

Planning Commission Meeting

Monday, October 23, 2023 5:30 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 23rd day of October, 2023 at 5:30 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Zoning Administrator Matt Helzer 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: Connie Becker, Arvilla Jacobs, Dan Scheer, Tyler Solko, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was posted in four (4) public places. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Appoint a Chairman of the Planning Commission
4. Discuss - Approve / Deny the September 25, 2023 minutes.
5. Public hearing on the preliminary plat of Dugan's Subdivision located at the southeast corner of 14th Avenue and Inman Road (within the City's one-mile extraterritorial jurisdiction.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Preliminary Plat of Dugan's Subdivision
6. Public hearing on request to rezone Lot One (1) of Paul's North Subdivision from AGR - Agricultural Residential zone to HC - Highway Commercial zone. Property is located at northwest corner of Highway 281 and 92 north of St. Paul.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny rezoning request
7. Ratify Administrative Approval of Zoning Permit application:
 - (a) 2023-43 Andrew & Kelsey / Jackie Brownlee - fence at 402 4th Street
8. Discuss - Approve /Deny the following Zoning Permit application:
 - (a) 2023-44 Tyler Granger - fence at 1014 Sherman Street
9. Zoning Administrator Helzer Report
10. Public Comments
11. Adjournment

St. Paul Planning Commission
September 25, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 25th day of September, 2023 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Woodgate called the meeting to order at 12:12 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 legal 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, and Arvilla Jacobs. Commission members absent: Tyler Solko and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the August 28, 2023 meeting minutes. Commission member Becker seconded the motion. Commission members Woodgate, Becker, and Jacobs voted aye, nays none. Motion carried 3/0.

Property owner Tony Walch notified the City that the address on his Zoning Permit application 2023-33 was incorrect. The property address should have been listed as 713 9th Street instead of 703 9th Street. The application was denied by the St. Paul Planning Commission on August 28, 2023. Commission member Becker moved to correct the address on Zoning Permit application 2023-33 from 703 9th Street to 713 9th Street. Commission member Jacobs seconded the motion. Commission members Woodgate, Becker, and Jacobs voted aye, nays none. Motion carried 3/0.

Commission member Jacobs moved to ratify the administrative approval of the following zoning permits:

- (a) 2023-37 Jim's Champlin Inc. – LED & vinyl wrap signs at 1417 2nd Street
- (b) 2023-38 John Thiel – wall sign at 403 Howard Avenue
- (c) 2023-39 Tim Duester – fence at 522 Kendall Street
- (d) 2023-42 Howard County Historical Society – sign at 6th & Indian Streets

Commission member Becker seconded the motion. Commission members Woodgate, Becker, and Jacobs voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2023-34 Robert Thompson – addition to house at 1604 Paul Street
- (b) 2023-35 Ron & Nancy Augustyn – storage shed at 1421 Jackson Street
- (c) 2023-36 Michael & Carolyn Tyma – covered patio at 413 4th Street
- (d) 2023-40 St. Mark's Lutheran Church – addition to the church at 1306 Howard Ave
- (e) 2023-41 William & Kathleen Martinsen – replace utility shed at 109 Nelson Circle

Commission member Becker moved to approve Zoning Permit applications 2023-34 through 2023-36, 2023-40, and 2023-41. Commission member Jacobs seconded the motion. Commission members Woodgate, Becker, and Jacobs voted to aye; nays none. Motion carried 3/0.

Chairman Jerry Woodgate submitted his resignation from the St. Paul Planning Commission as he moved into city limits. His position on the St. Paul Planning Commission was as a representative within the one-mile extraterritorial jurisdiction. This will be Chairman Woodgate's last meeting. His resignation places a vacancy in the Chairman position, and a vacancy for a representative within the one-mile extraterritorial jurisdiction.

Zoning Administrator Helzer adjourned the meeting at 12:35 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Jerry Woodgate
Chairman

Laura Berthelsen
Planning Secretary

Filing Fee: \$300.00

Date Paid: 9/13/23 CASH CHECK# 8818 CREDIT CARD

Application For Subdivision

City of St. Paul, Nebraska

Subdivision Name: Dugan's Subdivision
Owner/Applicant Name: Tyler & Kimberly Dugan
Applicant's Address & Phone #: 1394 Inman Road
St Paul NE 68873

Legal Description of Property from which the Subdivision is being made:
Part of North 1/2 of NW 1/4 of Section 34, Township 15 North, Range 10 West of 6th P.M. Howard County, NE

Zoning District of subject property: AGR
Present use of subject property: Residential
Desired use of subject property: Residential

Area from which the Subdivision is being taken Area in proposed Subdivision 19.89 acres

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 X

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

Has the proposed tract been previously split in accordance with these regulations or the zoning regulations? Yes No X. If Yes, complete the vacating subdivision application & fee.

Documents Required with this Application:

- Preliminary / Final Plat
• Certified list of property owners within 300 feet prepared by Title Company
• Subdivision Application Fee

Signature of Owner/Applicant: [Signature]
Date: 9/13/23

FOR OFFICE USE:

Date of Pre-plat conference: Date of Notifications: 10/2/23
Notifications: School Dist. [X] County [X] HGRPPD [X] Fire [X] FID [X] NDOT [X]
Does the proposed plat meet all the subdivision requirements? Yes [X] No [] If not, list the discrepancies:

Date before Zoning Commission: Preliminary 10/23 Final Approved Not Approved
Date before City Council: Preliminary 11/6/23 Final Approved Not Approved

DUGAN'S SUBDIVISION

N-LINE



PRELIMINARY PLAT
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2, NW1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA

NORTHWEST CORNER
SEC. 34 (T. 15 N, R 10 W)
Found 2" Brass Cap
NW 37.38' Near Corner of Tele Box
NE 67.71' Nail & Tag in Power Pole
SE 44.79' Nail & Tag in Power Pole

LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

NORTH QUARTER CORNER
SEC. 34 (T. 15 N, R 10 W)
Found Survey Marker Nail
WNW 105.16' Fnd. 1" Pipe
W 100.78' Nail & Tag in Power Pole
SW 80.19' MAG Nail & Tag in Corner Post
E 10.4' Center Line of Highway

Legend

- ▲ = Section Corner (See Description)
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Found Corner See Description
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recorded Distance

Scale: 1" = 120'

SURVEYOR'S NOTES:

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

All Bearing are referenced from the Howard County Local Projection Coordinate System

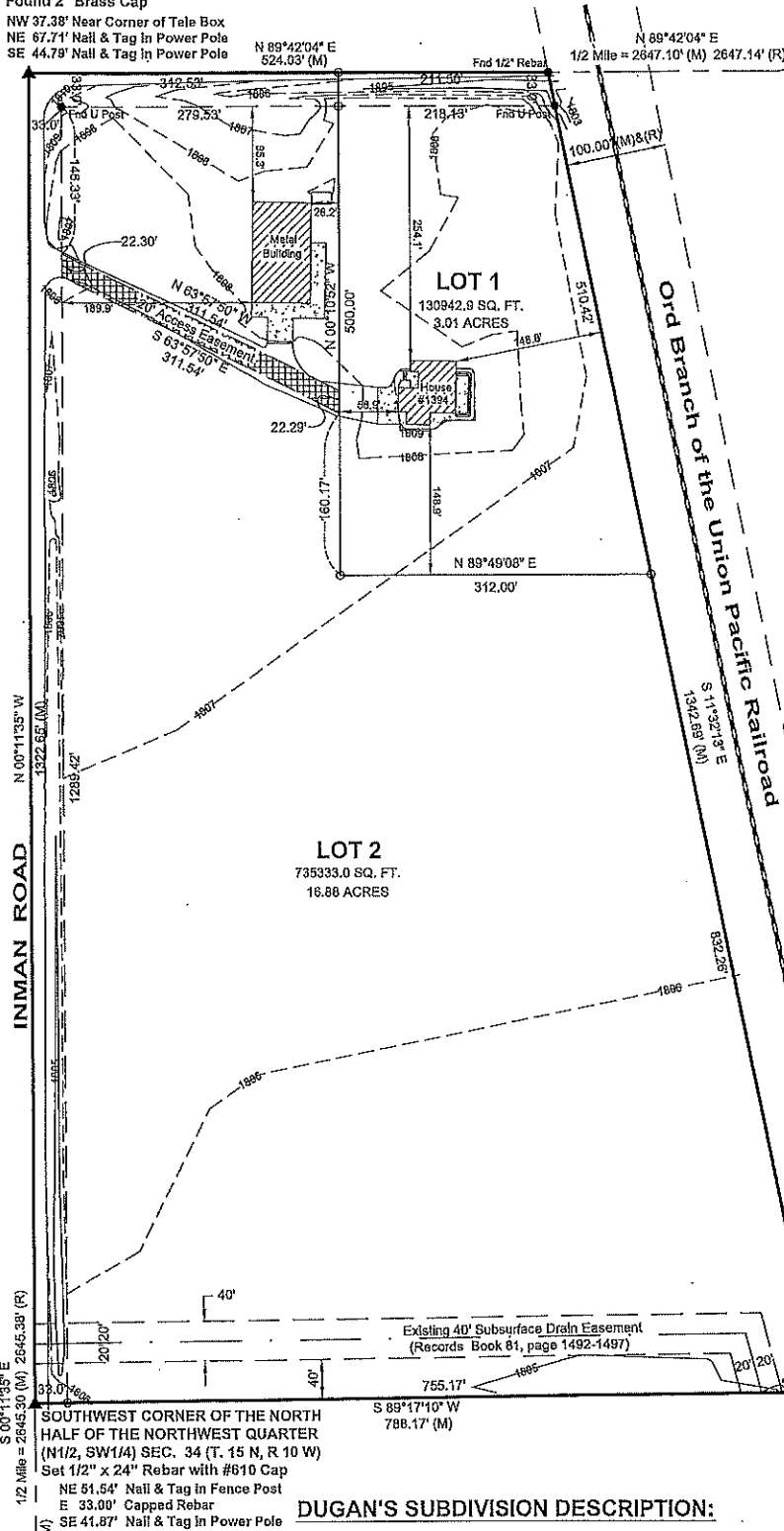
SURVEYOR'S CERTIFICATE

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
License Number 610

Date:

SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2, SW1/4) SEC. 34 (T. 15 N, R 10 W)
Found 1" Pipe near edge of highway
NW 63.59' Nail & Tag in Corner Post
SW 54.62' Near Side of Steel Corner Post
E 19.3' Center Line of Highway



DUGAN'S SUBDIVISION DESCRIPTION:

Part of the North Half of the Northwest Quarter (N1/2, NW1/4), West of the Ord Branch of the Union Pacific Railroad, of Section 34, Township 15 North, Range 10 West of the 6th P.M., Howard County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of said Section 34; thence on an assigned bearing of North 89°42'04" East on the northerly line of said North Half of the Northwest Quarter (N1/2, NW1/4) a distance of 524.03 feet to the westerly right-of-way line of the Ord Branch of the Union Pacific Railroad; thence South 11°32'13" East on said westerly right-of-way line a distance of 1342.69 feet to the southerly line of the said North Half of the Northwest Quarter (N1/2, NW1/4); thence South 89°17'10" West on said southerly section line a distance of 788.17 feet to the Southwest Corner of the said North Half of the Northwest Quarter (N1/2, NW1/4); thence North 00°11'35" West on the westerly line of the said North Half of the Northwest Quarter (N1/2, NW1/4) a distance of 1322.65 feet to the Point of Beginning containing a calculated area of 19.89 Acres more or less. Subject to all easements, agreements and restrictions or record.

NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2, SW1/4) SEC. 34 (T. 15 N, R 10 W)
Found 1" Pipe
W 33.83' Nail & Tag in End Post
SW 77.03' X in RCP Culvert
SE 61.71' Nail & Tag in Power Pole
S 21.2' Center Line of Canal

DUGAN'S SUBDIVISION

PRELIMINARY PLAT
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2, NW1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA

N-LINE



LAND
SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

DEDICATION OF PLAT

Know to all Men by these presents, Tyler K. Dugan and Kimberly D. Dugan, husband and wife, the owners of the described hereon has caused the same to be Surveyed, Platted and Designated as the DUGAN'S SUBDIVISION, Howard County, 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 according with the desires of the undersigned owners.

In witness thereof I have affixed my signature hereto at St. Paul

Nebraska on 9-22, 2023

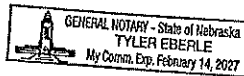
Tyler K. Dugan
Tyler K. Dugan

State of Nebraska)
County of Howard) SS

Acknowledgment
of
Notary

Kimberly D. Dugan
Kimberly D. Dugan

on this 22 Day of September, 2023
before me, a Notary Public in and for said County and State, came Tyler K. Dugan and Kimberly D. Dugan, 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.



Tyler Eberle
Notary Public
My Comm. Expires: Feb. 14, 2027

HOWARD COUNTY TREASURERS CERTIFICATE

I hereby certify that on this _____, 20____ The record on my office show no taxes due or delinquent upon the property described in the legal description of this plat.

Howard County Treasurer

CITY OF SAINT PAUL APPROVAL

This Plat of DUGAN'S SUBDIVISION 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 DUGAN'S SUBDIVISION has been submitted to and approved by the City of Saint Paul Planning and Zoning Commission on _____, 20____

Chairman

Secretary

SAINT PAUL CITY ENGINEER APPROVAL

This Plat of DUGAN'S SUBDIVISION has been submitted to and approved by the Saint Paul City Engineer on _____, 20____

SEPTEMBER 13, 2023

Jeff R. Rabits
Saint Paul City Engineer

Application Fee: \$250.00
Paid: 9/25/23 Check 1276 Cash _____
Acct: 10-230

APPLICATION TO AMEND THE ZONING ORDINANCE

Article 12 – City of St. Paul Zoning Ordinance

To Be Completed by Applicant:

Date Submitted: 9-25-23
Name of Property Owner: River Auto LLC
Address: 4264 Arizona Ave Grand Island NE 68803
Telephone Number: 308-750-6093

Legal Description of Property Requesting to be Rezoned:
Paul's North Subdivision
LOT 1
964 Hwy 98
(911 address)

Current Zoning Classification: Ag - Res
Requested Zoning Classification: Highway Comm.

Reason for Requested Rezoning: would like it zoned
Highway Commercial for business use.

Attach a map showing proposed changes to the current Zoning Map.

Note: The City of St. Paul and the adjacent one (1) mile area is zoned by dividing the area into Districts in accordance with the Comprehensive Plan. A single lot is not a Zoning District. A small area is not necessarily a Zoning District.

Office Use Only

List of Adjacent Property Owners Received: Yes No

Planning Commission Hearing Date: 10/23/23 City Council Hearing Date: 11/6/23
Notices Sent for P&Z Hearing: 10/2/23 Notices Sent for City Council Hearing: 10/2/23
Notices Posted for P&Z Hearing: 10/4/23 Notices Posted for City Council Hng: 10/4/23

Approved by P&Z? Yes No Approved by City Council? Yes No

Howard County
Nebraska

470859705
470308200

Layers
Basemaps

470859748
Sec. 33
Town: 15
Rng: 10W

470859829

Sec. 34
Town: 15
Rng: 10W

470859756

192

471011770

470859845

Matelyn Retirement
471011769

47101491

O St

Sec. 4
Town: 14
Rng: 10W



City Northyards
470859853

1316 Ave

Sec. 3
Town: 14
Rng: 10W

471017686
Lat: 41.223249 Long: -98.452185
Site Last Updated: 10/1/2023

Property to be rezoned as Highway Commercial



Zoning Classification R-2 Value \$ 500,00 PERMIT NUMBER 2023-43
 FEE \$25.00 CASH CHECK# 6609 CC pd 10/4/23

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 Andrew and Kelsey Contractor self
 Address 402 4th Street Koperski Address 402 7th St
 City, State, Zip St. Paul, NE 68843 Phone Number 402-209-3088
 Phone Number 402-209-3088 Cell Phone

Complete Legal Description of the Property Lot 7, Block 29, Original Town

Address of Fence Site 7th and Davis Size & Kind vinyl 30" high & 64' long

Replacement or New Fence: New Fence

Approximately when will the construction: Start ASAP Finish ASAP

To Whom Should the Improvements be assessed? Koperski's

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-10-23
 (Matt Helzer's signature)

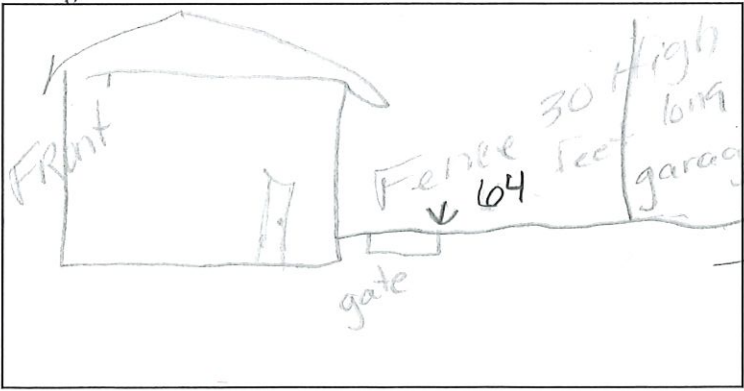
Recommendations needed before approval:

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 Jackie Browne Kelsey Koperski Date 10/4/23

N 29'
Drawing:
W 59'



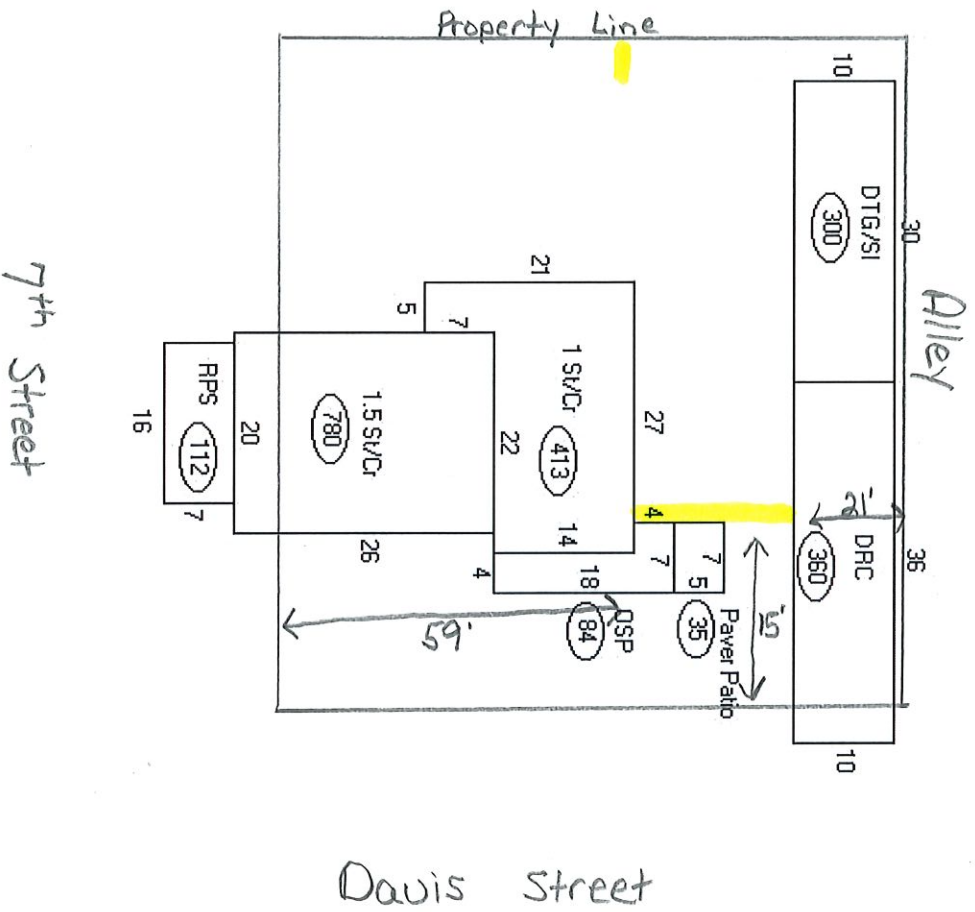
For Office Use Only: Permit is Approved Denied S 15' Date

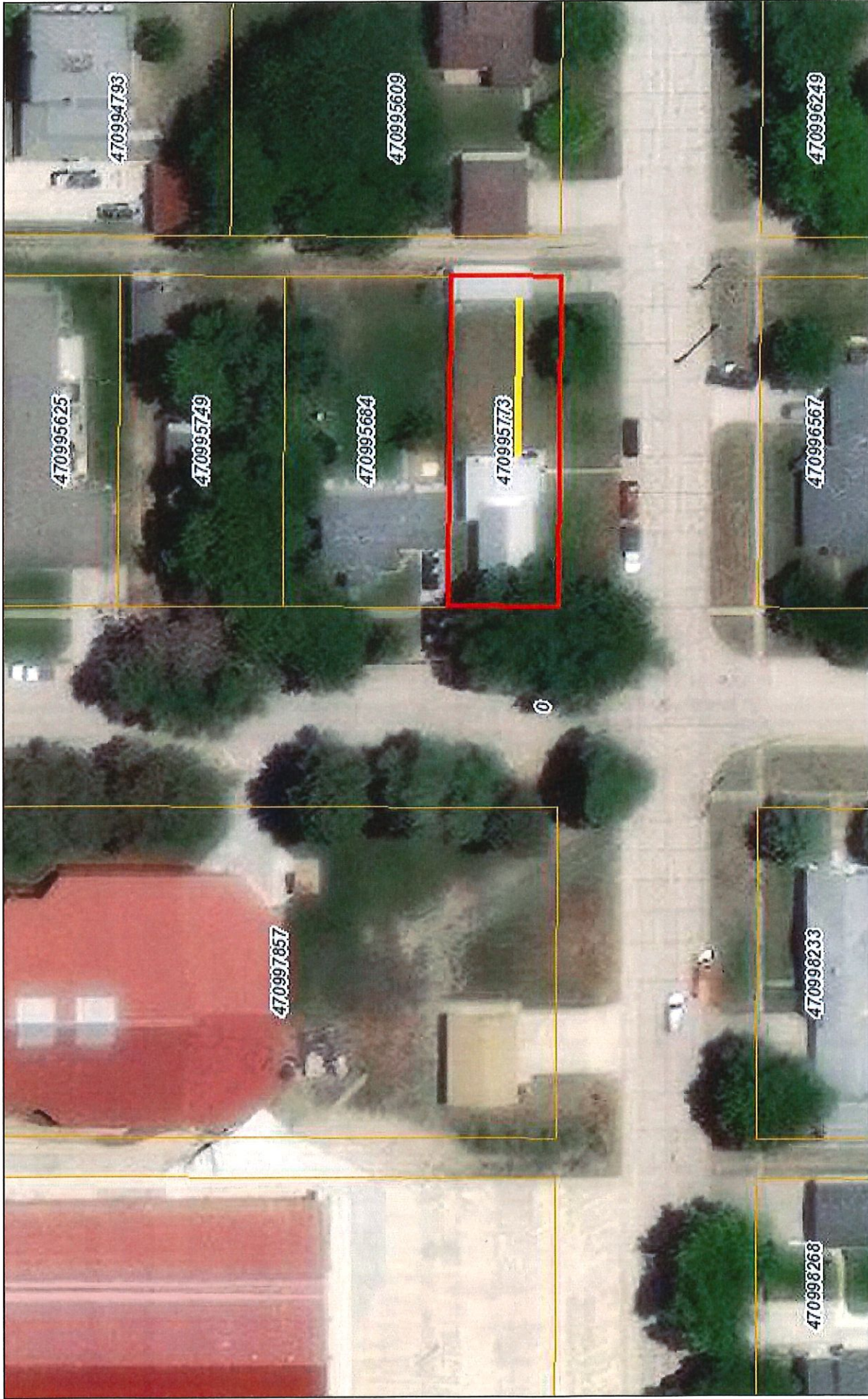
Reasons for Denial:
 Zoning Administrator

2023-43

Tent Move : L24U23

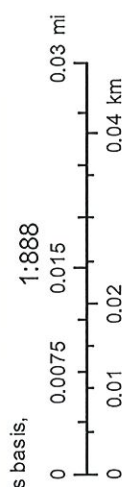
Parcel #: 470995773





October 10, 2023
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



Zoning Classification R-2

Value \$ 200.00

PERMIT NUMBER 2023-44
FEE \$25.00 CASH X CHECK# CC
pd 10/17/23

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 Tyler Granger Contractor SELF

Address 1014 Sherman ST Address _____

City, State, Zip Saint Paul, NE, 68873 Phone Number 308-850-9533

Phone Number 308-850-9533 Cell Phone _____

Complete Legal Description of the Property Tract 60' x 132' in Lots 4, 5, 6, and S 3' of E 33' of S 63' Lot 4 Block 14 Bartlett's Add St. Paul

Address of Fence Site 1014 Sherman ST Size & Kind Temporary Wood

Replacement or New Fence: New

Approximately when will the construction: Start 10/28 Finish 11/12

To Whom Should the Improvements be assessed? Self

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 10-14-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

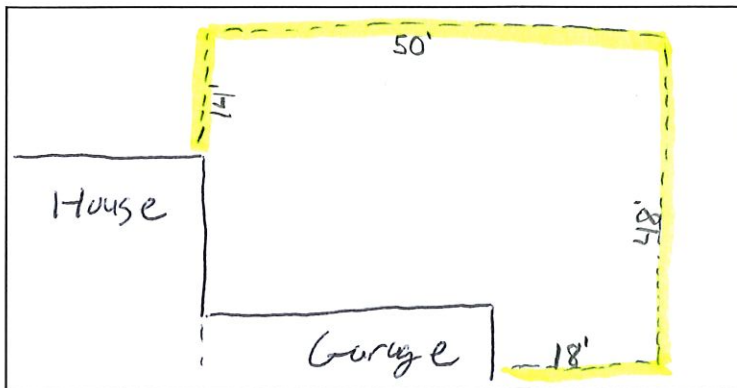
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my 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 Tyler Granger Date 10-16-23

N 6''
Drawing:

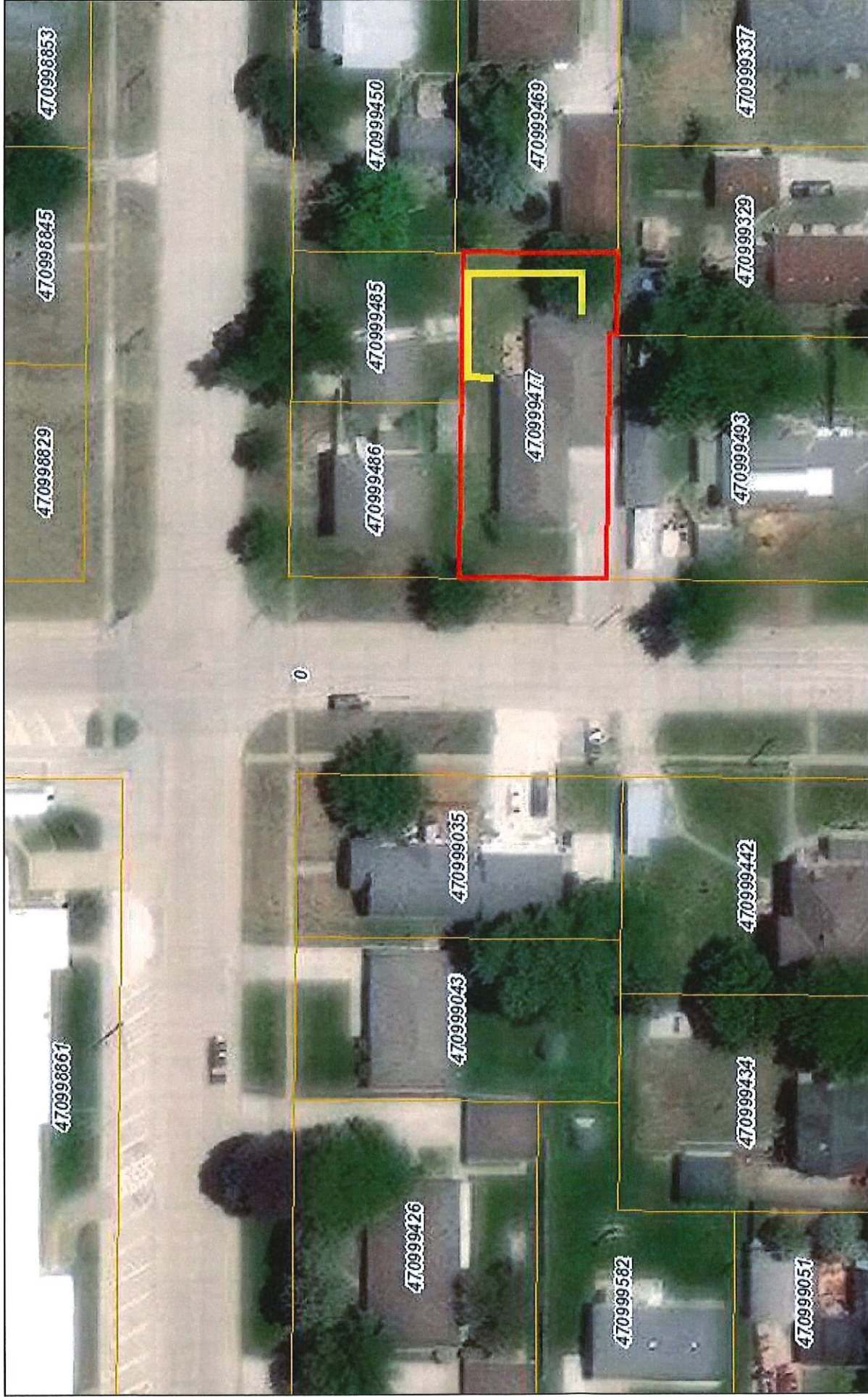
W 76'



E 6'

For Office Use Only:
Permit is Approved _____ Denied S 11' _____ Date _____
Zoning Administrator

Reasons for Denial: _____



October 17, 2023
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



