

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 7th day of February, 2024 at 5:30 p.m. 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 published in the Phonograph Herald, a legal 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 December 11, 2023 minutes.
4. Public Hearing on request by St. Paul Development Corporation to amend Section 5.9 of the St. Paul Zoning Regulations to allow multi-family housing as a Conditional Use in I-1 Light Industrial zoning districts.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Approve / Deny amendments to Section 5.9 of the St. Paul Zoning Regulations to allow multi-family housing as a Conditional Use in I-1 Light Industrial Zoning Districts.
5. Public Hearing on request by Evelyn Dvorak to rezone parts of Lots 1, 2 and 3, Block 116, Original Town of St. Paul and a part of the vacated street from R-3 Residential Zoning District to I-1 Light Industrial Zoning District.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Approve / Deny request to rezone parts of Lots 1, 2 and 3, Block 116, Original Town of St. Paul and a part of the vacated street from R-3 Residential Zoning District to I-1 Light Industrial Zoning District.
6. Public Hearing on request by Dan Scheer to rezone Lot 4, Block 109, Original Town of St. Paul from R-3 Residential Zoning District to I-1 Light Industrial Zoning District.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Approve / Deny request to rezone Lots 4, Block 109, Original Town of St. Paul from R-3 Residential Zoning District to I-1 Light Industrial Zoning District.
7. Discuss - Ratify the administrative approval of Zoning Permit application:
 - (a) 2024-1 Joe Ziemba - fence at 323 Nelson Street
8. Zoning Administrator Helzer Report
9. Public Comments
10. Adjournment

St. Paul Planning Commission
December 11, 2023
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th day of December, 2023 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Tyler Solko called the meeting to order at 12:08 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, Connie Becker, and Dan Scheer. Commission members absent: Arvilla Jacobs and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Scheer moved to approve the November 27, 2023 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Scheer, and Solko voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permits:

- (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 – garage & house addition at 922 Kendall Street
- (d) 2023-50 Loup Valley Supply – move utility shed from 302 Howard Avenue
- (e) 2023-51 Randy & Lisa Jerabek – utility shed at 1620 Jay Street

Commission member Becker moved to approve Zoning Permit applications 2023-47 through 2023-51. Commission member Scheer seconded the motion. Commission members Scheer, Solko, and Becker voted aye, nays none. Motion carried 3/0.

The next Planning Commission meeting will be Monday, January 8, 2024 at 5:30 p.m.

The meeting was adjourned at 12:23 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

5.9 I-1 – LIGHT INDUSTRIAL DISTRICT

5.9.01 INTENT: This district is designed to provide space for certain commercial and a wide range of light industrial and related uses and structures. Residential and other similar uses are prohibited from this district in order to limit environmental effects associated with certain commercial and industrial uses. Adult Establishments are permitted uses in this Zoning District, but are regulated to control the negative secondary effects of these uses, as set forth in Article 9, Section 9.17.

5.9.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Adult Establishments per Section 9.17
2. Agriculture, excluding the development and expansion of livestock feeding operations
3. Animal hospitals, animal shelters, and/or animal boarding facilities
4. Automobile sales and services
5. Automotive wash facilities
6. Bottling works
7. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke
8. Carpenter, cabinet, plumbing or sheet metal shops
9. Carpet and rug cleaning and repair services
10. Communication and utility building and uses
11. Disinfecting and exterminating services
12. Dry cleaning, laundering and dyeing services
13. Dyeing and finishing of textiles
14. Educational and scientific research services
15. Electrical sales and services
16. Equipment rental and leasing services
17. Farm machinery and equipment – retail
18. Farm supplies – retail

19. Feeds, grains and hay – retail
20. Food lockers and storage services
21. Freight forwarding services
22. Furniture repair and reupholster services
23. Fur trading services
24. Garden centers and nurseries
25. Gas utility maintenance yard
26. Light manufacturing operation
27. Landscape sales and services
28. Mobile and modular home sales and manufacturing
29. Newspaper publishing plants and commercial printing
30. Photoengraving
31. Photo finishing services
32. Public facilities, utility and public service uses
33. Radios, televisions, phonographs, recorders, tape players and other similar devices repair services
34. Railroad equipment maintenance yards
35. Recycling collection points
36. Service stations
37. Stores or shops for the sale of industry goods at retail
38. Telephone services
39. Transportation warehousing
40. Truck wash services
41. Veterinarian services

42. Warehousing and storage except for products of a highly explosive, combustible or volatile nature
43. Wholesale establishments except those which handle products of a highly explosive, combustible or volatile nature
44. Mini-warehouse

Amended by Ordinance No. 1022, effective 7/1/2021

5.9.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as conditional uses
2. Small wind energy systems
3. Broadcast towers including television, amateur radio or land mobile towers under 100 feet in height, subject to Section 9.13
4. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
5. Caretaker and watchmen quarters
6. Medical facilities accessory to an industrial use

5.9.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the I-1 Light Industrial District if a conditional use permit for such use has been obtained in accordance with Article 6 of this Ordinance.

1. Recycling center;
2. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and strip mine operations and quarries;
3. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than 100 feet, subject to Section 9.13;
4. Airport;
5. Quasi-public uses of educational, recreational or religious types including schools, churches, parsonages, and other religious institutions, parks and playgrounds;
6. Motor vehicle body shop, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight

shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent;

7. Motor vehicle and machinery repair service, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent.

5.9.05 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials accessory to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.9.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the I-1 Light Industrial District.

5.9.07 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (sq feet)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	7,500**	75'	20'	10', 25' when abutting a residential district, street or road	20', or 25' when abutting a residential district, street or road	45'

* Excluding Road R.O.W.

** If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

Amended by Ordinance No. 1022, effective 7/1/2021

5.9.08 PARKING REGULATIONS: Parking within the I-1 District shall be in accordance with the provisions of this ordinance.

5.9.09 SIGN REGULATIONS: Signs within the I-1 District shall be in conformance with the provisions of this ordinance. Advertising signs are permitted in accordance with the Nebraska

Department of Roads guidelines along applicable highways unless a sign overlay district restricting the type or location of signs has been designated.

5.9.10 PERFORMANCE STANDARDS: Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations.

ORDINANCE NO. 1043

AN ORDINANCE TO AMEND THE ST. PAUL ZONING REGULATIONS; TO AMEND SECTIONS 5.9.01 AND 5.9.04 TO ALLOW MULTI-FAMILY HOUSING AS A CONDITIONAL USE WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT; TO REPEAL ANY ORDINANCE, OR PARTS OF ANY ORDINANCE IN CONFLICT WITH THIS ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, the St. Paul Planning Commission held a public hearing on January 8, 2024 to hear public comment pertaining to the proposed amendment to allow multi-family housing as a conditional use within the I-1 Light Industrial Zoning District; and

WHEREAS, after such public hearing on January 8, 2024, the St. Paul Planning Commission made a recommendation to _____; and

WHEREAS, the City Council of the City of St. Paul, Nebraska held a public hearing on January 16, 2024 to hear public comment on the proposed amendment to allow multi-family housing as a conditional use within the I-1 Light Industrial Zoning District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of St. Paul, Nebraska:

SECTION 1: That Section 5.9.01 of the St. Paul Zoning Regulations is hereby amended to read as follows:

5.9.01 INTENT: This district is designed to provide space for certain commercial and a wide range of light industrial and related uses and structures. ~~Residential and other similar uses are prohibited from this district in order to limit environmental effects associated with certain commercial and industrial uses.~~ Adult Establishments are permitted uses in this Zoning District, but are regulated to control the negative secondary effects of these uses, as set forth in Article 9, Section 9.17.

SECTION 2: That Section 5.9.04 of the St. Paul Zoning Regulations is hereby amended to read as follows:

5.9.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the I-1 Light Industrial District if a conditional use permit for such use has been obtained in accordance with Article 6 of this Ordinance.

1. Recycling center;

2. Mineral extraction, which shall include the following: oil wells, sand and gravel extraction and strip mine operations and quarries;
3. Broadcast towers and stations, including television, amateur radio or land mobile towers of more than 100 feet, subject to Section 9.13;
4. Airport;
5. Quasi-public uses of educational, recreational or religious types including schools, churches, parsonages, and other religious institutions, parks and playgrounds;
6. Motor vehicle body shop, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent;
7. Motor vehicle and machinery repair service, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than 50 percent.

8. Multi-family housing.

SECTION 3. That any and all Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 4. That this ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this 16th day of January, 2024.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

Application Fee: \$300.00

Paid: 11/16/23 Check 9533 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: 11/15/23

Name of Property Owner: Evelyn Dvorak

Address: 585 Hwy 92, St. Paul

Telephone Number: 308-750-0569 (Bob) or 754-4967

Legal Description of Property Requesting to be Rezoned:

Part of Lots 1, 2, & 3, Blk 116 O.T. and part of vacated street

Current Zoning Classification: R3 and I-1

Requested Zoning Classification: I-1

Reason for Requested Rezoning: portion of property is zoned R3 and remainder is I-1. (see attached) Request to have entire property zoned I-1

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.

Applicant: Mrs. Evelyn Dvorak

Date: 11-15-23

Office Use Only

List of Adjacent Property Owners Received: Yes No

Planning Commission Hearing Date: 1/8/24

City Council Hearing Date: 1/16/24

Notices Sent for P&Z Hearing: 12/27/23

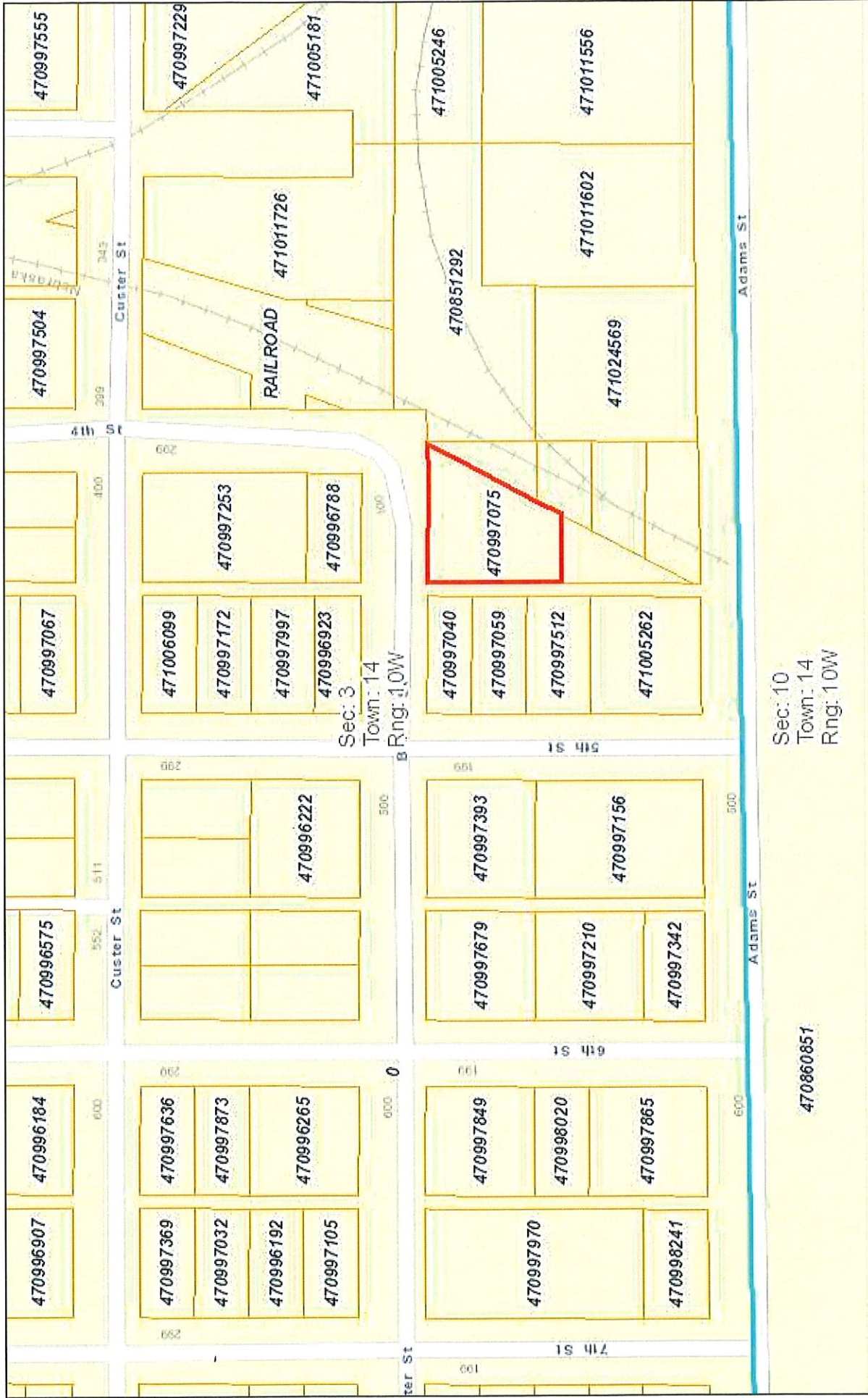
Notices Sent for City Council Hearing: 12/27/23

Notices Posted for P&Z Hearing: 12/21/23

Notices Posted for City Council Hng: 12/21/23

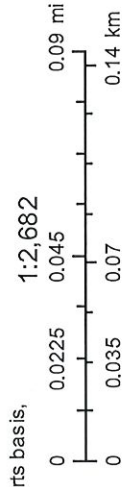
Approved by P&Z? Yes No

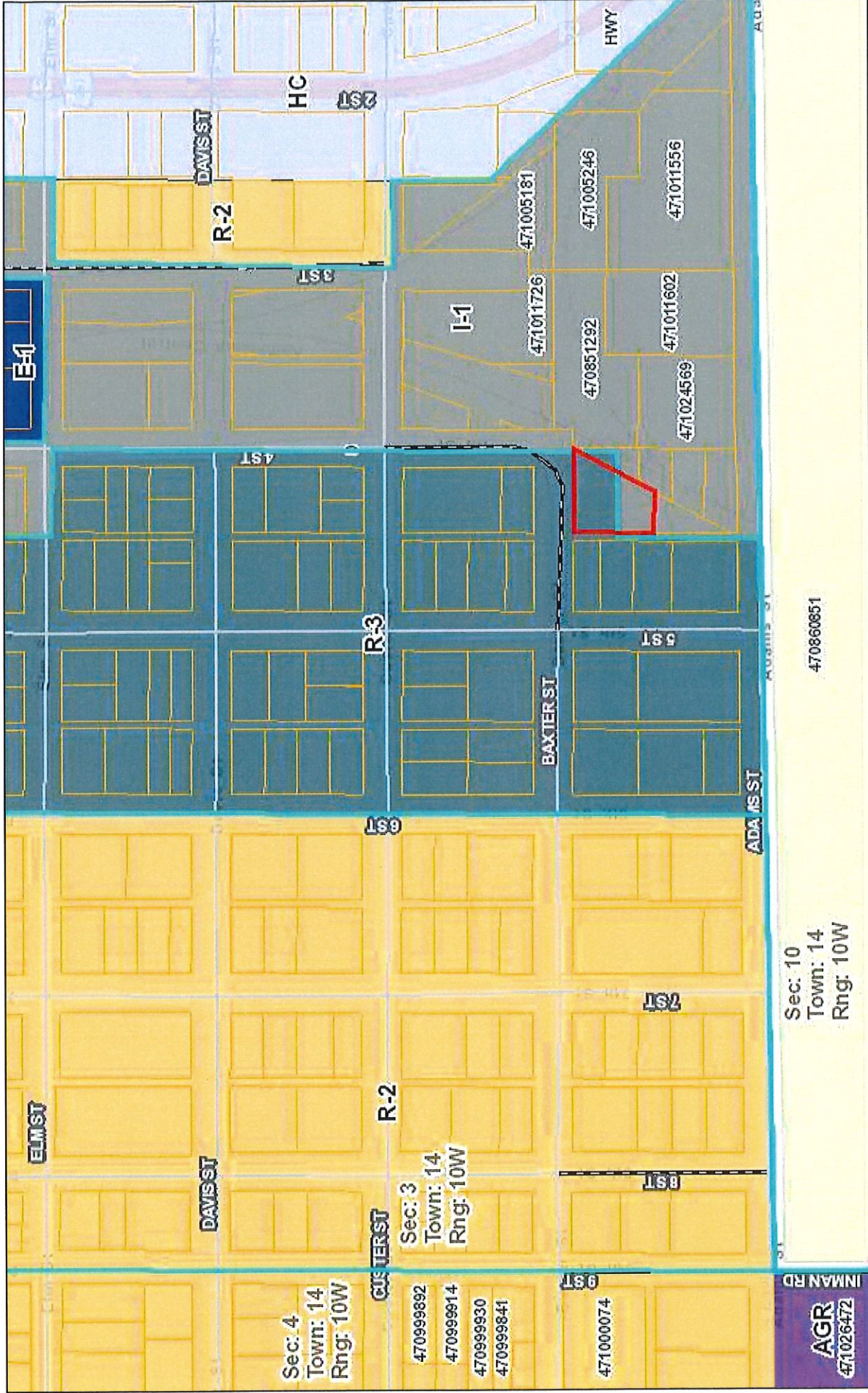
Approved by City Council? Yes No



November 15, 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
- Sections





November 15, 2023
 Sec: 4
 Town: 14
 Rng: 10W
 Sec: 3
 Town: 14
 Rng: 10W
 Sec: 10
 Town: 14
 Rng: 10W
 1:4,466

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- Road Surface Type
 - Asphalt/Bituminous
 - Concrete/Brick
 - Gravel
 - Primitive
 - Unimproved
 - Feeding Boundaries
 - Odor Footprints
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Farm
 - CAFO Waste



Application Fee: \$300.00
Paid: 12/6/23 Check 9096 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: 12-6-2023
Name of Property Owner: Dan Scheer
Address: 1136 Hwy 92 SPNE
Telephone Number: 308 754 4555

Legal Description of Property Requesting to be Rezoned:
Lot 4 BIK 109 OT
GIS ID 470996788
404 Baxter

Current Zoning Classification: R3
Requested Zoning Classification: LI

Reason for Requested Rezoning: better use of property.
Cohesive with neighbor to the South.

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: 1/8/24 City Council Hearing Date: 1/16/24
Notices Sent for P&Z Hearing: 12/22/23 Notices Sent for City Council Hearing: 12/27/23
Notices Posted for P&Z Hearing: 12/21/23 Notices Posted for City Council Hng: 12/21/23

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



December 14, 2023
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Parcels
 Sections

Area to be Rezoned

Scale: 1:1,668
 0 0.0125 0.025 0.045 0.09 mi
 0 0.0225 0.045 0.09 km



December 15, 2023
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Zoning Classification R-1 Value \$ 7177.18

PERMIT NUMBER 2024-1
FEE \$25.00 CASH CHECK# 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 Joe Ziemba Contractor American Fence

Address 323 Nelson St Address 1605 N Shady Bend

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

Phone Number 402-984-9642 Cell Phone 308-249-7854

Complete Legal Description of the Property Lot 3, N24' OF Lot 4 + S22' OF Lot 2-Block 2

Address of Fence Site 323 Nelson St Size & Kind 6' wood Kelly Add St. Paul

Replacement or New Fence: New. Approximately 313 feet

Approximately when will the construction: Start Jan 15 2024 Finish Jan 17 2024

To Whom Should the Improvements be assessed? Joe Ziemba

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 1-4-24
(Matt Helzer's signature)

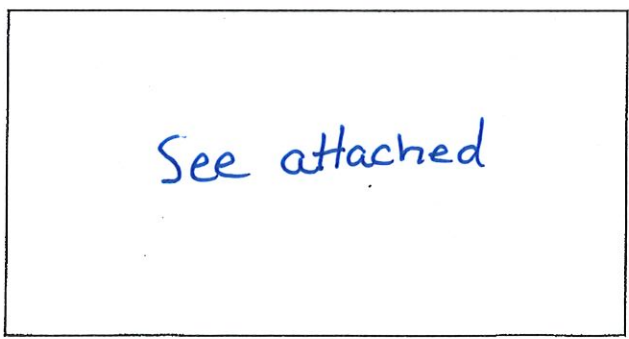
Recommendations needed before approval: _____

MUST CALL DIGGERS HOTLINE @ \$11 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 1-3-24

N 6"
Drawing:

W 1'



E 27'

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

Reasons for Denial: _____

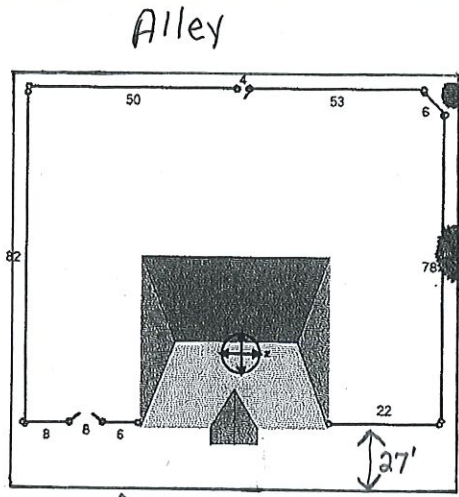
2024-1

AMERICAN FENCE COMPANY

Sioux City Rochester Kansas City Omaha Lincoln Grand Island Sioux Falls Des Moines Wichita Iowa City
 ADDRESS **1605 N. Shady Bend Rd., Grand Island, NE 68802** SALESMAN **Patrick Donovan**
 PH: (308) 395-0793

DATE 12/21/2023 PHONE: (402) 984-9642 CELL _____
 CUSTOMER **Joe Ziemba** WORK _____
 PROJECT LOCATION: **323 Nelson St**
 CITY **St Paul** STATE **NE** ZIP **68873**
 BILLING ADDRESS: _____ AFC JOB# _____
 CITY _____ STATE _____ ZIP _____
 EMAIL **ZIEMBAJE11@GMAIL.COM**

PHONE 308-249-7856		
PGRAR23-0367-F		
STYLE DRAWING	HEIGHT	LENGTH
W6-S18	6.0'	305.0'
	3.0'	0.0'
PROJECT TOTAL		



Fence style legend
 This drawing is not to scale.
 ■ wood

Nelson Street

GATE INFORMATION		
4' wide x 6' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
8' wide x 6' tall	<input type="checkbox"/> SS	<input checked="" type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

Fence Price **\$7,177.18**

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$6.00
SPRINKLER INS.	\$200.00
DIRT HAUL	\$452.00
OPTIONAL ITEMS SUB TOTAL	\$0.00

OFFICE USE ONLY	DATE	_____
	TYPE	_____
	AMOUNT	_____

DESCRIPTION OF JOE ZIEMBA PROJECT		QUOTE IS GOOD FOR 14 DAYS	
Fence 7: Install 317' of 6' Solid Wood Privacy fence using Cedar Pickets, 2x4 Rails and treated posts with one 4' wide x 6' tall single swing gate and one 8' wide x 6' tall. Posts are set in wet cement.			
On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. <u>We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.</u>			
AFC REPRESENTATIVE:	DATE	CUSTOMER SIGNATURE:	DATE
Patrick Donovan	12/21/2023	<i>[Signature]</i>	12/21/2023
Please provide Billing Email Address:		ziembaje11@gmail.com	



January 4, 2024
 1:1,250
 0 0.01 0.02 0.04 mi
 0 0.015 0.03 0.06 km

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