

Wayne Planning Commission Meeting Minutes Monday, May 7, 2012

Chair Pat Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., on Monday, May 7, 2012, 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, Bill Kranz, Jill Sweetland, Chair Pat Melena, and Inspector/Planner Joel Hansen. Absent: Derek Hill.

Motion was made by Commissioner Sweetland and seconded by Commissioner Brogie to approve the minutes for April 2, 2012, 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 Brogie and seconded by Commissioner Kranz to approve and forward a recommendation of approval to the City Council to amend Section 90-10 Definitions, by adding Boarding Dwelling and amending the definition of Family, as follows:

Dwelling, boarding means a dwelling occupied by no more than six individuals who do not meet the definition of family.

Family means one or more persons living together and sharing common living, sleeping, cooking, and eating facilities within an individual housing unit, and meeting one of the following criteria:

- (a) Persons related by blood, marriage, or adoption.
- (b) No more than 4 unrelated individuals.
- (c) Persons residing with a family for the purpose of adoption.
- (d) Not more than eight persons under 19 years of age, residing in a foster house licensed or approved by the State of Nebraska.
- (e) Not more than eight persons 19 years of age or older residing with a family for the purpose of receiving foster care licensed or approved by the State of Nebraska.
- (f) Person(s) living with a family at the direction of a court.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner Kranz – aye; and Commissioner Sweetland – aye. Chair Melena declared the motion carried unanimously.

Motion was made by Commissioner Sweetland and seconded by Commissioner Kranz to approve and forward a recommendation of approval to the City Council to amend Section 90-204 Permitted Conditional Uses in the R-1 Residential District, by adding the following use (3) Boarding Dwelling:

3. For a boarding dwelling:
 1. a. Parking as required in Section 90-710.
 2. b. The maximum number of occupants shall not exceed one person per 1,500 square feet of lot area.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner – Kranz – aye; and Commissioner Sweetland – aye. Chair Melena 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 90-234 Permitted Conditional Uses in the R-2 Residential District, by adding the following use:

3. For a boarding dwelling:
 1. a. Parking as required in Section 90-710.
 2. b. The maximum number of occupants shall not exceed one person per 1,200 square feet of lot area.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner Kranz – aye; and Commissioner Sweetland – aye. Chair Melena declared the motion carried unanimously.

Motion was made by Commissioner Sweetland and seconded by Commissioner Sorenson to approve and forward a recommendation of approval to the City Council to amend Section 90-264 Permitted Conditional Uses in the R-3 Residential District, by adding the following use:

3. For a boarding dwelling:
 1. a. Parking as required in Section 90-710.
 2. b. The maximum number of occupants shall not exceed one person per 1,200 square feet of lot area.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner Kranz – aye; and Commissioner Sweetland – aye. Chair Melena declared the motion carried unanimously.

Motion was made by Commissioner Giese and seconded by Commissioner Kranz to approve and forward a recommendation of approval to the City Council to amend Section 90-294 Permitted Conditional Uses in the R-4 Residential District by adding the following use:

3. For a boarding dwelling:
 1. a. Parking as required in Section 90-710.
 2. b. The maximum number of occupants shall not exceed one person per 1,000 square feet of lot area.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner Kranz – aye; and Commissioner Sweetland – aye. Chair Melena declared the motion carried unanimously.

Motion was made by Commissioner Carstens and seconded by Commissioner Kranz to approve and forward a recommendation of approval to the City Council to amend Section 90-710 Parking Regulations, by adding the following use:

Residential Structures (Boarding Dwelling); 1.00 space per occupant; no minimum off-street loading requirements.

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 Sorenson – aye; Commissioner Carstens – aye; Commissioner Giese – aye; Commissioner Piper – aye; Commissioner Kranz – aye; and Commissioner Sweetland – aye. Chair Melena declared the motion carried unanimously.

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