

**Wayne Planning Commission Meeting Minutes**  
**May 1, 2017**

Vice-Chair Mark Sorensen called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., May 1, 2017, in Council Chambers of Wayne City Hall. Roll call was taken with the following members present: Jeff Carstens, Cory Sandoz, Jessie Piper, Breck Giese, Melanie Loggins, Vice-Chair Mark Sorensen and Inspector/Planner Joel Hansen. Absent: Chair Pat Melena and Chele Meisenbach.

Motion was made by Commissioner Carstens and seconded by Commissioner Piper to approve the minutes for April 3, 2017. Vice-Chair Sorensen stated the motion and second. All were in favor; motion carried unanimously.

Vice-Chair Sorensen 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 Vice-Chair.

After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Piper to approve and forward a recommendation of approval to the City Council for the rezoning request from the City of Wayne from B-1 Highway Business to R-3 Residential, the areas known as 319 South Main, 323 South Main, and 325 South Main, with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps and staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, motion carried to approve.

After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Loggins to approve and forward a recommendation of approval to the City Council for the rezoning request from the City of Wayne from I-1 Light Industrial and Manufacturing to B-2 Central Business District, the areas known as 116 South Main Street, with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps and staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, motion carried to approve.

After deliberation and discussion, motion was made by Commissioner Loggins and seconded by Commissioner Sandoz to approve and forward a recommendation of approval to the City Council for the Use by Exception request for the B-2 Central Business District, Section 152.081 (D) Exceptions and (7) Storage and Mini-Warehouses for Jason Schulz at 116 South Main Street, with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps and

staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, motion carried to approve.

After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Sandoz to approve and forward a recommendation of approval to the City Council for the Request to Rezone from I-1 Light Industrial and Manufacturing to R-2 Residential for the following described area: Lot 1 of the Giese Addition and Tax Lots 31 in Part of the N1/2 of the SE1/4 of Section 13, Township 26 Range 3E., with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps and staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, with the exception of Commissioner Giese who abstained, motion carried to approve.

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, Section 152.082 (I) Maximum Height, specifically to increase the maximum from 25 feet to 35 feet, as written in the attached, with the findings of fact being staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, motion carried to approve.

After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Sandoz to approve and forward a recommendation of approval to the City Council for the Blight and Substandard study for the area referenced to as Blight and Substandard Determination Study for the South Sherman-Douglas Street Redevelopment Area, with the findings of fact being as stated in Resolution No. 2017-02. Vice-Chair Sorensen stated the motion and second. All were in favor, with Commissioner Giese abstaining, motion carried to approve.

After deliberation and discussion, motion was made by Commissioner Carstens and seconded by Commissioner Giese to forward a recommendation of approval to the City Council for the annexation of the Beaumont Event Center, with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps and staff's recommendation. Vice-Chair Sorensen stated the motion and second. All were in favor, motion carried to approve.

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