

## Planning Commission Meeting

Monday, November 17, 2025 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 17th day of November, 2025 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 September 8, 2025 minutes.
4. Ratify Administrative Approval of Zoning Permit applications:
  - (a) 2025-39 Hannah Steigely - fence at 1021 Jackson Street
  - (b) 2025-40 Jeff & Chas Ruzicka - fence at 321 Bruce Street
  - (c) 2025-41 River Valley Repair LLC - commercial sign at 711 Howard Avenue
  - (d) 2025-42 Lisa Johnson - fence at 310 Kelly Street
5. Discuss - Approve / Deny Zoning Permit application:
  - (a) 2025-43 Housing Authority of St. Paul, NE - remove mobile home from 1124 5th Street
6. Discuss allowable uses in Central Business Zoning District.
7. Zoning Administrator Helzer Report
8. Public Comments
9. Chairman Solko announces the next Planning Commission meeting.
10. Adjournment

**St. Paul Planning Commission**  
September 8, 2025  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 8<sup>th</sup> day of September, 2025 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Commission member Scheer called the meeting to order at 12:15 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. 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: Connie Becker, Arvilla Jacobs, and Dan Scheer. Commission members absent: Tyler Solko and Tony Walch. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the June 30, 2025 meeting minutes. Commission member Scheer seconded the motion. Commission members Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 3/0.

Commission member Jacobs moved to ratify the administrative approval of the following zoning permits, and to waive the filing fee for Zoning Permit application 2025-31:

- 2025-29 Laura Rose – fence at 1104 Howard Avenue
- 2025-30 Roland Sokol – fence at 1504 Bruce Street
- 2025-31 Housing Authority of St. Paul – move trailer from 1122 5<sup>th</sup> Street
- 2025-32 Dave Rudolf – fence at 915 Sheridan Street

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

Commission member Becker moved to approve the following Zoning Permit applications, and to waive the filing fee for Zoning Permit applications 2025-33 and 2025-34:

- (a) 2025-33 City of St. Paul – tennis/pickleball courts, shed & picnic shelter near Nelson and Elm Streets
- (b) 2025-34 City of St. Paul – picnic shelter & playground equipment near 5<sup>th</sup> & Jay Streets
- (c) 2025-35 Tristin Kinchelow – portable shed at 310 6<sup>th</sup> Street
- (d) 2025-36 Andrew Wilshusen – garden shed at 1528 Indian Street
- (e) 2025-37 Chad Augustyn – garage at 821 8<sup>th</sup> Street
- (f) 2025-38 Denise Moslander – utility shed at 322 5<sup>th</sup> Street

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

The meeting was adjourned at 12:40 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Dan Scheer  
Acting Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R1 Value \$ 700.<sup>00</sup>

PERMIT NUMBER 2025-39  
FEE \$25.00 CASH      CHECK#      CC   
*paid 9/19/25*

### 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 HANNAH STEIGELY Contractor SELF

Address 1021 JACKSON ST Address     

City, State, Zip ST PAUL NE 68873 Phone Number     

Phone Number 308-370-1190 Cell Phone     

Complete Legal Description of the Property E 88' OF LOTS 1+2 BLOCK 1 WALLACE'S ADD ST PAUL

Address of Fence Site 1021 JACKSON ST Is Fence new or replacing a current fence? NEW

Size and Type (material) of Fence: 6FT METAL (BLK)

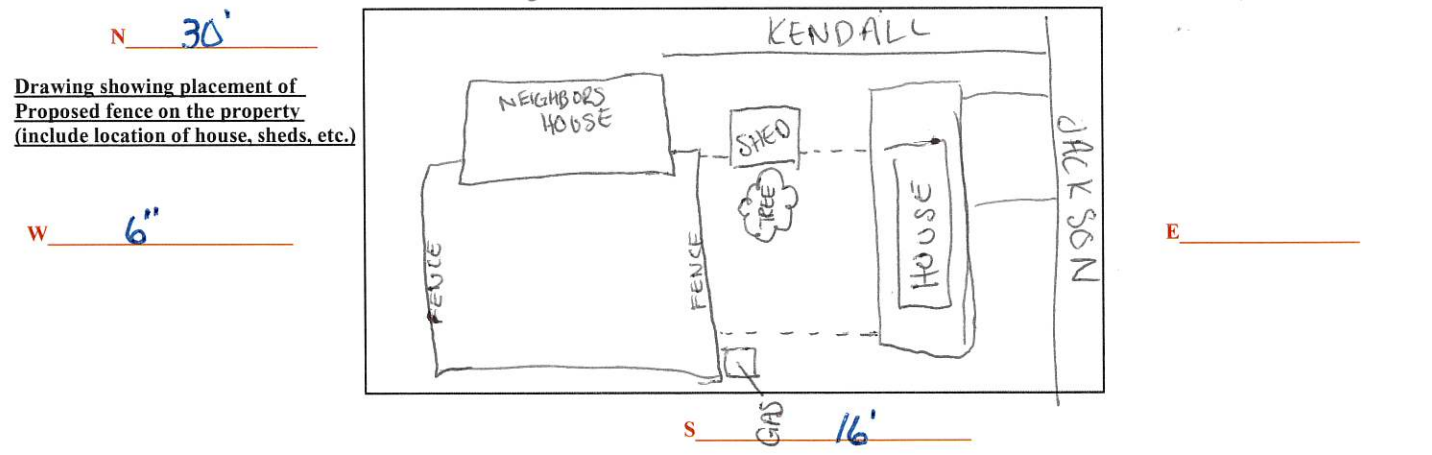
Approximately when will the construction: Start WHEN APPROVED Finish NOV 2025

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-22-25  
*(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.**

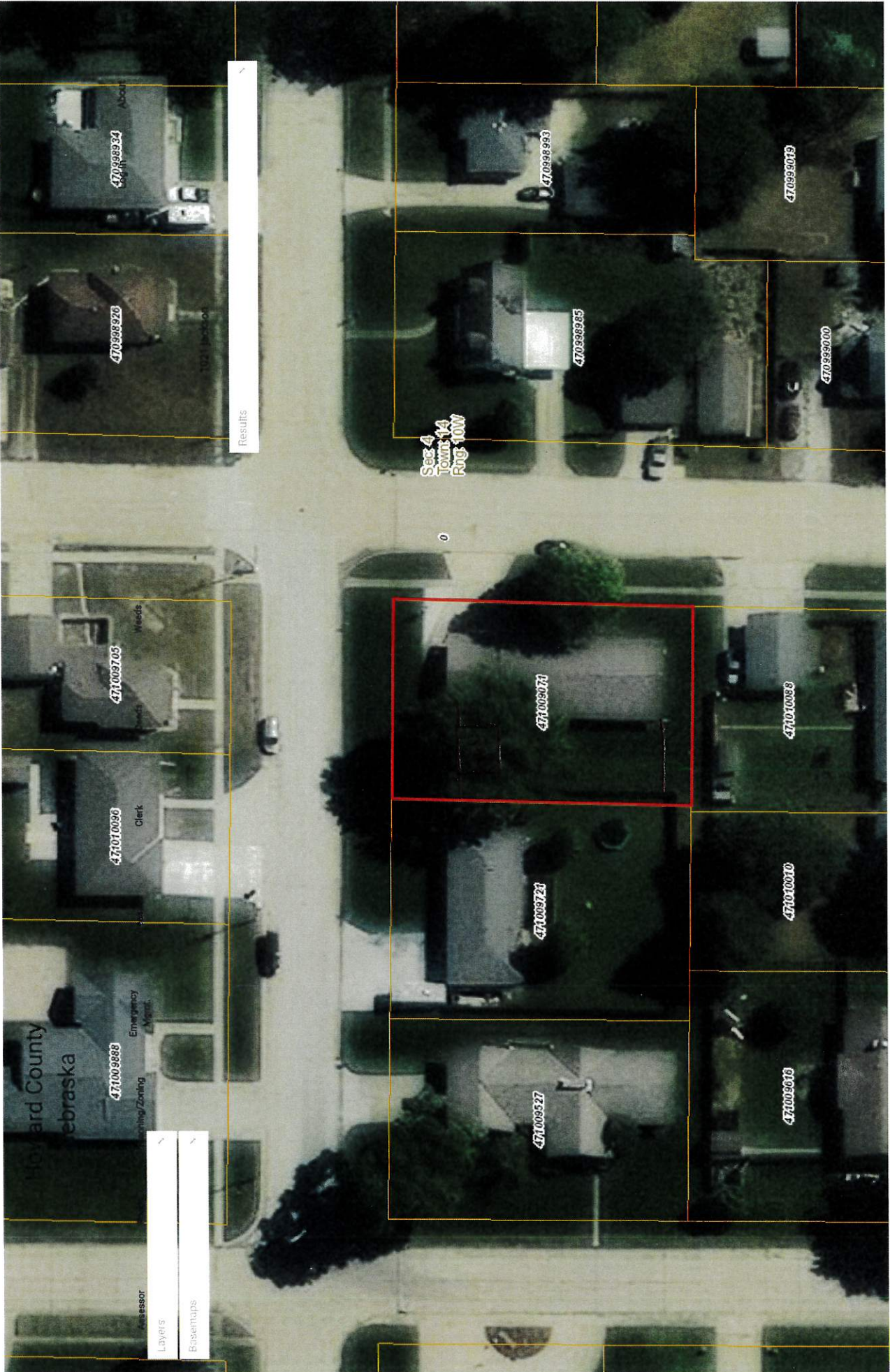
Signature of Applicant *Steigely* Date 9-19-25



**For Office Use Only:**  
Permit is Approved  Denied       
Zoning Administrator *Matthew T Helzer* Date 9/22/25

Reasons for Denial: Admin Approval per §11.1.1

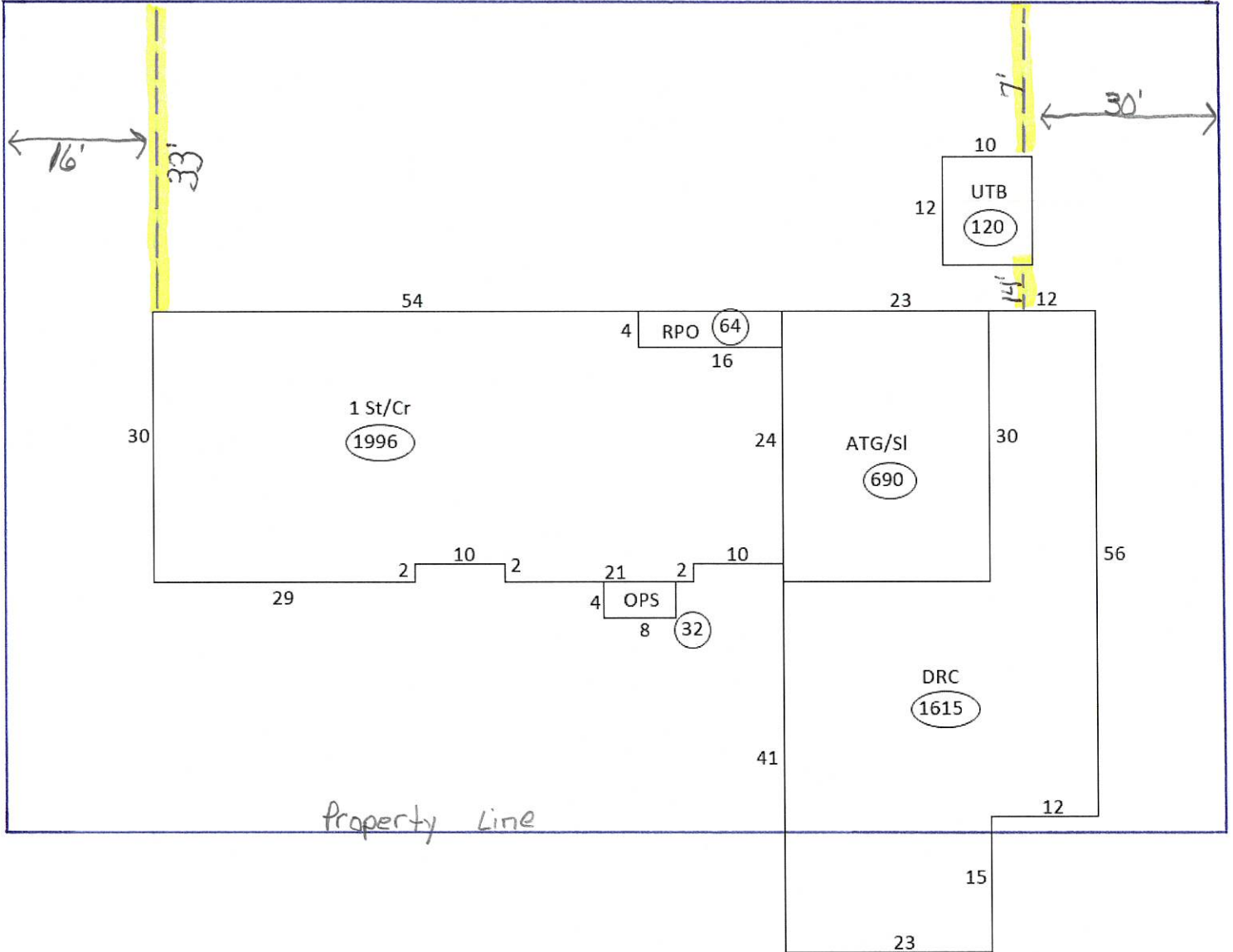
2025-39



Lat: 41.216120 Long: -98.465678  
 Site Last Updated: 9/19/2025  
 © OpenStreetMap  
 (https://www.openstreetmap.org/copyright)



2025-39

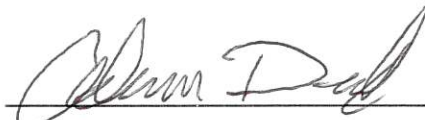


Jackson Street

2025-39

September 20, 2025

I, Adam Dvorak, understand and agree that Hannah Steigely, the property owner of 1021 Jackson Street, St. Paul, NE can attach a new fence to be installed on her property to the existing fence on my property of 1309 Kendall Street, St. Paul, NE.

A handwritten signature in black ink, appearing to read "Adam Dvorak", written over a horizontal line.

Adam Dvorak

# ZONING PERMIT

THIS PERMIT # 2025-39 is issued to

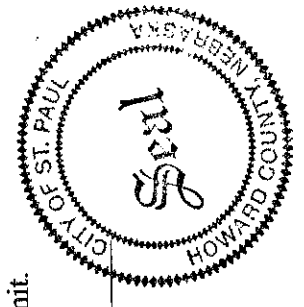
Hannah Steigely

For the purpose of  
construction / installation of fence

Located at 1021 Jackson Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.  
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on September 22, 2026



Matt Wiles  
Zoning Administrator

Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R-1

Value \$ 0  
(donated)

PERMIT NUMBER 2025-40  
FEE \$25.00 CASH  CHECK# paid 9/8/25 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 Jeff & Chas Ruzicka Contractor ourselves

Address 321 Bruce St. Address     

City, State, Zip St. Paul, Ne. 68873 Phone Number 308-750-3782 (Chas)

Phone Number 308-750-0684 (Jeff) Cell Phone     

Complete Legal Description of the Property Lot 3 Block 1 Kelly's Addition St. Paul

Address of Fence Site 321 Bruce St. Is Fence new or replacing a current fence? new

Size and Type (material) of Fence: Chain link Fence - 4' high

Approximately when will the construction: Start Sept or Oct. Finish Sept. or Oct.

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 9-10-25  
(Matt Helzer's signature)

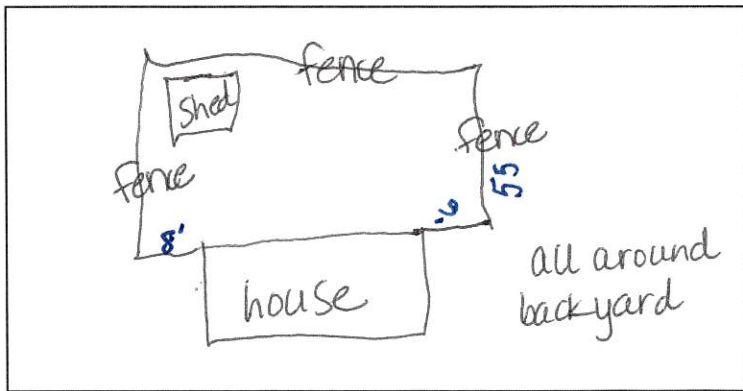
Recommendations needed before approval:     

**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 Chastity Ruzicka Date 9-8-2025

N 6"  
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)  
W 6"  
S 6"



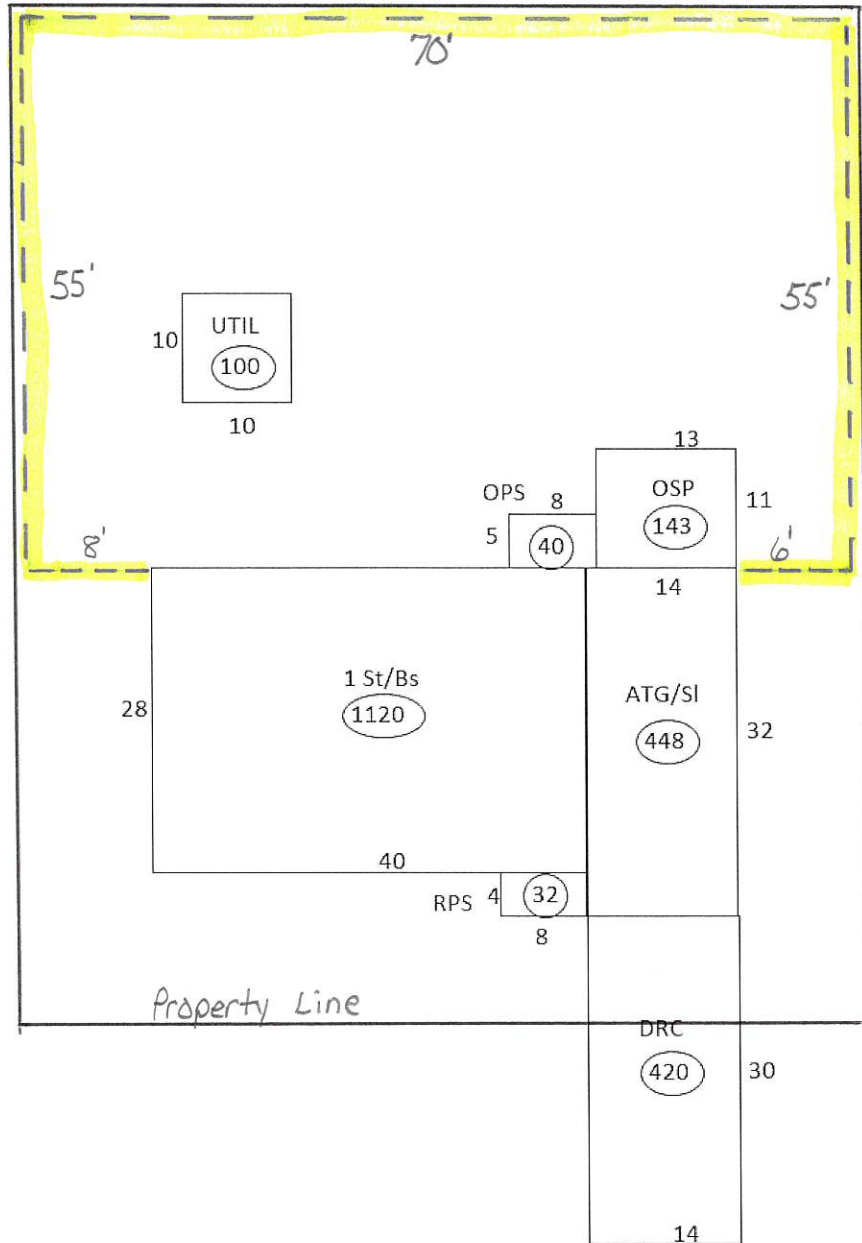
E 57'

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

Reasons for Denial:

Alley

2025-40



Bruce Street



# ZONING PERMIT

THIS PERMIT # 2025-40 is issued to

Jeff and Chas Ruzicka

For the purpose of

installing chain link fence

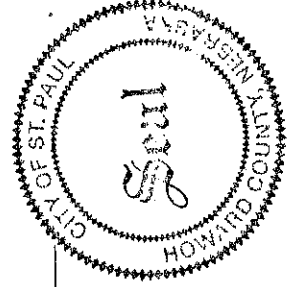
Located at 321 Bruce Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.  
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on September 22, 2026

Matt Hefer

Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification B1 Value \$ 2500<sup>00</sup> PERMIT NUMBER 2025-41  
 FEE \$50.00 CASH      CHECK# 1085 PD  
 Receipt # 19013 9/16/25

**APPLICATION FOR A SIGN 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.

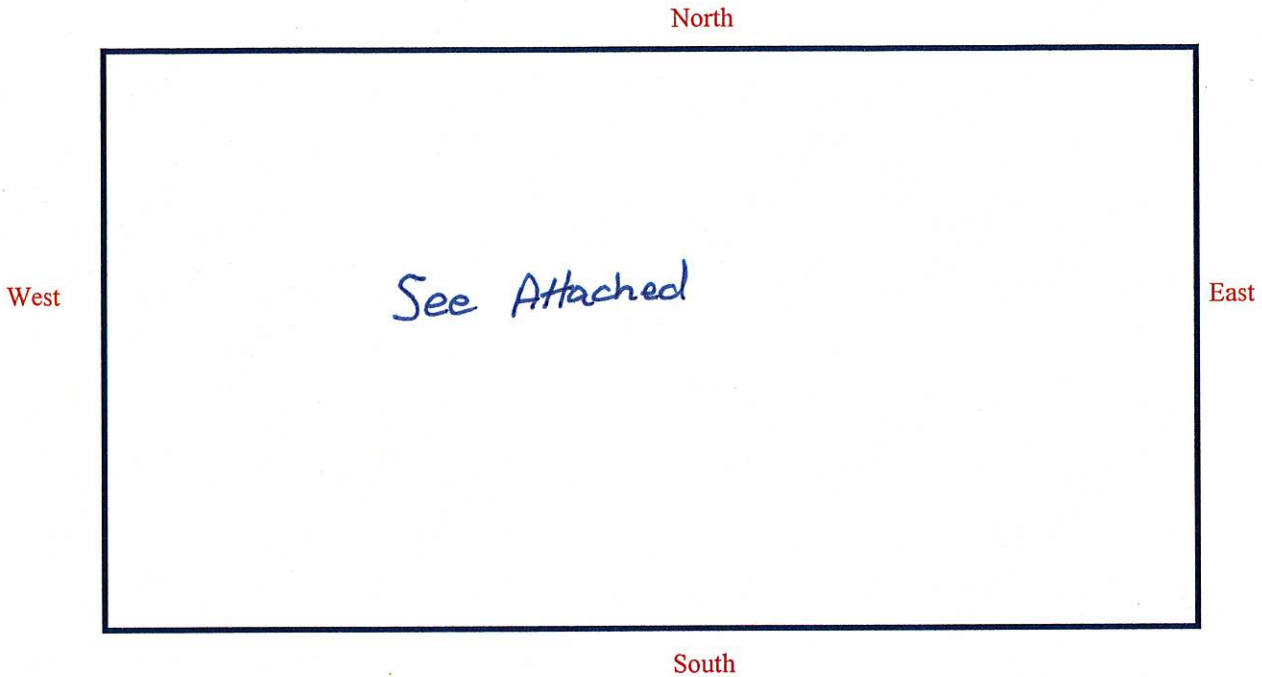
Business Owner/Applicant River Valley Repair, LLC Property Owner River Valley Repair, LLC  
 Address 4264 Arizona Ave. Address 4264 Arizona Ave. Grand Island, NE 68803  
 City, State, Zip Grand Island, NE 68803 Phone Number       
 Phone Number 308-754-4411 Cell Phone       
 Complete Legal Description of the Property Lots 5, 6, and W6 of Lot 4 Block 83 OT St. Paul  
 Address of Business 711 Howard Ave. St. Paul, NE 68873  
 Size of Proposed Sign 18' Long 3' tall  
 Type of Sign Acrylic  
 Sign Construction/Material Acrylic  
 Where will sign be located on the property On front of building  
 Distance from Front property line NA Mounted to the front of Building Rear property line       
 Distance from Side property line      Second Side property line       
 Is there a utility easement on either the back or side property? NO  
 Approximately when will construction Start 9/16/25 Finish 12/15/25  
 To Whom Should the Improvements be assessed? To the business  
 Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 9-15-25  
 (Matt Helzer's signature)

Recommendations needed before approval:     

**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:




Street Name: North boundary \_\_\_\_\_ South boundary \_\_\_\_\_  
 Street Name: West boundary \_\_\_\_\_ East boundary \_\_\_\_\_

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.**

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 9/15/25

**For Office Use Only:**

Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2025-41

20250915\_132837.jpg

18' Long 3' High

9/15/25, 1:41 PM



2025-41

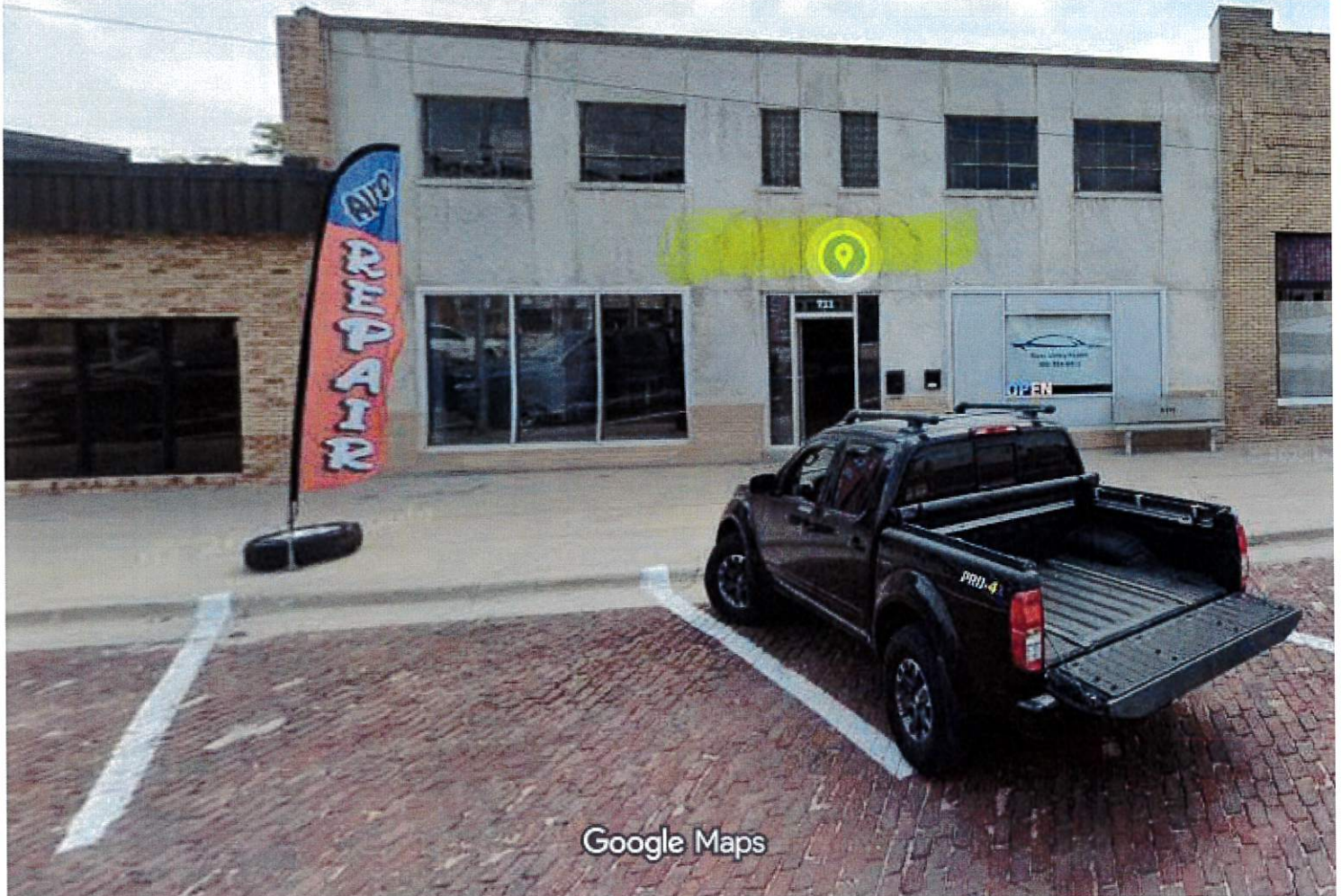
Google Maps

711 Howard Ave

St Paul, Nebraska

Google Street View

Aug 2025 [See more dates](#)



Google Maps

Image capture: Aug 2025 © 2025 Google



# ZONING PERMIT

THIS PERMIT # 2025-41 is issued to

River Valley Repair LLC

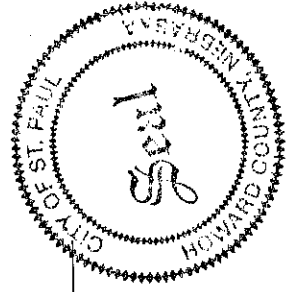
For the purpose of  
installing a commercial sign on the building

Located at 711 Howard Avenue

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.  
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on September 22, 2026

Matt Nelson  
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R1 Value \$ 6601

PERMIT NUMBER 2025-42  
FEE \$25.00 CASH  CHECK#  CC   
pd 10/15/25

### 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 Lisa Johnson Contractor American Fence  
Address 310 Kelly St Address 1605 N Shady Bend G.I  
City, State, Zip St Paul NE 68873 Phone Number 308-395-0793  
Phone Number 253-250-9034 Cell Phone 308-249-7856  
Complete Legal Description of the Property Lot 8, Block 2 Kelly's Addition St. Paul  
Address of Fence Site 310 Kelly St Is Fence new or replacing a current fence? Replacing  
Size and Type (material) of Fence: 6' Vinyl Privacy Replacement  
Approximately when will the construction: Start 10-20-25 Finish 10-21-25

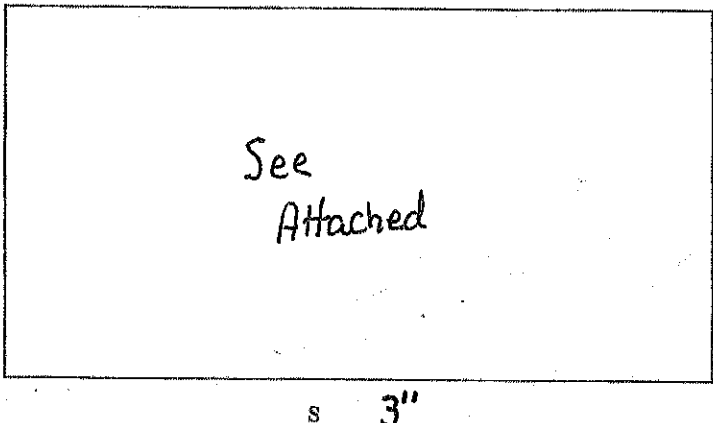
Contact Utility Superintendent at (308) 754-4483 regarding inspection Matt Helzer Date of visit 10-16-25  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

**MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY BASEMENTS 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 10-10-25

4"  
Drawing showing placement of proposed fence on the property (include location of house, sheds, etc.)



—  
W

6"  
E

3"  
S

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

Reasons for Denial: \_\_\_\_\_

2025-42

# AMERICAN FENCE COMPANY



ADDRESS 1605 N. Shady Bend Rd., Grand Island, NE 68802  
 PH: (308) 395-0793

SALESMAN Patrick Donovan

DATE 10/9/2025 PHONE: 253-250-9034  
 CUSTOMER Lisa Johnson  
 PROJECT LOCATION: 310 Kelly St  
 CITY St Paul STATE NE  
 BILLING ADDRESS:  
 CITY STATE  
 EMAIL LISALJ@HOTMAIL.COM

CELL \_\_\_\_\_  
 WORK \_\_\_\_\_  
 ZIP 68873  
 AFC JOB# \_\_\_\_\_  
 ZIP \_\_\_\_\_

PHONE 308-249-7856

PGRAR25-0280-A		
STYLE DRAWING	HEIGHT	LENGTH
K373	6.0'	155.0'

PROJECT TOTAL

GATE INFORMATION

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

Fence Price \$6,601.08

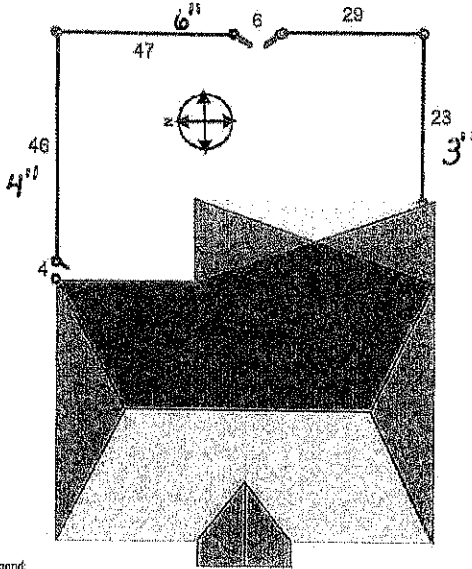
OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	<del>\$6.00</del>
SPRINKLER INS.	<del>\$250.00</del>
DIRT HAUL	<del>\$198.00</del>
OPTIONAL ITEMS SUB TOTAL	\$0.00

OFFICE USE ONLY

DATE \_\_\_\_\_  
 TYPE \_\_\_\_\_  
 AMOUNT \_\_\_\_\_

Alley



Fence style legend:  
 This drawing is not to scale.  
 [shaded box] vinyl

Kelly Street

DESCRIPTION OF LISA JOHNSON PROJECT

QUOTE IS GOOD FOR 14 DAYS

Fence 1: remove existing fence, dig out and haul away, install approximately 155' of 6' Khaki Solid Privacy with one 6' wide x 6' tall double drive gate and one 4' wide x 6' tall single swing gate. Post will be set in wet cement with 5x5 post inserts for strength.

\*\*\* The price reflects a Fall Promotion. It is with the understanding that we will begin setting post no later than 12/1/2025. This will allow us to set post before the ground freezes, and we will have fence completed by 3/1/2026. The proposal needs to be signed by 10/31/2025. This promotion ends 10/31/2025. After this date we will need to requote the entire project.\*\*\*

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. We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.

AFC REPRESENTATIVE:

DATE 10/9/2025

Patrick Donovan

CUSTOMER SIGNATURE:

Lisa Johnson

DATE 10/9/2025 03:05 PM

Please provide Billing Email Address: lisa|j@hotmail.com

Zoning Classification R-2

PERMIT NUMBER 2025-43  
FEE \$50.00 CASH      CHECK#      CC       
Waive Fee

**APPLICATION FOR PERMIT TO MOVE A BUILDING (House / Garage)**

**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 Housing Authority of the City of St. Paul, NE Contractor Travis Spilinek  
Address 420 Jay St. Address 1125 E White Rd  
City, State, Zip St. Paul, NE 68873 Phone Number 308-589-0124  
Phone Number 308-754-5251 Cell Phone     

Complete Legal Description of the Property Lots 13, 14, 15, 16, 17, 18 Block 2 Original Town of St. Paul

Address of current Site 1124 5th St. Address of new location     

Type of Structure to be moved Mobile Home

Approximately when will the moving: Start 11-3-2025 Finish 11-30-2025

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 11-10-2025  
(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 Jean Harlow Date 11-3-2025

**Treasurer certificate must be attached showing taxes are paid prior to moving the building(s).**

**For Office Use Only: Attach the Treasurer Certificate**

Permit is Approved      Denied      Date       
Zoning Administrator

Reasons for Denial:

2025-43



2025-43



Property Description  
 (#8-1) IOLL/MR LOCATED ON LOTS 13-18  
 BLOCK 2 OT ST PAUL

1122 LOT 3 5TH ST ST PAUL NE 68873

HOWARD COUNTY

TAX YEAR 2024  
 STATEMENT 1872  
 TAX TYPE Real Estate  
 PARCEL ID 0474770634  
 TAX DISTRICT 1  
 1,VR1

2025-43

HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

Description	Tax Rate	Prior Tax	Current Tax
COUNTY GENERAL	0.15360900	10.22	0.00
ST PAUL SCH DIST	0.95651700	62.78	0.00
ST PAUL SCH #1 BO	0.00000000	4.01	0.00
ST PAUL CITY	0.39306600	27.89	0.00
ST PAUL VILLAGE B	0.08080600	5.12	0.00
LOWER LOUP NRD #1	0.03275900	2.32	0.00
LOUP BASIN RECL#1	0.02642300	1.76	0.00
AG SOCIETY	0.00305200	0.20	0.00
HISTORICAL SOCIET	0.00083400	0.05	0.00
CENTRAL COMM-COLL	0.02000000	5.47	0.00
ED SERVICE UNIT #	0.01271800	0.88	0.00
<b>Totals</b>	<b>1.67978400</b>	<b>113.58</b>	<b>0.00</b>
Tax Credit		-7.12	0.00
School Tax Credit		0.00	-17.46

Total Taxes Due	0.00	12/31/2024
1st Half Delinquent	0.00	05/01/2025
2nd Half Delinquent	0.00	09/01/2025
	<b>Value</b>	<b>Tax Amount</b>
Total	0	0.00
Homestead Credit	0	0.00
Non-Ag Tax Credit	0	0.00
Ag-Land Tax Credit	0	0.00
School Tax Credit		-17.46
Unused School		17.46
Taxable	0	0.00
Penalty		0.00
<b>NET AMOUNT DUE</b>		<b>0.00</b>



IMPORTANT: Examine the notice before payment. The treasurer is not responsible for payments on the wrong property.

MESSAGES

2024 Real Estate Statement



HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

Statement 1872  
 District ID 1  
 Parcel ID 0474770634

Delinquent on 05/01/2025	
Total Due	0.00
1st Half	0.00

Call (308) 754-4852 For Current Interest

Make Checks Payable To:  
 SARA ROY, HOWARD COUNTY TREASURER  
 612 Indian St. #9 St. Paul, NE 68873



2024 Real Estate Statement



HOUSING AUTHORITY OF CITY ST PAUL  
 PO BOX 86  
 SAINT PAUL, NE 68873-0086

Statement 1872  
 District ID 1  
 Parcel ID 0474770634

Delinquent on 09/01/2025	
Total Due	0.00
2nd Half	0.00

Call (308) 754-4852 For Current Interest

Make Checks Payable To:  
 SARA ROY, HOWARD COUNTY TREASURER  
 612 Indian St. #9 St. Paul, NE 68873



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## 5.7 B-1 – CENTRAL BUSINESS DISTRICT

5.7.01 **INTENT:** This district is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities and to provide neighborhood commercial convenience areas.

5.7.02 **PERMITTED PRINCIPLE USES AND STRUCTURES:** The following shall be permitted as uses by right:

1. Automobile services and service stations
2. Automotive wash facilities
3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic; social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services

18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries
22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Bed and Breakfast guest home and/or short-term rental properties ( not on ground floor)
36. Apartments above stores/businesses (not on ground floor)

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

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

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 **CONDITIONAL USES:** A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;
2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums

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

5.7.05 **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 B-1 Central Business District.

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

1. General Requirements:

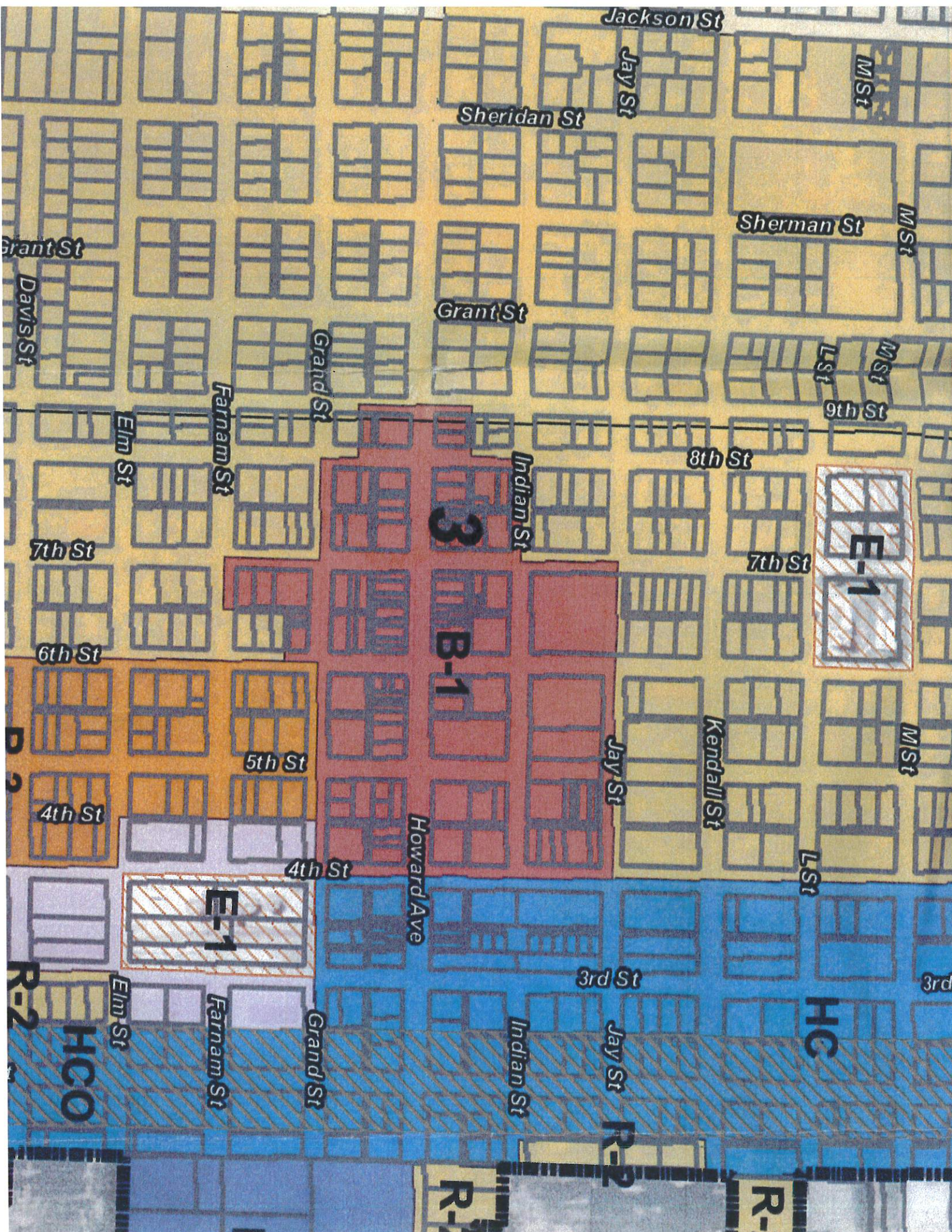
	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

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.

5.7.07 **PARKING REGULATIONS:** Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 SIGN REGULATIONS: Signs within the B-1 District shall be in conformance with the provisions of this ordinance.





Jackson St

Jay St

M St

Sheridan St

Sherman St

M St

Grant St

Grant St

Grand St

L St

M St

9th St

Farnam St

Elm St

8th St

3

Indian St

E-1

7th St

7th St

6th St

5th St

M St

4th St

Jay St

Kendall St

L St

4th St

Howard Ave

E-1

3rd St

HC

3rd St

R-2

HCO

Elm St

Farnam St

Grand St

Indian St

Jay St

R-2

R-2

R-2

# 407 Howard Ave, ST PAUL, NE 68873

24 Photos



407 Howard Avenue St Paul Mach1 Realty

Map Slideshow

## \$149,900

Active for Sale

2 Beds

1 Baths

1400 SF

Built In 1959

Listing ID	11589250	School	ST PAUL PUBLIC SCHOOLS
Property Type	Residential	Tax ID	4709941305
County	Howard	FEMA Flood Map	<a href="https://www.fema.gov/portal">fema.gov/portal</a>
Township	St Paul	Year Built	1959
Neighborhood	St Paul		

### ST Paul, NE Main Street - Fantastic Remodel - Must Check It Out!

Main Street of ST Paul, NE. Totally Remodeled and Updated. Almost all new mechanicals. Can be used for many types of businesses. Chiropractor, Dentist, Therapist, Attorney, Masseuse, Etc. Up to 4 Offices and Reception Room. Has nice Kitchen with Refrigerator and Stove, 3/4 Bath. Roof in near new condition. Howard County has the property classified as residential in a commercial district. Can easily be used as an Office/Business/Residential pending future change in current City regulations for Central Business District to allow main level apartment or AirBnB type business. SO Many Possibilities! Large garage with workbench and storage. Give us a shout to take a look.

LESS ▲

#### Property Details

- 2 Total Bedrooms
- 1400 SF
- Built in 1959
- 1 Story
- Other Style
- 1 Full Bath
- 3016 SF Lot
- Renovated 2025
- Available 10/30/2025
- Slab Basement
- Renovation: Complete Renovation including sheetrock, paint, doors, cabinets, appliances, lighting, HVAC, floors, plus More!

#### Interior Features

- Open Kitchen
- Refrigerator
- Bonus Room
- 1 Heat/AC Zones
- Central A/C
- Laminate Kitchen Counter
- Laminate Flooring
- Kitchen
- Electric Fuel
- 150 Amps
- Oven/Range
- 6 Rooms
- Laundry
- Natural Gas Fuel
- Den/Office
- Forced Air
- Natural Gas Avail

#### Exterior Features

- Masonry - Concrete Block Construction
- Stucco Siding
- Rubber Roof
- Municipal Water
- Brick Siding
- Masonry Siding
- Detached Garage
- Municipal Sewer
- Steel Siding
- 2 Garage Spaces
- Utilities

#### Taxes and Fees

- Tax Year 2025

#### Listed By



**Michael McCann**

Mach 1 Realty

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Cell: [308-627-3700](tel:308-627-3700)

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