

Wayne Planning Commission Meeting Minutes
Monday, November 4, 2013

Chair Pat Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., on Monday, November 4, 2013, in the Council Chambers of the Municipal Building. Roll call was taken with the following members present: Lee Brogie, Mark Sorenson, Jeff Carstens, Breck Giese, Jessie Piper, Jill Sweetland, Chair Pat Melena, and Inspector/Planner Joel Hansen. Absent: Rachelle Rogers-Spann and Sharon Braun.

Motion was made by Commissioner Sweetland and seconded by Commissioner Brogie to approve the minutes for September 9, 2013 as presented. Chair Melena stated the motion and second. All were in favor; motion carried unanimously.

Chair Melena read the Open Meetings Act and advised that anyone desiring to speak should limit themselves to three minutes and wait until being recognized by the Chair.

Motion was made by Commissioner Sweetland and seconded by Commissioner Sorenson to forward a recommendation of approval to the City Council for the Jorgensen Subdivision to the City of Wayne, with the findings of fact being, consistency with the comprehensive plan and staff's recommendation. Chair Melena stated the motion and second, and the result of roll call being all ayes, Chair Melena declared the motion carried.

Motion was made by Commissioner Brogie and seconded by Commissioner Giese to forward a recommendation to the City Council that a Planned Unit Development (PUD) should not be allowed outside the city limits of Wayne, with the findings of fact being language in the Comprehensive Plan and the current city code. Chair Melena stated the motion and second, with Commissioners Carstens, Piper and Sweetland voting nay, Chair Melena declared the motion carried by a vote of four ayes and three nays.

Motion was made by Commissioner Sorenson and seconded by Commissioner Sweetland to forward a recommendation of approval to the City Council for the Blight and Substandard Determination Study for the area referenced to as College Hill First Redevelopment Area, with the findings of fact being as stated in Resolution No. 2013-008, 1) the Planning Commission has reviewed the Study (a copy of which is attached to this resolution as Exhibit "A") as to its conformity with the general plan for the development of the City as a whole; and 2) the Planning Commission confirms that the area described in the study meets the definition of blighted and substandard as set forth in the Act; and 3) the Planning Commission makes no other recommendation with regard to such study; and staff's recommendation. Chair Melena stated the motion and second, and the result of roll call being all ayes, Chair Melena declared the motion carried.

Motion was made by Commissioner Sorenson and seconded by Commissioner Carstens to forward a recommendation of approval to the City Council for the Redevelopment Plan the East 60 feet of Lots 1, 2, 3, 4, 5, and 6, Block 5, College Hill Addition to Wayne, also referred to as College Hill First Addition to Wayne, Wayne County, Nebraska; and the West 90 feet of Lots 1, 2, 3, 4, 5, and 6, Block 5, College Hill Addition to Wayne, also referred to as College Hill First Addition to Wayne, Wayne County, Nebraska; and the vacated portion of North Pearl Street lying North of West 13th Street and abutting on Blocks 5 and 6, College Hill Addition to Wayne, Wayne County, Nebraska, and terminating at the Northern edge of Blocks 5 and 6, College Hill Addition to Wayne, Wayne County, Nebraska, being 80 feet by 180 feet, with the findings of fact being consistency with the comprehensive plan and staff's recommendation. Chair Melena stated the motion and second, and the result of roll call being all ayes, Chair Melena declared the motion carried.

Motion was made by Commissioner Giese and seconded by Commissioner Carstens to forward a recommendation of approval to the City Council for the Blight and Substandard Determination Study for the area Referenced to as North Central Redevelopment Area, with the findings of fact being as stated in Resolution No. 2013-009, 1) The Planning Commission has reviewed the Study (a copy of which is attached to this resolution as Exhibit "A") as to its conformity with the general plan for the development of the City as a whole; and 2) The Planning Commission confirms that the area described in the study meets the definition of blighted and substandard as set forth in the Act; and 3) The Planning Commission makes no other recommendation with regard to such study; and staff's recommendation. Chair Melena stated the motion and second, and the result of roll call being all ayes, Chair Melena declared the motion carried.

Discussion was held on the current residential zoning map, with no formal action taken.

There being no further discussion, motion was made by Commissioner Sweetland and seconded by Commissioner Sorenson to adjourn the meeting. All were in favor; motion carried unanimously; meeting was adjourned.