

Wayne Planning Commission Meeting Minutes Monday, April 2, 2012

Vice-Chair Lee Brogie called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., on Monday, April 2, 2012, in the Council Chambers of the Municipal Building. Roll call was taken with the following members present: Lee Brogie, Jeff Carstens, Breck Giese, Jessie Piper, Jill Sweetland, and Inspector/Planner Joel Hansen. Absent: Pat Melena, Mark Sorenson, Derek Hill, and Bill Kranz.

Motion was made by Commissioner Carstens and seconded by Commissioner Piper to approve the minutes for February 6, 2012, as presented. Vice-Chair Brogie stated the motion and second. All were in favor; motion carried unanimously.

Vice-Chair Brogie 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 Carstens and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council to amend Section 90-10 Definitions, by adding Agricultural Industry, Light Industry, General Industry, and Heavy Industry, as follows:

Agricultural Industry: Establishments which include the storage, manufacture, sale, or distribution of agricultural supplies or products that create major external effects, including substantial truck or rail traffic and/or significant potential for hazard. Typical uses include grain elevators, storage of agricultural chemicals such as anhydrous ammonia. Agricultural industries do not include retailers of farm equipment or other, generally non-hazardous agricultural supplies.

Light Industry: Establishments engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. These establishments are characterized by having no major external environmental effects across property lines and include no unscreened or un-enclosed outdoor storage. Typical uses include commercial bakeries, butcher shops, soft drink bottling, apparel assembly from fabrics, electronics, manufacturing, print shops, and publishing houses.

General Industry: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products from prepared materials or from raw materials without noticeable noise, odor, vibration, or air pollution effects across property lines, but often including outdoor storage of materials or products.

Heavy Industry: Enterprises involved in the basic processing and manufacturing of products, predominately from raw materials, with noticeable noise, odor, vibration, or air pollution effects across property lines; or a use or process engaged in the storage of or processes involving potentially or actually hazardous, explosive, flammable, radioactive, or other commonly recognized hazardous materials, except for those uses defined as agricultural industries. This would include concrete mixing and concrete manufacturing.

with the findings of fact being staff's recommendation, consistency with the Comprehensive Plan, and the current and future land use maps. Roll call vote was taken with the following: Commissioner Brogie – nay; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – aye. Vice-Chair Brogie declared the motion carried by a vote of four ayes and one nay.

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 Section 90-114 Permitted Principal Uses and Structures in the A-1 Agricultural Zone, by adding the following use (24) Heavy Industry, as follows, with the exception of adding "existing":

24. Heavy Industry, provided that the use is not located within 1,000 feet of any existing residential structure

with the findings of fact being staff's recommendation, consistency with the Comprehensive Plan, and the current and future land use maps. Roll call vote was taken with the following: Commissioner Brogie – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – aye. Vice-Chair Brogie declared the motion carried unanimously.

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 Section 90-482 Permitted Principal Uses and Structures in the I-1 Light Industrial Zone, by adding the following uses:

46. Light Industry
47. General Industry

With the findings of fact being staff's recommendation, consistency with the Comprehensive Plan, and the current and future land use maps. Roll call vote

was taken with the following: Commissioner Brogie – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – aye. Vice-Chair Brogie declared the motion carried unanimously.

Motion was made by Commissioner Carstens to forward a recommendation of approval to amend Section 90-484 Exceptions in the I-1 Light Industrial Zone per staff's recommendation, with the addition of Agricultural Industry. Motion failed due to lack of second.

Motion was made by Commissioner Sweetland and seconded by Commissioner Carstens to table the public hearing amending Section 90-484 Exceptions in the I-1 Light Industrial Zone to the June 4, 2012 meeting of the Planning Commission. Roll call vote was taken with the following: Commissioner Brogie – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – aye. Vice-Chair Brogie declared the motion carried unanimously.

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 Section 90-512 Permitted Principal Uses and Structures in the I-2 Heavy Industrial Zone, by adding the following uses:

56. Agricultural Industry
57. Light Industry
58. General Industry
59. Heavy Industry, provided that the entire property is not located within 500 feet of the following:
 - a. a public or private educational facility including but not limited to child day care facility, nursery school, preschool, kindergarten, private school, elementary, intermediate, junior high, middle, or high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, community colleges, universities, and shall include the school grounds of the above identified schools
 - b. any park, children's playground area, or youth sports complex including a community activity center and a recreational trail
 - c. a property line of any lot located in a residential district

with the findings of fact being staff's recommendation, consistency with the Comprehensive Plan, and the current and future land use maps. Roll call vote was taken with the following: Commissioner Brogie – nay; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – nay. Vice-Chair Brogie declared the motion carried with three ayes and two nays.

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Motion was made by Commissioner Carstens and seconded by Commissioner Sweetland to table the public hearing amending Section 90-754 Non-Conforming Uses to the June 4, 2012 meeting of the Planning Commission. Roll call vote was taken with the following: Commissioner Brogie – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; and Commissioner Sweetland – aye. Vice-Chair Brogie declared the motion carried unanimously.

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