

Planning Commission Meeting

Monday, December 11, 2023 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 December, 2023 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko 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 Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, 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. Discuss - Approve / Deny the November 27, 2023 minutes.
4. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2023-47 Jeremy & Connie Thompson - move garage from 922 Kendall Street
 - (b) 2023-48 Rickie & Linda Goettsche - garage at 1117 Sheridan Street
 - (c) 2023-49 Jeremy & Connie Thompson - new garage and house addition at 922 Kendall Street
 - (d) 2023-50 Loup Valley Supply - move shed from 302 Howard Avenue
 - (e) 2023-51 Randy & Lisa Jerabek - utility shed at 1620 Jay Street
5. Zoning Administrator Helzer Report
6. Public Comments
7. Chairman Solko announces the next Planning Commission meeting.
8. Adjournment

St. Paul Planning Commission
November 27, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 27th day of November, 2023 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Tyler Solko called the meeting to order at 12:02 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 posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Tyler Solko, Arvilla Jacobs, and Dan Scheer. Commission members absent: Connie Becker and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Scheer moved to approve the November 13, 2023 meeting minutes. Commission member Jacobs seconded the motion. Commission members Jacobs, Scheer, and Solko voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit:

(a) 2023-46 Melvin & Linda Fuller – storage container at 607 Grand Street

Commission member Scheer moved to approve Zoning Permit application 2023-46. Commission member Jacobs seconded the motion. Commission members Solko, Scheer, and Jacobs voted aye, nays none. Motion carried 3/0.

The meeting was adjourned at 12:10 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-2

Value \$ 1000

PERMIT NUMBER 2023-47

FEE \$20.00 CASH CHECK# _____ CC _____

Paid by Rick G

APPLICATION FOR MOVING A BUILDING/ MOBILE HOME 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 Jeremy + Connie Thompson Contractor Rick Boettsche

Address 922 Kendall Street Address 1117 Sheridan

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

Phone Number 308-750-4362 Cell Phone 308-750-2139

Complete Legal Description of the Property 572' of Lots 4+5 Block 8 Bartlett's Add St. Paul

Address of current Site 922 Kendall Street Address of new location 1117 Sheridan St. Paul

Structure to be moved 22' x 22' wood frame garage

Approximately when will the moving: Start Feb 2024 Finish April 2024

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-28-23
(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 [Signature] Date 11-29-23

Treasurer certificate must be attached showing taxes are paid prior to moving/demolishing the building.

For Office Use Only: Attach the Treasurer Certificate

Permit is Approved _____ Denied _____ Zoning Administrator _____ Date _____

Reasons for Denial: _____



Zoning Classification R-2

Value \$ 1000

PERMIT NUMBER 2023-48

Please call 811 before completing form

FEE \$25.00

CASH X CHECK# _____

Paid by Rick G

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 Rickie + Linda Goettsche

Contractor SELF

Address 1117 Sheridan Street

Address _____

City, State, Zip St. Paul, NE 68873

Phone Number _____

Phone Number 308-750-2139

Cell Phone _____

Complete Legal Description of the Property Lot 5 Bryan's Add + N 27' of Lots 1+2 Bartletts Add St. Paul

Address of Construction Site 1117 Sheridan Street

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO

Proposed Structure Moving in wood frame garage Dimension of Structure 22' x 22'

Distance from Front property line 31'

Distance from Rear Property Line 125'

Distance from Side Property Line 157'

Distance from Second Side Line 91'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start Feb 2024 Finish April 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 11-28-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

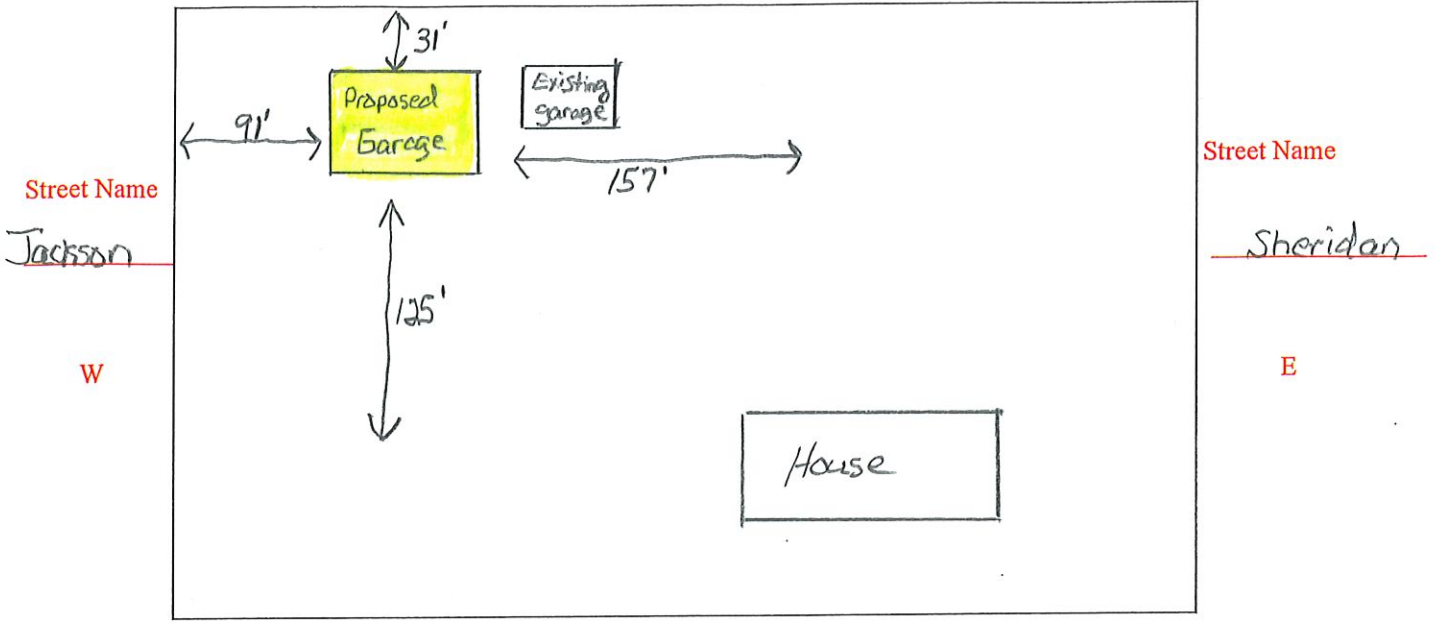
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 M



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.

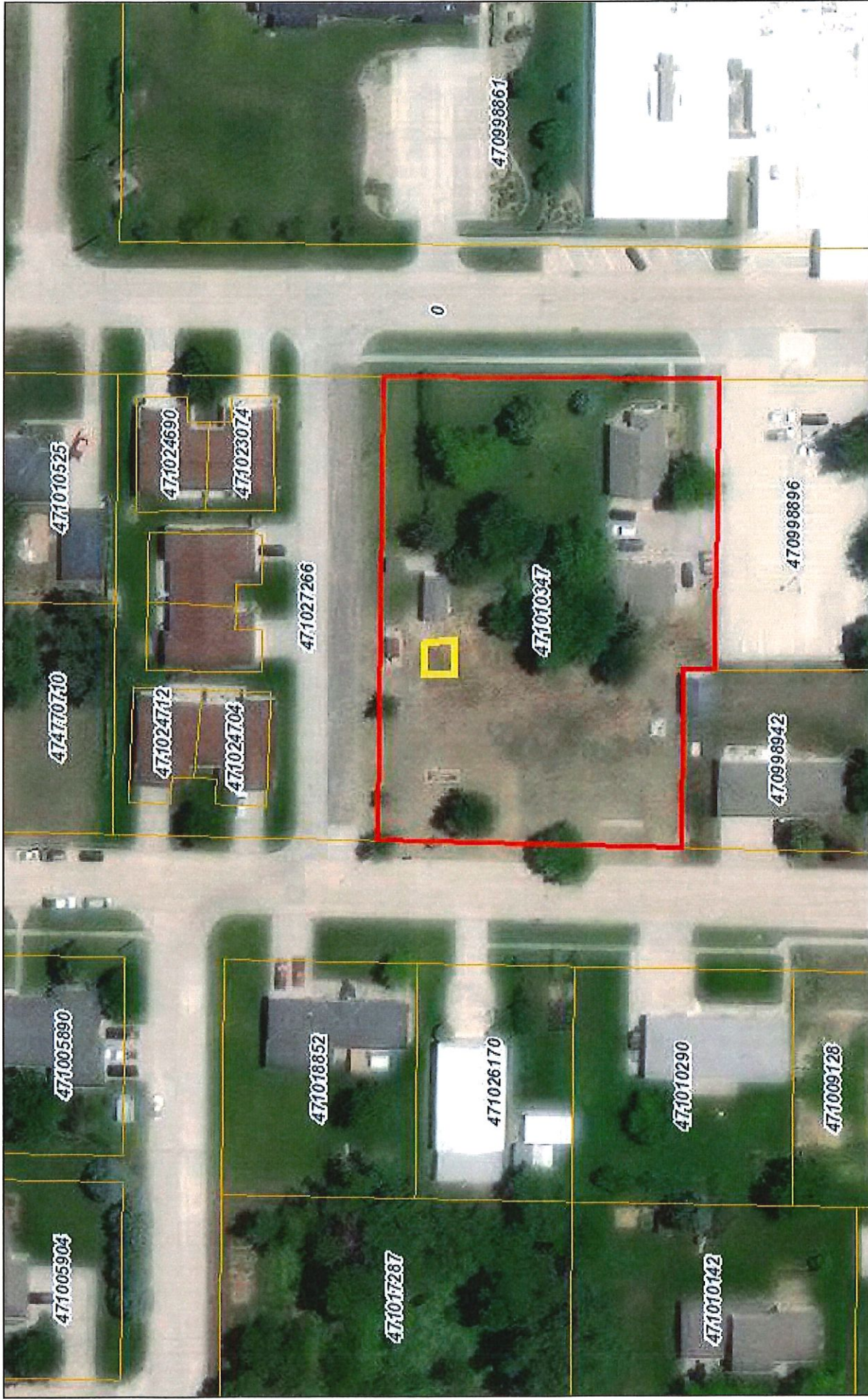
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant *Paul Swetsch* Date 11-30-23

For Office Use Only:

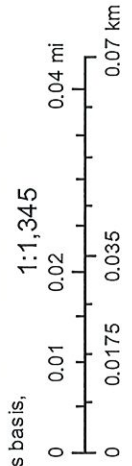
Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____



November 29, 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 \$ 130,000

PERMIT NUMBER 2023-49

Please call 811 before completing form

FEE \$25.00

CASH CHECK# _____

Paid 11-29-23

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 Jeremy + Connie Thompson

Contractor SELF

Address 922 Kendall Street

Address _____

City, State, Zip St. Paul, NE 68873

Phone Number _____

Phone Number 308-750-4362

Cell Phone _____

Complete Legal Description of the Property S 72' of Lots 4+5 Block 8 Bartlett's Add St. Paul

Address of Construction Site 922 Kendall

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO

Proposed Structure New garage and addition to house

Dimension of Structure 27' x 48'

Distance from Front property line South 23'

Distance from Rear Property Line North 11'

Distance from Side Property Line East 8'

Distance from Second Side Line West 32'

Is there a utility easement on any side of the property? NO

Approximately when will construction Start April 2024

Finish April 2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer

Date of visit 11-29-23

(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 _____ 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 _____

Street Name

Street Name

See Attachments

W


E

South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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  Date 11-29-23

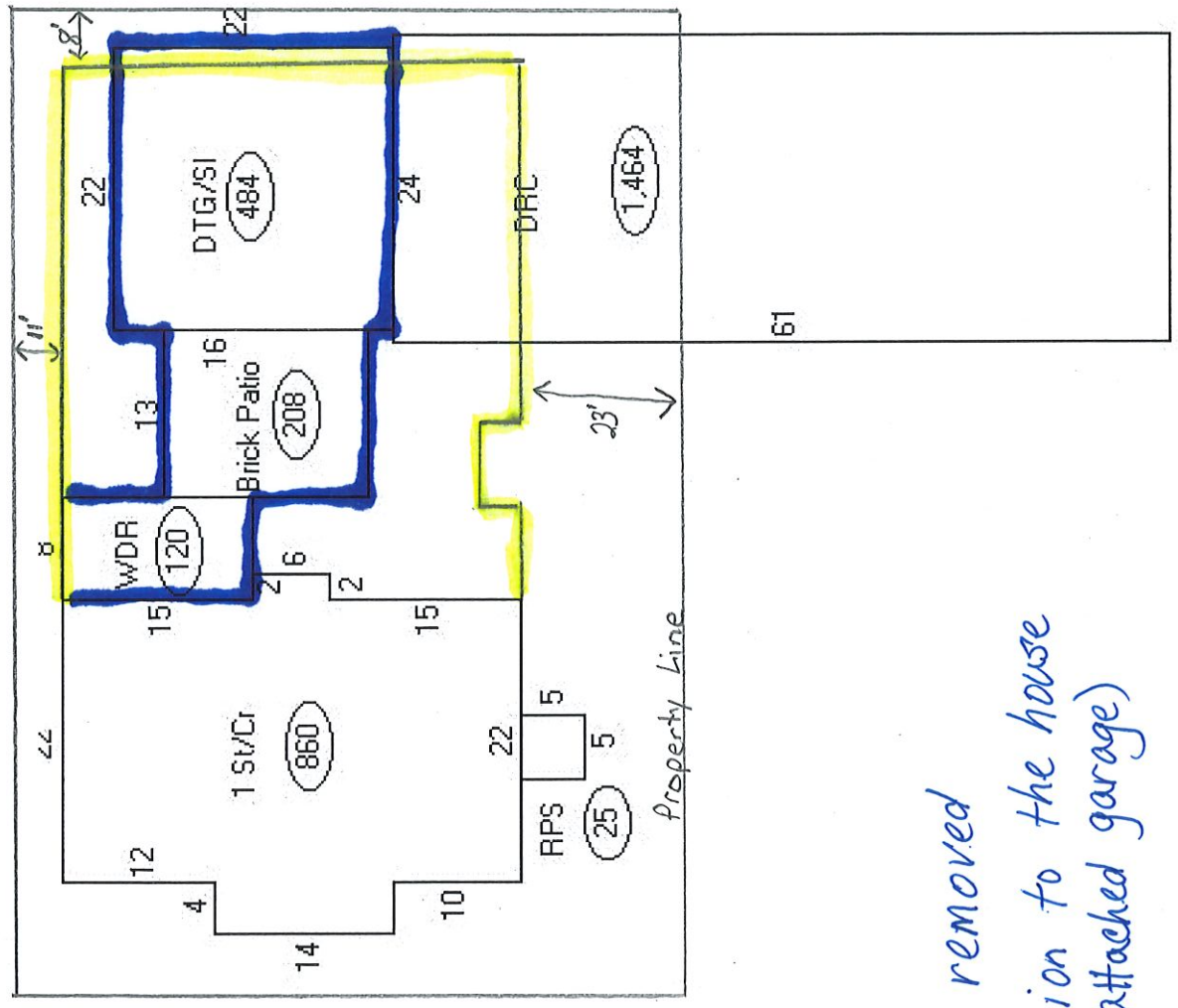
For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

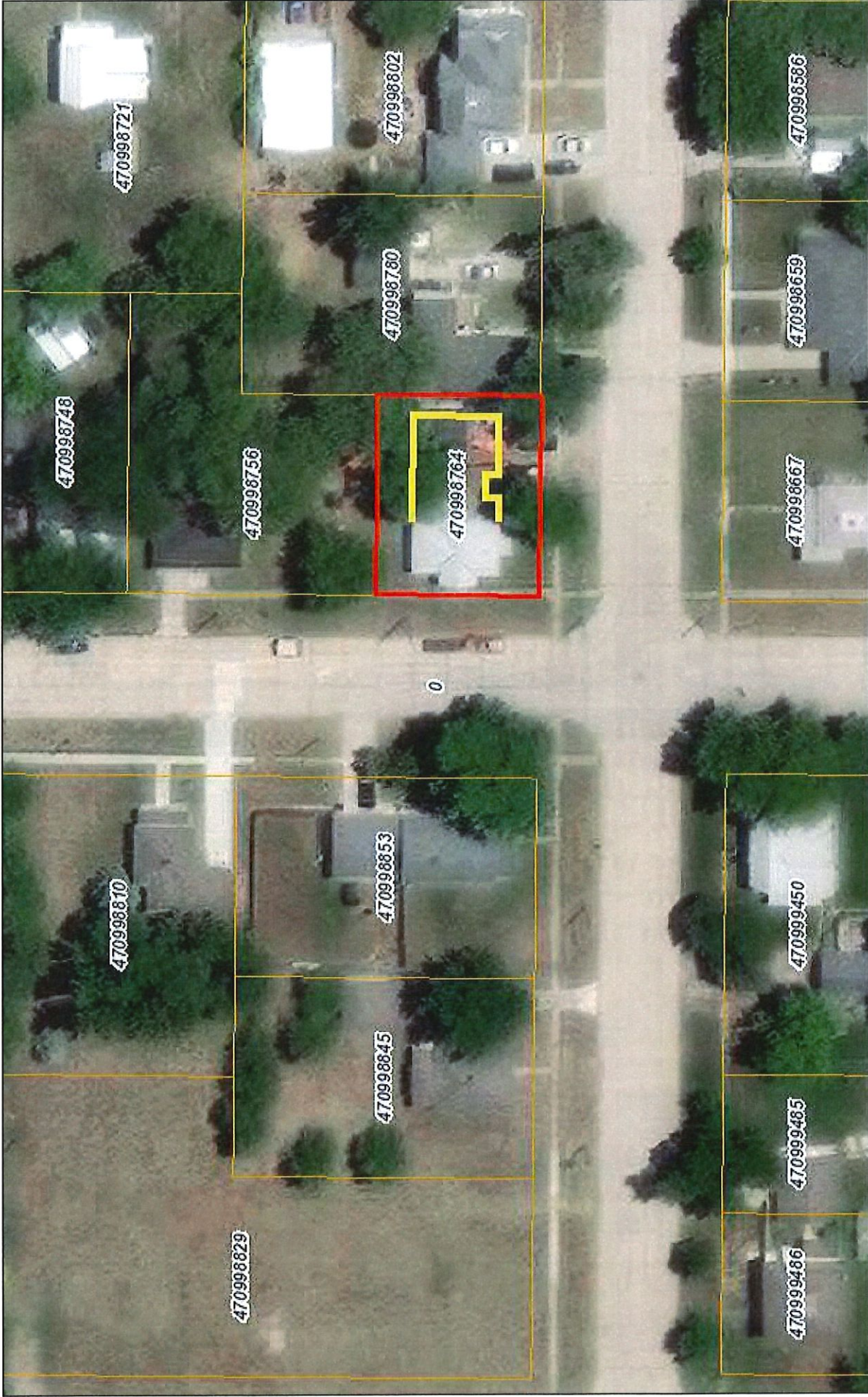
2023-49

Front Street



- Area to be removed
- New addition to the house (includes attached garage)

Kendall Street



November 30, 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

1:977



Zoning Classification HC

Value \$ _____

PERMIT NUMBER 2023-50

FEE \$20.00 CASH CHECK# _____ CC _____

pd 12/1/23

APPLICATION FOR MOVING A BUILDING/ MOBILE HOME 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 Loup Valley Supply Contractor Randy Jerabek

Address 302 Howard Ave. Address 1620 Jay Street St. Paul, NE

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

Phone Number _____ Cell Phone 308-750-8753

Complete Legal Description of the Property Part of Block 16 OT St. Paul

Address of current Site 302 Howard Ave. Address of new location 1620 Jay Street St. Paul

Structure to be moved 10' x 12' Metal Utility Shed

Approximately when will the moving: Start Dec 2023 Finish End of Dec 2023

To Whom Should the Improvements be assessed? _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-27-23
(Matt Helzer's signature)

Recommendations needed before approval: _____

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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 James Horvath Date 12/1/23

Treasurer certificate must be attached showing taxes are paid prior to moving/demolishing the building.

For Office Use Only: Attach the Treasurer Certificate NA

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

Zoning Classification A-1 Value \$ 500.00 PERMIT NUMBER 2023-51
 Please call 811 before completing form FEE \$25.00 CASH CHECK# paid 12/1/23

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 Randy + Lisa Jerabek Contractor SELF
 Address 1620 Jay Street Address _____
 City, State, Zip St. Paul, NE 68873 Phone Number _____
 Phone Number 308-750-8753 Cell Phone _____

Complete Legal Description of the Property Lot 22 Keller's Sub of Blocks 2,3 and 5 1/24 of Wallace's Add St. Paul
 Address of Construction Site 1620 Jay Street St. Paul, NE 68873
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Metal Utility Shed Dimension of Structure 10' x 12'
 Distance from South Front property line 112' Distance from North Rear Property Line 8'
 Distance from East Side Property Line 59' Distance from West Second Side Line 6'

Is there a utility easement on any side of the property? West and North
 Approximately when will construction Start Dec 2023 Finish End of Dec 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 11-27-23
 (Matt Helzer's signature)

Recommendations needed before approval: _____

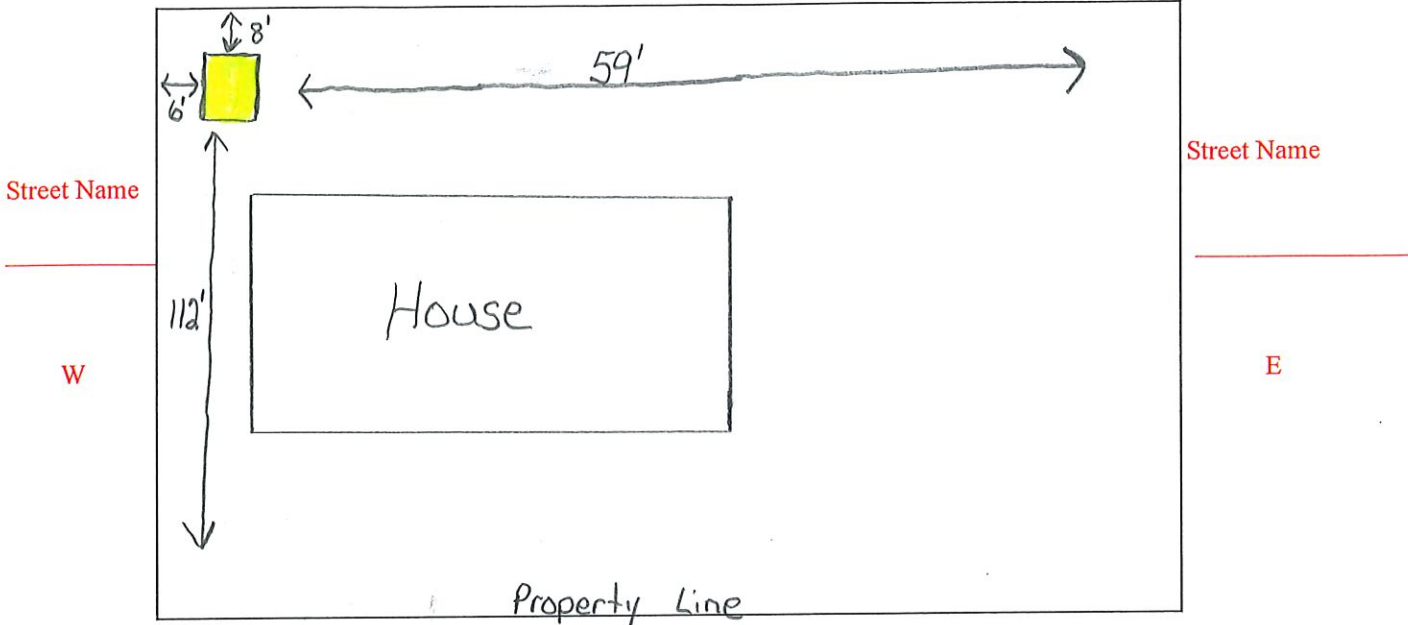
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

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 _____



South Street Name Jay Street

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.**

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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 Rady Gubel Date 12-01-23

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____