

**WAYNE PLANNING COMMISSION
MEETING AGENDA
Monday, February 7, 2022
Wayne City Council Chambers**

7:00 p.m.

Call to Order

Roll Call

Approval of Minutes —
December 6, 2021

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

Public Hearing —
Amending the Future Land Use Map of the
Comprehensive Plan for the City of Wayne

Public Hearing —
Request to Rezone Block 8, Crawford and Brown's Addition and the West Half of Block 12, North Addition, from B-2 Central Business District to B-3 Neighborhood Commercial District
Applicant: Sanctuary Apartments

Public Hearing —
Annexing a Parcel of Land Containing 1.02 Acres More or Less to the City of Wayne, Nebraska, More Particularly Described as Lot 1, Logan Valley Industrial Park, Wayne County, Nebraska

Adjourn

**Wayne Planning Commission Meeting Minutes
December 6, 2021**

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., December 6, 2021, at the City of Wayne Council Chambers, 306 Pearl Street. Roll call was taken with the following members present: Chair Pat Melena, Mark Sorenson, Matt Jones, Breck Giese, Nick Hochstein, and Street and Planning Director Joel Hansen. Absent: Chele Meisenbach, Jessie Piper, Cory Sandoz, and Jason Schultz.

Motion made by Commissioner Sorenson and seconded by Commissioner Hochstein to approve the minutes of June 14, 2021, as written. Chair Melena stated the motion and second; all were in favor; motion carried.

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 first item on the agenda was a public hearing to discuss the Redevelopment Plan for the Sanctuary Apartments Redevelopment Project. After deliberation and discussion, a motion was made by Commissioner Sorenson and seconded by Chair Melena to approve and forward a recommendation of approval to the Community Redevelopment Authority, the Redevelopment Plan for the Sanctuary Apartments Redevelopment Project, with the findings of fact being consistency with the current and future land use maps and the Comprehensive Plan, as well as outlined in Resolution No. 2021-1. Chair Melena stated the motion and second; all were in favor; motion carried.

The last item on the agenda was Resolution No. 2021-1. Motion was made by Commissioner Giese and seconded by Commissioner Jones to approve Resolution No. 2021-1 Recommending Approval of a Redevelopment Plan of the City of Wayne, Nebraska and approval of related actions. Chair Melena stated the motion and second; all were in favor; motion carried.

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

Planning Commission Secretary

NOTICE OF PUBLIC HEARING

The Wayne Planning Commission will hold their regularly scheduled meeting on Monday, February 7, 2022, at 7:00 p.m. at the Council Chambers of City Hall, 306 Pearl Street.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider amending the Future Land Use Map of the Comprehensive Plan, for the City of Wayne. The applicant for the request is the City of Wayne. This is an annual review of the future land use map.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider a Request to Rezone Block 8, Crawford and Brown's Addition and the west half of Block 12, North Addition from B-2 Central Business District to B-3 Neighborhood Commercial District. The applicant, Sanctuary Apartments LLC, wish to rezone the area to allow for the conversion of the former Baptist Church into residential apartments with no commercial tenants.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider annexing a parcel of land containing 1.02 acres more or less to the City of Wayne. The applicant is the City of Wayne. The City wishes to annex the parcel on which the Dollar General at 1519 East 7th Street is located, more particularly described as Lot 1, Logan Valley Industrial Park, Wayne County, Nebraska.

Citizens have the right under the Open Meetings Act to attend all meetings of public bodies. All oral or written comments on the proposed matter received prior to and at the public hearing will be considered.

Individuals requiring sensory accommodations, including interpreter services, Braille, large print, or recorded materials should contact Betty McGuire, City Clerk, at 402-375-1733, no later than 4:30 p.m. on the Friday preceding the meeting.

Publish: January 27, 2022

2022 Proposed Changes to Future Land Use Map

#1 – First Baptist Church and adjoining house

Change from Public/Quasi-Public to Mixed Use Residential/Commercial

#2 – West ½ of block between Main-Logan and 5th-6th Streets

Change from Commercial to Mixed Use Residential/Commercial

#3 – Cup of Grace

Change from Mixed Use Residential/Commercial to Public/Quasi-Public

#4 – WSC Criminal Justice House

Change from Mixed Use Residential/Commercial to Public/Quasi-Public

#5 – Houses at 1603, 1615, and 1701 Main

Change from Single Family Residential to Parks/Recreation

#6 – Virgil Kardell land by Vintage Hill 3rd Addition and houses at 1918, 2002, 2006, 2010, 2100, 2112, 2116, and 2300 Centennial Road

Add to Areas Targeted for Annexation

#7 – Ley property north of Greenwood Cemetery and east ½ of Pick/Meyer property west of Western Ridge II Addition

Add to Areas Targeted for Annexation



#7

#5

#6

#3

#4

#1

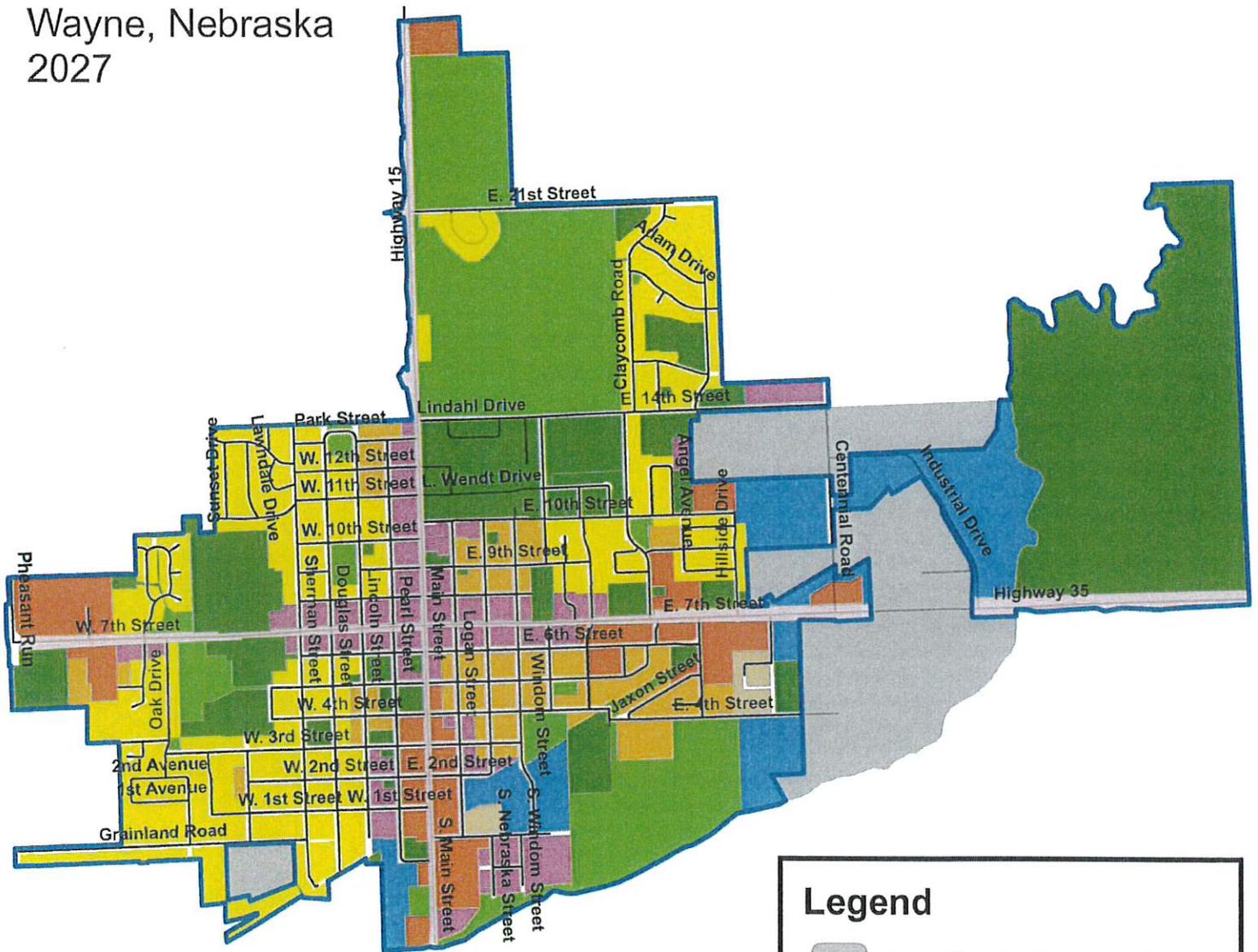
#2



FUTURE LAND USE MAP

CORPORATE LIMITS

Wayne, Nebraska
2027



Legend

-  Areas Targeted for Annexation
-  Commercial
-  Highway Corridor
-  Industrial
-  Mixed Use Residential/Commercial
-  Mobile Home Residential
-  Multifamily Residential
-  Parks/Recreation
-  Public/Quasi-Public
-  Single Family Residential

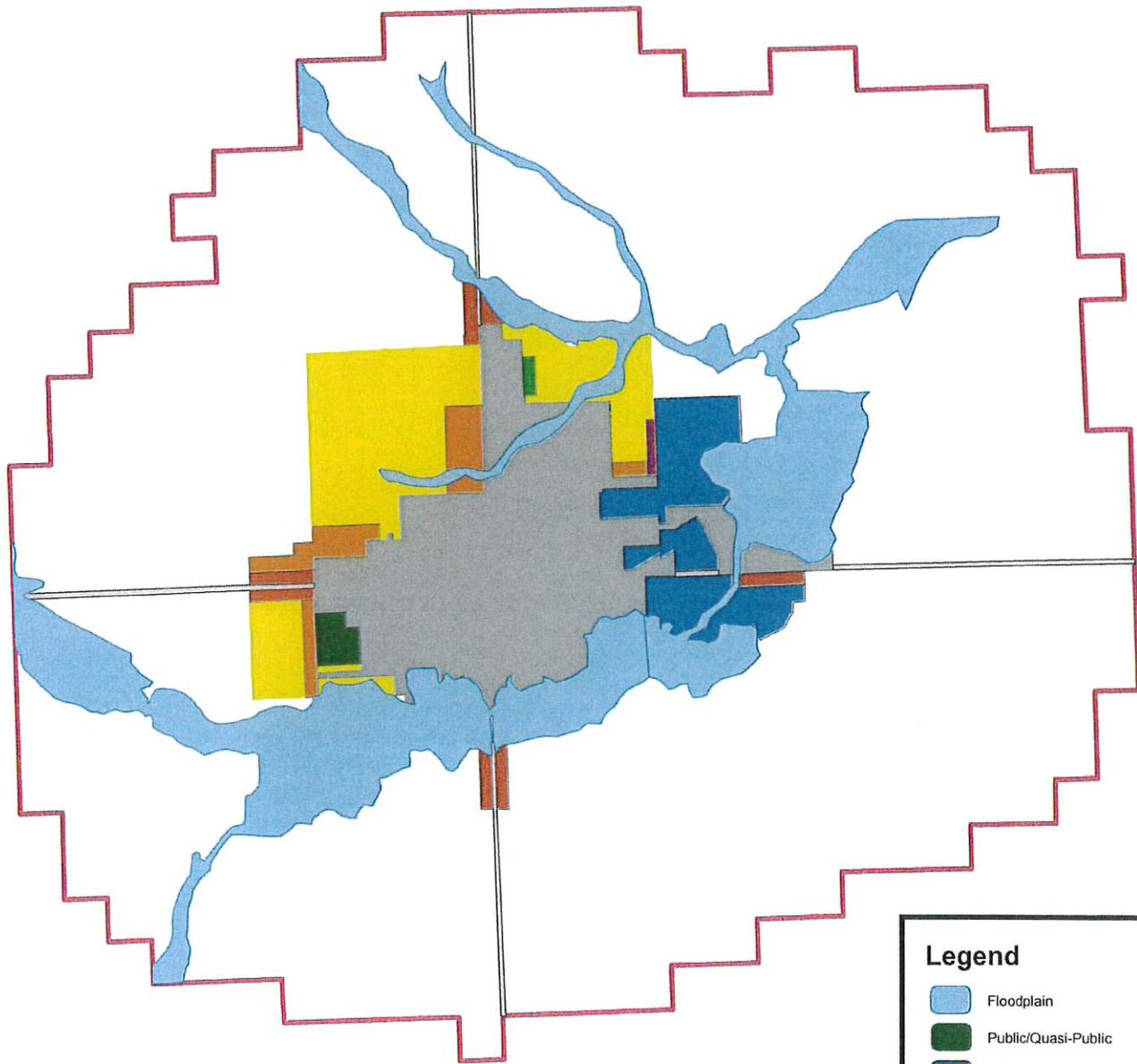
ILLUSTRATION 4.6

FUTURE LAND USE MAP

TWO-MILE PLANNING JURISDICTION

Wayne, Nebraska

2027



Legend

- Floodplain
- Public/Quasi-Public
- Industrial
- Highway Corridor
- Commercial
- Single Family Residential
- Parks/Recreation
- Multifamily Residential
- Wayne Incorporated Area
- Mixed Use Residential/Commercial

ILLUSTRATION 4.7



REQUEST FOR REZONING PROPERTY

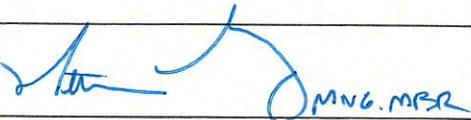
Applicant SANCTUARY APARTMENTS, LLC Date 01-20-22

Address 400 MAIN ST

Legal Description Block 8, Crawford & Brown's Addition
West 1/2 of Block 12, North Addition

Rezoning Change From B-2 To B-3

Reason for Rezoning OWNER WISHES TO CONVERT EXISTING CHURCH TO RESIDENTIAL APARTMENTS WITH NO COMMERCIAL TENANT.


Applicant's Signature

*Does this Request comply with the Future Land Use Map YES NO

Summary of Chapter 152 – Zoning

From time to time changes in the boundaries of the existing Zoning Districts may be made. The changes can be initiated by the City Council, Planning Commission, or by the owner of the property involved in the change. A Request for Rezoing is first submitted to the Planning Commission for consideration and their recommendation is submitted to the City Council for final action. If passed, the zoning change becomes an Ordinance and is recorded n the public records.

Rezoning procedures begin with the property owner submitting an application to the City Planner. This Rezoning Request gives the legal description of the property, the zoning change, and reasons for the rezoning. In addition to the Rezoning Request, a list of property owners with 300 feet of the proposed rezoning must be submitted. The list must include the property owner and a mailing address.

The Rezoning Request and list must be filed with the City Planner at least 15 days prior to the Planning Commission meeting along with a filing fee, currently \$200 per hearing. The Rezoning Request is then placed on the agenda. At least 10 days prior to the Planning Commission meeting the adjacent property owners are notified of the proposed rezoning along with the School District. A public notice is published in the local newspaper.

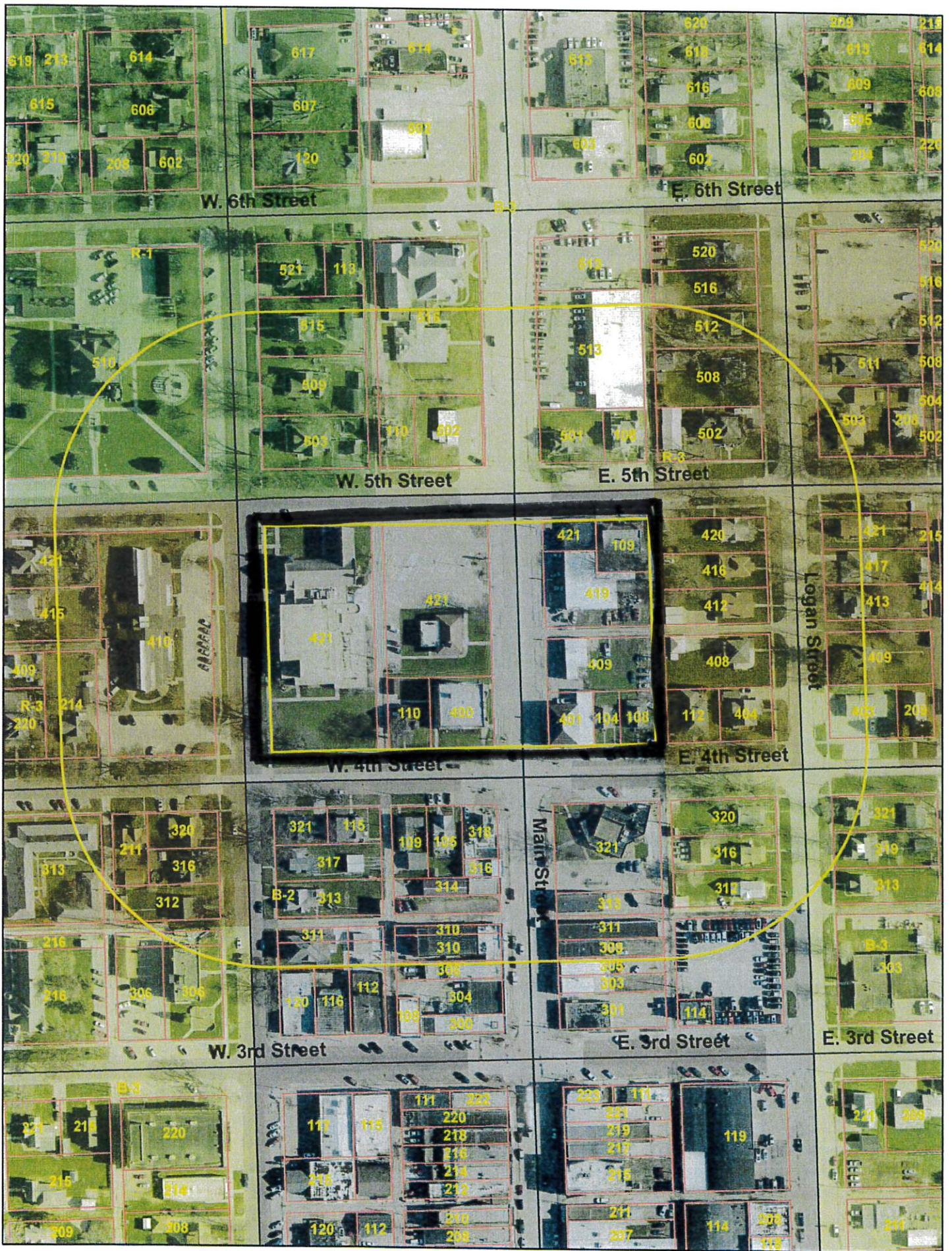
The Planning Commission may rule on the Rezoning Request immediately following the Public Hearing or table the item until the next meeting. The recommendation by the Planning Commission is then presented to the City Council at their next meeting for final action. The City Council shall approve or disapprove the Rezoning Request or return it to the Planning Commission.

Date Rezoning Request Approved/Denied by Planning Commission _____

Date Rezoning Request Approved/Denied by City Council _____

Current Fee: \$200 per Hearing, Two Hearings Required (Planning Commission & City Council)

306 Pearl Street
Wayne, NE 68787
402.375.1733
cityofwayne.org



City of Wayne

