacobs
3635 Hidden Pointe Drive
Grand Island, NE 68803

Re: asbestos Insp.

The trailer house located on 416 3rd St.
in St. Paul, Ne contains wood floors
with fiberglass insulation on walls and
ceilings. The trailer is completely
unlivable. No asbestos was found
therefore the above mentioned can
be destroyed.

Thank you,

Sincerely,

Eldon Kieborz

Eldon Kieborz
AHERA Inspector & Management Planner
NE License #710

2022-11

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 Trailer house, deck, shed

Property Address: 416 3rd Street

Legal Description of Property: Lot 7 Block 95 OT St. Paul

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

Date: 3-25-22

Howard County Treasurer's Office



By: Jackie Synowski
Jackie Synowski (Printed Name)

Zoning Classification R-2 Value \$ 80.00

PERMIT NUMBER 2022-12
FEE \$25.00 CASH CHECK# 1039 CC
paid 4/6/22

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 Donna Nielsen Contractor Marcus Nielsen

Address 1158 HWY 281 P.O. Box 234 Address 507 Sheridan St. St. Paul, NE 68873

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

Phone Number 308 750-9406 Cell Phone 308 750-3966

Complete Legal Description of the Property Lots 1 and 2 Military 2nd Add. St. Paul

Address of Fence Site 507 Sheridan St. St. Paul Size & Kind 6 Ft wooden

Replacement or New Fence: Addition

Approximately when will the construction: Start April 10th 2022 Finish May 1 2022

To Whom Should the Improvements be assessed? Donna Nielsen

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 4-6-22

(Matt Helzer's signature)

Recommendations needed before approval:

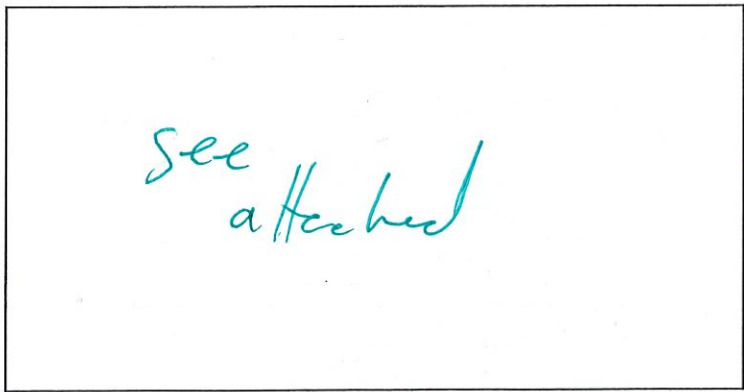
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my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

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

Signature of Applicant [Signature] Date 4-6-22

N
Drawing:

W



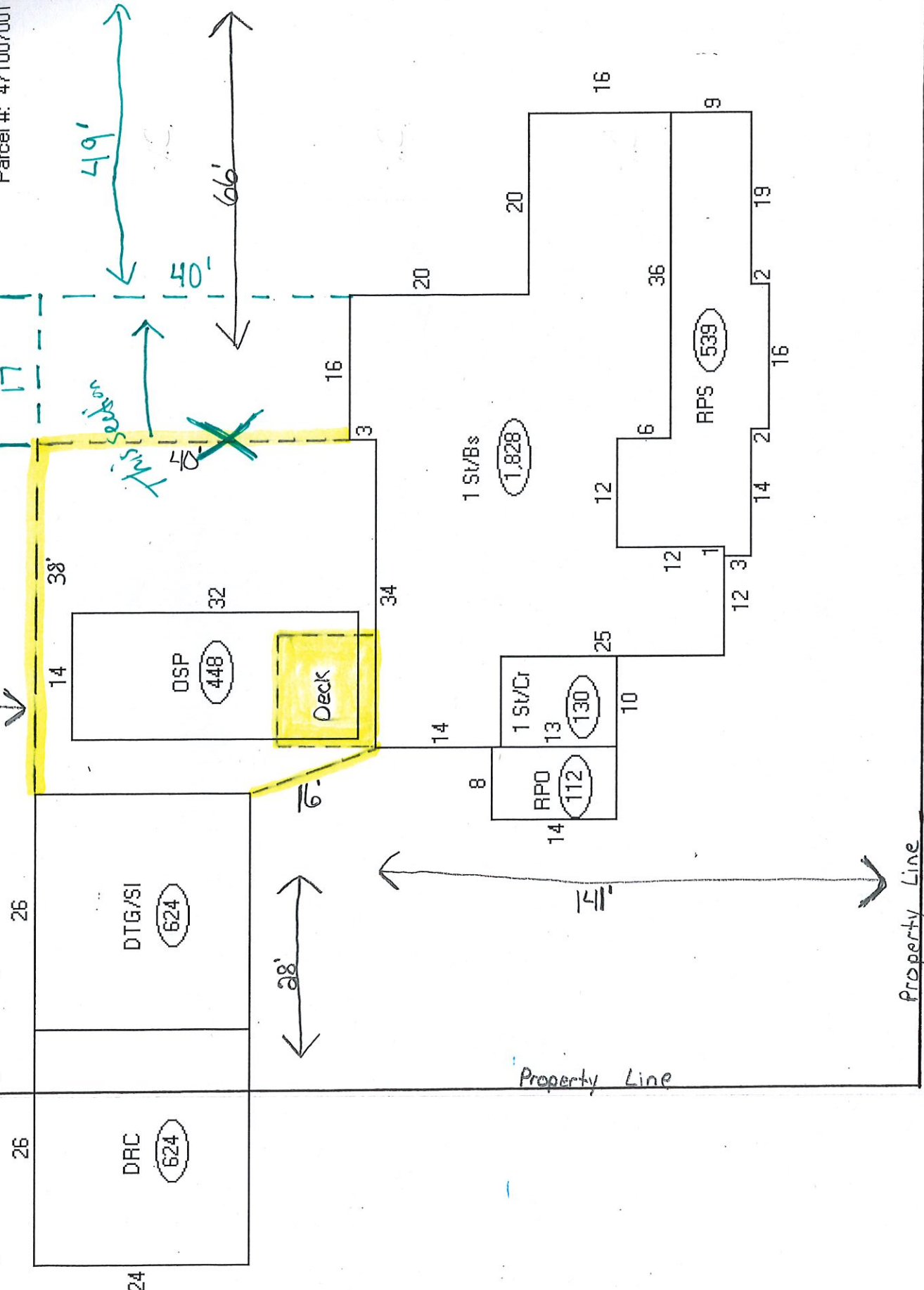
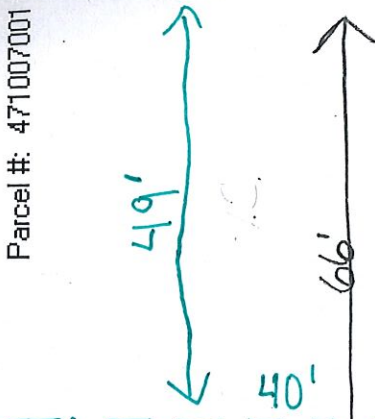
E

For Office Use Only: Permit is Approved Denied S Date

Reasons for Denial:
Zoning Administrator

17 Ft new fence 2022-12

Parcel #: 471007001



Elm Street

Property Line

Sheridan Street