

**WAYNE PLANNING COMMISSION
MEETING AGENDA
Monday, July 6, 2020**

7:00 p.m.

Call to Order

Roll Call

Approval of Minutes —
May 4, 2020

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 —

Use by Exception Section 152.080(E)(4) of the B-1 Highway Business District, Special Conditions and Conditions for Granting Exceptions, 803 Providence Road, Providence Community Pharmacy
Applicant: Sunnyview Place, LLC

Public Hearing —

Request to Rezone from B-1 Highway Business to B-3 Neighborhood Commercial, Lots 1, 2, and 17, Block 1, East Addition
Applicant: Scooter's Coffee

Adjourn

Wayne Planning Commission Meeting Minutes
May 4, 2020

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., May 4, 2020, by way of video / teleconference. Roll call was taken with the following members present: Mark Sorensen, Matt Jones, Jessie Piper, Nick Hochstein, Cory Sandoz, Jason Schultz, Chair Pat Melena and Street and Planning Director Joel Hansen. Absent: Chele Meisenbach and Breck Giese.

Motion made by Commissioner Piper and seconded by Commissioner Sandoz to approve the minutes of April 6, 2020, 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 only item on the agenda item was for a Redevelopment Plan. After a brief discussion, a motion was made by Commissioner Sorenson and seconded by Commissioner Sandoz to approve and forward a recommendation of approval to the City Council for the Redevelopment Plan for the area referenced to as Sebade Housing LLC, Project 2020, with the findings of fact being as stated in Resolution No. 2020-1. Chair Melena stated the motion and second; all were in favor, motion carried.

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

Planning Commission Secretary

DWG: G:\OKC\Teams\LDVP\Proposals\Scooter's\06 Prelim Site Layouts\NE, Wayne 527 E 7th St\Drawing3.dwg
DATE: Jun 11, 2020 1:07pm XREFS:

USER:



PROJECT NO:
DRAWN BY: MTC
DATE: 06.11.2020

SCOOTER'S COFFEE
WAYNE, NE

olsson
11600 Broadway Ext.
Suite 300
Oklahoma City, OK 73114
TEL 405.242.6600

EXHIBIT
1

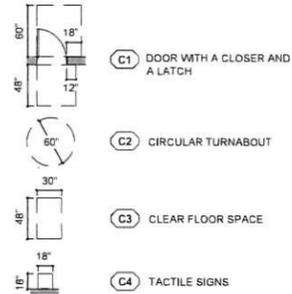




KEYNOTES

1. NEW ELECTRICAL PANEL / PHONE BOARD AND EQUIPMENT SHELF ABOVE. SEE ELECTRICAL DRAWINGS
2. GRAPHICS ON WINDOW BY OWNER
3. FLOOR DRAIN. SEE PLUMBING DRAWINGS
4. 2A-10BC MINIMUM RATED FIRE EXTINGUISHER
5. PROVIDE TACTILE EXIT SIGN AT EXIT DISCHARGE
6. WATER HEATER ABOVE. SEE PLUMBING DRAWINGS
7. LINE OF CANOPY ABOVE BY OTHERS
8. ACCESSIBLE RESTROOM SIGN
9. HEADSET EQUIPMENT AND SHELF. SEE ELECTRICAL DRAWINGS
10. FLOOR SINK. SEE PLUMBING DRAWINGS
11. R.O. SYSTEM. SEE PLUMBING DRAWINGS
12. 6 DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY GC
13. FLOOR SAFE BY OWNER. BOLTED TO FLOOR BY GC
14. MOP SINK. SEE PLUMBING DRAWINGS

CLEARANCE KEYNOTE

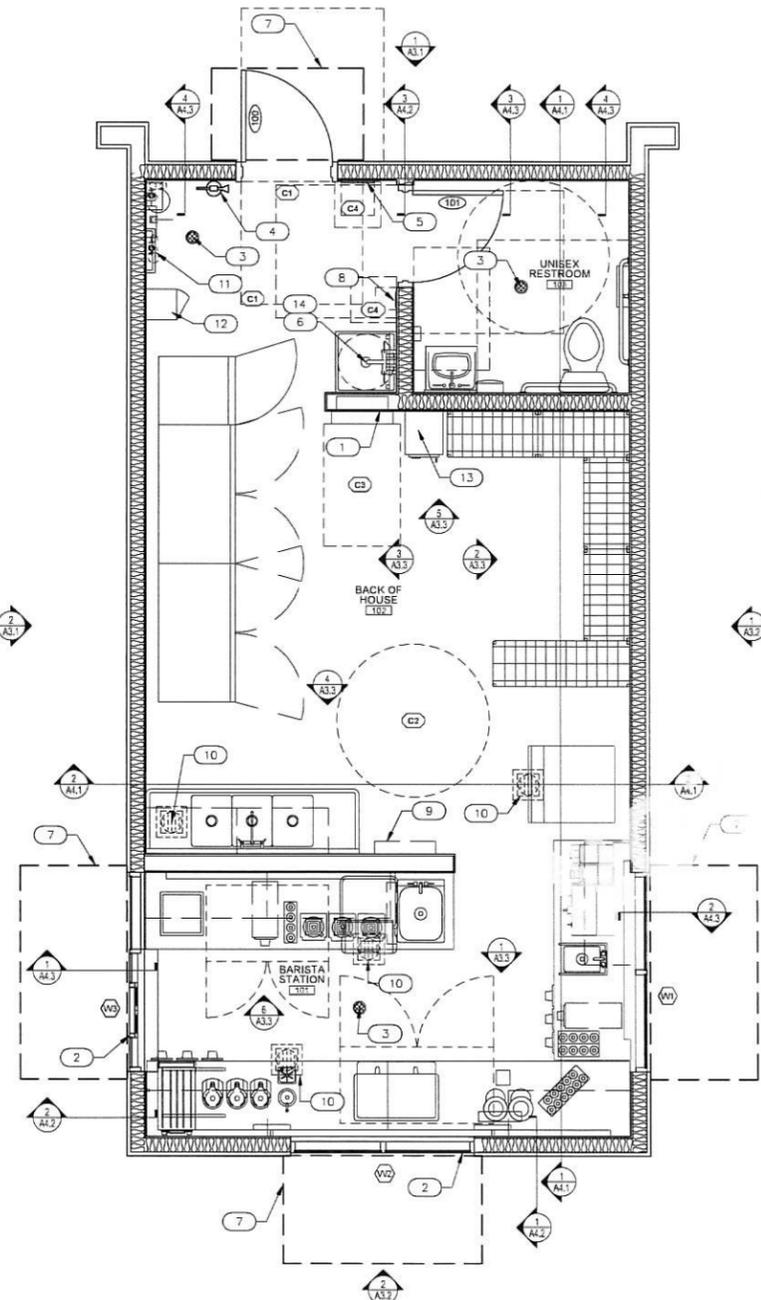


DOOR LEGEND

② DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2

WINDOW LEGEND

② WINDOW TAG. REFER TO DETAILS ON SHEET A5.1



2 FLOOR PLAN
SCALE 3/8" = 1'-0"



GENERAL NOTES

- A. PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
- B. GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.
- C. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- D. SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES. SHEET A2.2
- E. EXTEND WALLS TO BOTTOM OF GRID AND ADD 2" STRIP
- F. GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALERS SPECIFICATIONS.
- G. ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- H. AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
- I. THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
- J. ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
- K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS, RAMP, OR WALKS WILL BE 2%.
- L. PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
- M. ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.
- N. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT.

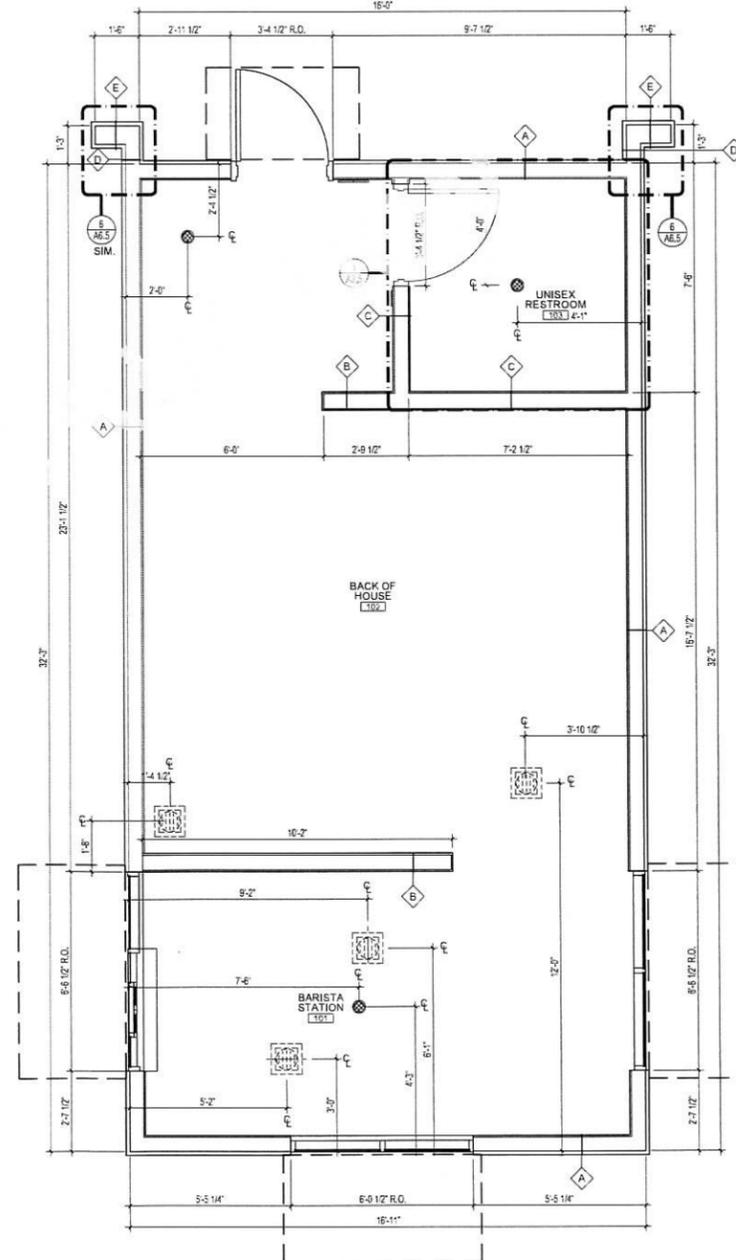
WALL LEGEND

FRAMING / DIMENSIONING NOTE

ALL DIMENSIONS ARE TO FACE OF WOOD STUD AT FRAMED WALLS, TYPICAL. U.N.O. AT MILLWORK LOW WALLS. DIMENSIONS ARE TO FACE OF FINISHED WALL, TYPICAL.

- A. EXTERIOR WALL
HARDIE BOARD OVER SHEATHING OVER 2X6 WOOD STUDS @ 16" O.C., 1/2" CEMENT BOARD AT BASE W/ 5/8" PLYWOOD ABOVE AND FRP PANEL TO 10'-6" A.F.F.
- B. NEW WALL
2X6 WOOD STUDS @ 16" O.C., 1/2" CEMENT BOARD AT BASE W/ 5/8" PLYWOOD ABOVE AND FRP PANEL TO 10'-6" A.F.F. BOTH SIDES.
- C. PLUMBING PARTITION
2X6 WOOD STUDS @ 16" O.C., 1/2" CEMENT BOARD AT BASE W/ 5/8" MOISTURE RESISTANT GYP BD ON RESTROOM SIDE AND 1/2" CEMENT BOARD AT BASE W/ 5/8" PLYWOOD FOR BACK OF HOUSE WITH FRP PANEL TO 10'-6" A.F.F. BOTH SIDES.
- D. EXTERIOR WALL
HARDIE BOARD OVER SHEATHING OVER 2X6 WOOD STUDS @ 16" O.C., SHEATHING AND BREAK METAL ONE SIDE.
- E. EXTERIOR WALL
2X6 WOOD STUDS @ 16" O.C., SHEATHING AND BREAK METAL BOTH SIDES.

NOTE: FLOOR SINKS DIMENSION ARE NOT DEAD SET, THEY WILL NEED TO BE LOCATED 48" OR MORE. GC WILL NEED TO COORDINATE WITH COUNTERTOP FAB FOR PROPER LOCATION OF COUNTERTOP LEGS WITH FLOOR SINK LOCATION.



1 DIMENSION PLAN
SCALE 3/8" = 1'-0"



TITLE
DIMENSION & FLOOR PLAN

DATE
10.04.19
PROJECT NO.
19-191

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA 85260
STORE PROTOTYPE KIOSK MODEL



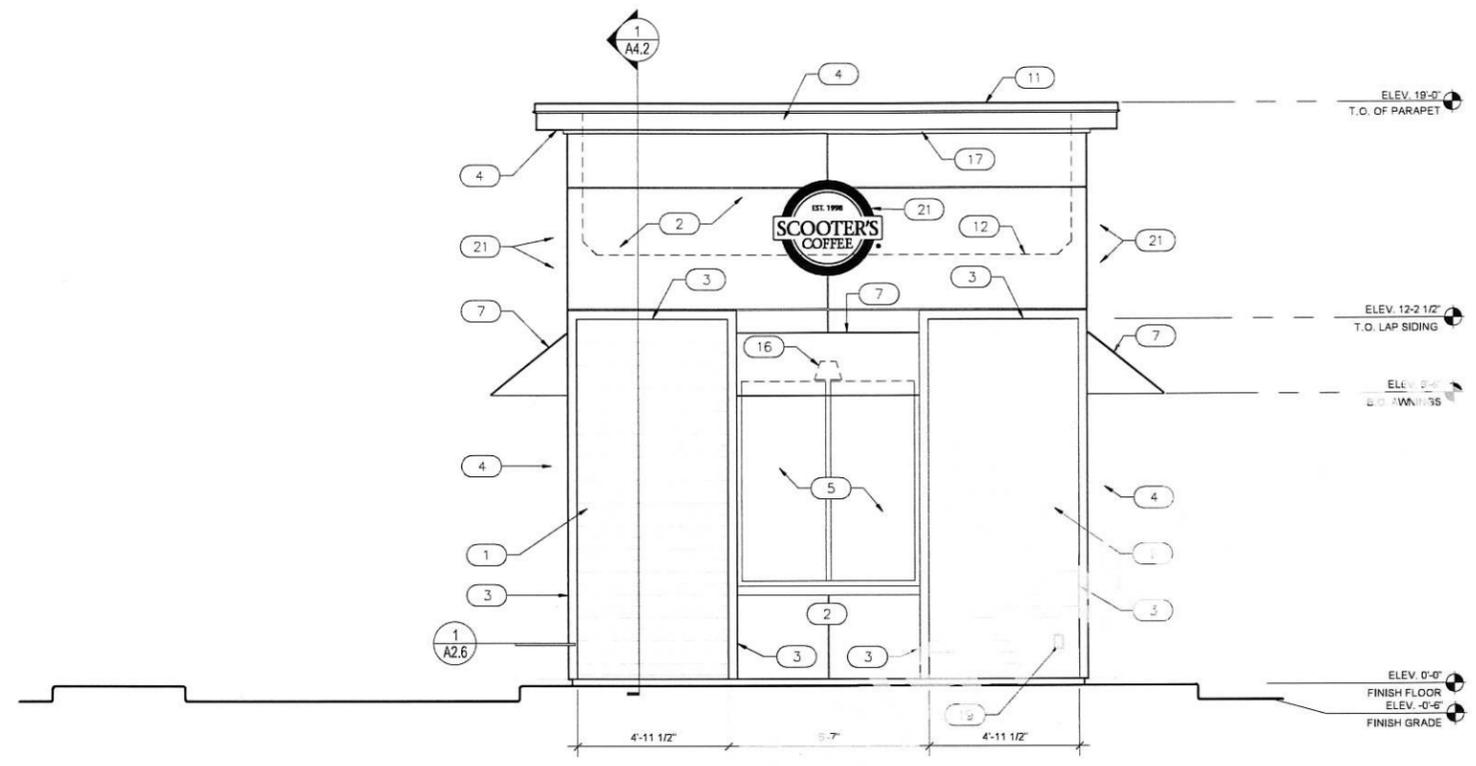
PROJECT ADDRESS

A2.1

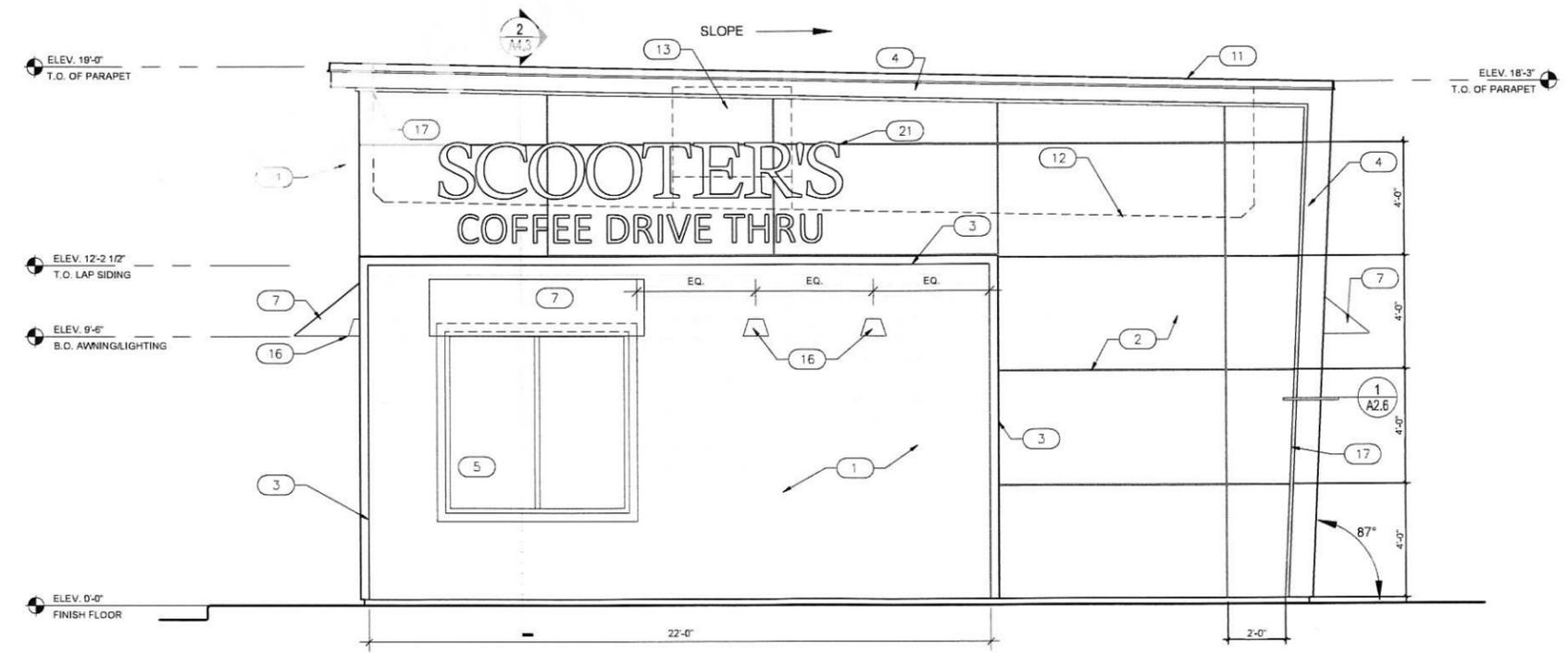
KEYNOTES

X

1. HARDIE PLANK LAP SIDING. SEE HARDIE DETAIL SHEET A6.5 - COLOR SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM. SEE HARDIE DETAIL SHEET A6.5 - COLOR COBBLESTONE
3. 3 1/2" HARDIE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH
4. METAL ACCENTS AND SOFFITS - COLOR BLACK
5. INSULATED BLACK ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR BLACK
7. AWNING BY OTHERS - COLOR RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR SHERWIN WILLIAMS SW6992 INKWELL EGGHELL FINISH
9. PEEP HOLE. BY DOOR MANUFACTURER
10. DOOR BELL
11. METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND. SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL B1A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND. SEE ELECTRICAL DRAWINGS
18. SES PANEL. SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS. SEE ELECTRICAL DRAWINGS
20. HOSE BIBB. SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS. UNDER A SEPARATE PERMIT



2 EXTERIOR ELEVATIONS
SCALE 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE 3/8" = 1'-0"

FM
GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA 85260
STORE
PROTOTYPE
KIOSK
MODEL



PROJECT
ADDRESS

TITLE
EXTERIOR
ELEVATIONS

DATE
10.04.19
PROJECT NO.
19-191

A3.2

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NOTICE OF PUBLIC HEARING

The Wayne Planning Commission will hold their regularly scheduled meeting on Monday, July 6, 2020, at 7:00 p.m. at the Wayne Fire Hall, 510 Tomar Drive.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider a Use by Exception for Section 152.080(E)(4) of the B-1 Highway Business District, Special Conditions and Conditions for Granting Exceptions at 803 Providence Road. The applicant, Sunnyview Place LLC, is seeking the request to allow for a drive-thru at Providence Community Pharmacy.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider a Request to Rezone property. The applicant, Scooter's Coffee, is seeking the request to rezone the area from B-1 Highway Business to B-3 Neighborhood Commercial. The area is 527 East 7th Street, more specifically Lots 1, 2, and 17, Block 1, East Addition. The applicant wishes to construct a Scooter's Coffee drive-thru coffee kiosk.

Citizens have the right under the Open Meetings Act to attend all meetings of public bodies. Pursuant to the Governor's Executive Order No. 20-03, this meeting will be held by video/telephone conference. Members of the public may attend this meeting electronically by visiting the City's website at cityofwayne.org for more information.

All oral or written comments on the proposed matter received prior to and at the public hearing will be considered.

Publish: June 25, 2020



REQUEST FOR USE BY EXCEPTION PERMIT

Applicant VAKOC CONSTRUCTION CO Date 6-18-2020

Address 803 PROVIDENCE RD WAYNE NE 68707

Section of Ordinance for Exception 2002 CODE 90-355

Reason for Use by Exception ZONE B-1 SECTION 152.080

E-4 SPECIAL CONDITIONS

ADDITION OF DRIVE THRU LANE AND TRANSACTION DRAWING AT 803 PROVIDENCE RD WAYNE NE 68707

[Signature]
Applicant's Signature

Municipal Code Section 90-833 Public Hearing by Planning Commission

(1) The Planning Commission shall hold public hearings upon all applications for exception use permits. Upon receipt of a complete application, the Zoning Administrator shall file a public notice in the legal newspaper of the city at least ten days prior to the Planning Commission's scheduled public hearing. Such notice shall fix the time and place for such hearing and contain a statement describing the request. A copy of such notice shall be mailed to each party in interest and to the Planning Commission.

(2) If such proposed request will affect specific property, it shall be designated by legal description and general street location; and in addition to such publication notice, written notice of such application shall be mailed to all owners of lands located within 300 feet of the area proposed to be altered and an opportunity granted to interested parties to be heard.

Municipal Code Section 90-836 Expiration of Exception Use Permits

(1) Within one year of the approved, construction of the proposed site shall have commenced or the approval is void. However, the applicant may file a letter requesting an extension prior to the expiration of the approval to the Planning Commission or the Council, whichever granted the original permit. The Planning Commission or the Council shall review all requests for extensions. They may approve for a specified period up to 12 months or disapprove, indicating their reasons for such an action. The Planning Commission's or the Council's reasons for disapproval shall be forwarded to the applicant.

(2) After expiration, a new application is required if construction has not started and processed according to the provisions outlined in this chapter.

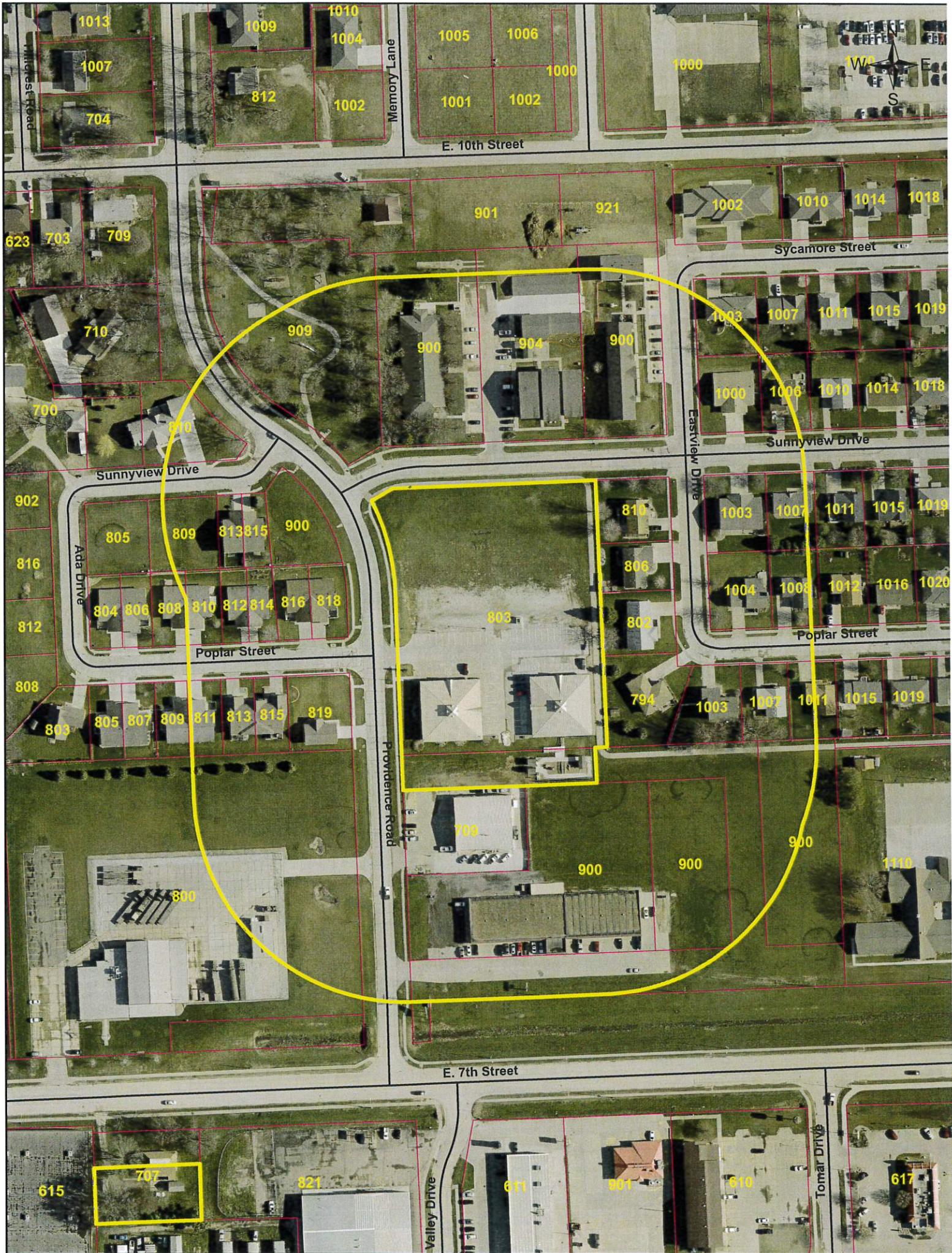
Date Use By Exception Request Approved/Denied by Planning Commission _____

Date Use By Exception Request Approved/Denied by City Council _____

Conditions Placed On Use By Exception (see attached sheet, if any)

506 Pearl Street
Wayne, NE 68791
Current Fee: \$200 per Hearing, Two Hearings Required (Planning Commission & City Council)

402.575.1733
city@wayne.org



1013
1007
704
1009
812
1010
1004
1002
Memory Lane

1005
1006
1000
1001
1002
E. 10th Street

1000

623
703
709
710
700
810
Sunnyview Drive

901
921
909
900
904
900

1002
1010
1014
1018
1003
1007
1011
1015
1019
1000
1006
1013
1014
1018
Sycamore Street
Sunnyview Drive

902
816
812
805
809
813
815
900
804
806
808
810
812
814
816
818
Ada Drive
Poplar Street

810
806
802
803
794

1003
1007
1011
1015
1019
1004
1008
1012
1016
1020
Poplar Street

808
803
805
807
809
811
813
815
819

1003
1007
1011
1015
1019

800

709
900
900
900
1110
E. 7th Street

615
707
821
Valley Drive

611
601
610
617
Tomar Drive

152.080 B-1 Highway Business District

(A) *Intent.* The B-1 District is intended primarily for application to areas along major highway entrances to the city in accord with policies of the Comprehensive Plan where controlled access to the highway is afforded and offering a desired convenience to the motoring public.

(E) *Special conditions and conditions for granting exceptions.* Notwithstanding the requirements of §§ 152.195 through 152.202 of this chapter, the following regulations shall apply as minimum requirements for all uses in the B-1 District.

(1) Where a site adjoins or is located across an alley from any residential district, a solid wall or fence, vine-covered open fence or compact evergreen hedge six feet in height shall be located on the property line common to such districts, except in a required front yard.

(2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six feet in height; provided that, no materials or equipment shall be stored to a height greater than that of the wall or fence.

(3) No use shall be permitted and no process, equipment or materials shall be used which are found by the Board of Adjustment to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare or unsightliness or to involve any hazard or fire or explosion.

(4) Any proposed use which is otherwise permitted in the B-1 zone which requires, uses or proposes to construct or use a drive-up, drive-through or drive-in intended to provide customers in-vehicle access to a product or service shall be considered a use by exception. Together with the provisions of §§ 152.195 through 152.202 of this chapter, the Council shall consider whether sufficient vehicle stack or queue space is provided on site. In addition to the space at which the product or service is dispensed, at least three stack or queue spaces will be provided, as a minimum. No stack or queue is permitted to occupy public right-of-way.



REQUEST FOR REZONING PROPERTY

Applicant NATHAN LINDLEY / SCOOTER'S COFFEE Date 6/18/2020

Address 527 E 7th St, Wayne, NE

Legal Description 0-0-0 LOTS 1-2 & 17 BLK 1 EAST ADDITION

Rezoning Change From B-1 - Highway Business To B-3 - Neighborhood Commercial

Reason for Rezoning Due to the small footprint of property, Scooter's Coffee is proposing to rezone parcels 0004207 and 0004207.1 to reduce the front yard setback requirement from 100' from center line of street highway to an 80' setback from centerline of street highway. The proposed use will be a Scooter's Coffee drive-thru coffee kiosk.

[Signature]
Applicant's Signature

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



R-1

R-3

B-3

B-1

R-3

R-4

Walnut Drive

Pine Heights Road

Pine Heights Road

Walnut Street

Dearborn Street

E. 7th Street

E. 6th Street

E. 5th Street

412

803

805

801

713

709

613

508

510

512

700

501

511

519

521

527

707

502

506

508

514

516

520

530

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421

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