

**Wayne Planning Commission Meeting Minutes**  
**Monday, March 2, 2015**

Chair Pat Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., March 2, 2015, in the Council Chambers of the Municipal Building. Roll call was taken with the following members present: Melanie Loggins, Mark Sorenson, Jeff Carstens, Breck Giese, Jessie Piper, Rachelle Rogers-Spann, Sharon Braun, Jill Sweetland, Chair Pat Melena, and Building Inspector/Planner Joel Hansen.

Motion was made by Commissioner Sweetland and seconded by Commissioner Sorenson to approve the minutes for February 2, 2015 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.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Sweetland and seconded by Commissioner Braun to approve and forward a recommendation of approval to the City Council to rezone the area described as the North half of Block 3 of John Lake's Addition from R-2 Residential to R-3 Residential, to allow for multi-family dwellings, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Loggins and Commissioner Carstens who voted nay, motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council to rezone the area described as Blocks 5 & 6, College Hill Addition, from R-3 Residential to R-5 Residential, to allow for the development of high-density multi-family dwellings , with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps, and staff's recommendation. Chair Melena stated the motion and second. All were in favor; motion carried unanimously.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-10 Definitions, by deleting the terms Agriculture, Farm, and Feedlot and adding the terms Crop Production, Animal Production, First Class Animal Production, Second Class Animal Production, and Third Class Production, with the findings of fact being consistency with the Comprehensive Plan. Chair Melena

stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Sweetland to approve and forward a recommendation of approval to the City Council to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-112 Permitted Principal Uses and Structures in the A-1 Agricultural District, to delete (2) Agricultural Uses and add Crop Production, with the findings of fact being consistency with comprehensive plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Giese and seconded by Commissioner Carstens to approve and forward a recommendation of approval to the City Council to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-114 Exceptions in the A-1 Agricultural District, specifically to delete (20) Development and /or Expansion of the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Class Feedlots; and add First Class Animal Production, with the findings of fact being consistency with the comprehensive plan and the current and future land use map. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-115 Conditions for Granting Exceptions in the A-1 Agricultural District, specifically to add (3) First Class Animal Production, with the findings of fact being consistency with the comprehensive plan and the current and future land use map. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council to amend the

Wayne Municipal Code, Chapter 90 Zoning, Section 90-121 Permitted Conditional Uses in the A-1 Agricultural District and to add (1) Second Class Animal Production, with the findings of fact being consistency with the comprehensive plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Sweetland to approve and forward a recommendation of approval to the City Council to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-142 Permitted Principal Uses and Structures in the A-2 Agricultural Residential District, specifically to delete (1) Agricultural Uses and add Crop Production, with the findings of fact being consistency with the comprehensive plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay, and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens to table the public hearing for Section 90-150. Chair Melena stated the motion, but it died for a lack of a second. A motion was then made by Commissioner Carstens and seconded by Commissioner Loggins to approve and forward a recommendation of approval to the City Council amending the Wayne Municipal Code, Chapter 90 Zoning, by adding Section 90-150 Permitted Conditional Uses in the A-2 Agricultural Residential District and to add (1) Third Class Animal Production and to strike the....."under 5,000 square feet in a)... and in c) subset ii) change b to c, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Giese and seconded by Commissioner Sweetland to approve and forward a recommendation of approval to the City Council amending the Wayne Municipal Code, Chapter 90 Zoning, Section 90-352 Permitted Principal Uses and Structures in the B-1 Highway Business District, to delete Raising of Crops and Pasturing of Livestock and other open space agricultural uses, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the

exception of Commissioner Braun who voted nay and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council amending the Wayne Municipal Code, Chapter 90 Zoning, Section 90-362 Permitted Conditional Uses in the B-1 Highway Business District, by adding Section 90-363 and (1) Crop Production, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Sweetland to approve and forward a recommendation of approval to the City Council to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-482 Permitted Principal Uses and Structures in the I-1 Light Industrial and Manufacturing District, specifically to delete (1) Agricultural and add Crop Production, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion and second. All were in favor, with the exception of Commissioner Braun who voted nay and Commissioner Sorenson who abstained; motion carried to approve.

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Giese and seconded by Commissioner Carstens to approve and forward a recommendation of approval to amend the Wayne Municipal Code, Chapter 90 Zoning, Section 90-512 Permitted Principal Uses and Structures in the I-2 Heavy Industrial and Manufacturing District to delete (2) Agricultural and add Crop Production, with the findings of fact being consistency with the Comprehensive Plan and the current and future land use maps. Chair Melena stated the motion. All were in favor, with the exception of Commissioner Braun who voted nay and Commissioner Sorenson who abstained; motion carried to approve.

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