

**WAYNE PLANNING COMMISSION  
MEETING AGENDA  
Monday, February 1, 2021  
Wayne Fire Hall, 510 Tomar**

7:00 p.m.

**Call to Order**

**Roll Call**

**Approval of Minutes —**  
January 11, 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 Wayne Municipal Code Section 151.036 Administrative Subdivisions  
Applicant: City of Wayne

**Public Hearing —**  
Final Plat for Greenwood Addition  
Applicant: City of Wayne

**Adjourn**

## **Wayne Planning Commission Meeting Minutes January 11, 2021**

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., January 11, 2021, at the Wayne Fire Hall, Meeting Room, 510 Tomar. Roll call was taken with the following members present: Chair Pat Melena, Chele Meisenbach, Mark Sorensen, Matt Jones, Breck Giese, Jessie Piper, Cory Sandoz, Jason Schultz, Street and Planning Director Joel Hansen. Absent: ;Nick Hochstein.

Motion made by Commissioner Sorensen and seconded by Commissioner Piper to approve the minutes of December 7, 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 first item on the agenda was a public hearing requesting to rezone from A-1 Agriculture to A-2 Agriculture Residential, with the applicant being Layne Mann. After deliberation and discussion, motion was made by Commissioner Sorenson and seconded by Commissioner Meisenbach to approve and forward a recommendation of approval to the City Council for the request to zone the area north and east of the centerline of Dog Creek A-2 Agriculture Residential and to zone the area south and west of the centerline of Dog Creek A-1 Agriculture, with the findings of fact being consistency with the Comprehensive Plan, the Future Land Use map and staff's recommendation. Chair Melena stated the motion and second; all were in favor; motion carried.

The next item on the agenda was a public hearing for the Final Plat for Beckman Farm Subdivision, with the applicant being Mann Acres LLC. After deliberation and discussion, motion was made by Commissioner Meisenbach and seconded by Commissioner Sorenson to approve and forward a recommendation of approval to the City Council for the Final Plat for Beckman Farm Subdivision, with the findings of fact being consistency with the Comprehensive Plan, the Future Land Use Map and staff's recommendation. Chair Melena stated the motion and second; all were in favor; motion carried.

The last item on the agenda was a public hearing for the Preliminary Plat for Greenwood Addition, with the applicant being the City of Wayne. After deliberation and discussion, motion was made by Commissioner Meisenbach and seconded by Commissioner Jones to approve and forward, a recommendation of approval to the City Council for the Preliminary Plat for Greenwood Addition, with the findings of fact being consistency with the Comprehensive Plan, the Future Land Use Map and staff's recommendation. Chair Melena stated the motion and second; all were in favor; motion carried.

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

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Planning Commission Secretary

## NOTICE OF PUBLIC HEARING

The Wayne Planning Commission will hold their regularly scheduled meeting on Monday, February 1, 2021, 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 amending the Wayne Municipal Code, Section 151.036 Administrative Subdivisions. The applicant, City of Wayne, is amending the code to reduce the number of administrative plats allowed for a particular property from two to one and increase the number of lots to be created or joined from four to eight.

At or about 7:00 p.m., the Planning Commission will hold a public hearing to consider the Final Plat for Greenwood Addition. The applicant is City of Wayne and the area of the plat is more particularly described as:

A tract of land located in the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 12, T26N, R3E of the 6<sup>th</sup> P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest 1/4 of Section 12, T26N, R3E of the 6<sup>th</sup> P.M., Wayne County, Nebraska; thence N 02°06'27" W on an assumed bearing on the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 12, 33.00 feet to a point on the North Right-of-Way line of Hwy. #35, said point being the Point of Beginning; thence N 02°06'27" W on said East line, 23.10 feet to a point on said North Right-of-Way line; thence S 88°05'16" W on said North Right-of-Way line, 329.41 feet to the Southwest corner of Greenwood Cemetery, said point being 55.30 feet North of the South line of the Southwest 1/4 of said Section 12; thence N 02°08'14" W on the West line of said Greenwood Cemetery, 1264.97 feet to the Northwest corner of said Greenwood Cemetery and the Northeast corner of Western Ridge II Addition; thence S 87°40'29" W on the North line of said Western Ridge II Addition, 75.02 feet to the Southwest corner of Tax Lot 11; thence N 02°06'27" W on the West line of said Tax Lot 11 and parallel to the East line of said Southwest 1/4, 208.71 feet to the Northwest corner of said Tax Lot 11; thence N 87°36'33" E on the North line of said Tax Lot 11, 208.71 feet to the Northeast corner of said Tax Lot 11; thence S 02°06'27" E on the East line of said Tax Lot 11 and parallel to the East line of said Southwest 1/4, 208.71 feet to a point on the North line of said Greenwood Cemetery; thence N 87°34'22" E on said North line, 856.46 feet to the Northeast corner of said Greenwood Cemetery; thence S 02°21'36" E on the East line of said Greenwood Cemetery, 1290.36 feet to the Southeast corner of said Greenwood Cemetery, said point being on the North Right-of-Way line of Hwy. #35 and 33.00 feet North of the South line of the Southeast 1/4 of said Section 12; thence S 87°31'00" W on said North Right-of-Way line and parallel to said South line, 665.78 feet to the Point of Beginning, containing 30.23 acres, more or less.

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 21, 2021

## 151.036 Administrative Subdivisions

(A) *Administrator.* The Zoning Administrator of the city is designated as the employee of the city who is authorized to approve, on behalf of the city, further subdivision of existing lots and blocks whenever all required public improvements have been installed, no new dedication of public rights-of-way is involved, and such subdivision complies with the existing ordinance requirements concerning minimum areas and dimensions of such lots and blocks, if the following conditions are met:

- (1) The tract of land has not been previously subdivided ~~twice~~ as an administrative subdivision or a lot that has been previously split twice under the lot split procedures in the 1979 subdivision regulations, Ord. 947;
- (2) The subdivision does not involve the dedication of full-width streets;
- (3) The subdivision involves the replatting, consolidation or development of one or more lots into not more than ~~four~~eight lots;
- (4) The subdivision would not require the vacation of any occupied utility easements; and
- (5) In the opinion of the Zoning Administrator, the plat is not contrary to the Comprehensive Plan or other plans for the area.

(B) *Administrative application for administrative subdivision approval.* An application for an administrative subdivision approval shall be submitted to the Zoning Administrator. The following shall be submitted with the application:

- (1) Application fee, payable at the City Clerk's office;
- (2) One reproducible Mylar copy of the plat at a scale of one inch to 100 feet;
- (3) One pdf copy of the plat;
- (4) Two paper copies of the plat; and
- (5) Information as required under division (H) below.

(C) *Administrative review.* Upon filing, the Zoning Administrator shall forward the application and supplemental information with a request for comments in seven working days from the following:

- (1) City Electric Department;
- ~~(2) City Fire Department;~~
- (3) City Police Department;
- (4) City Street Department;
- (5) City Water/Wastewater Department; and

~~(6) School District; and~~

(7) County, if applicable.

(D) *Administrative action.* The Zoning Administrator shall approve or disapprove the plat within 15 working days of the filing date. In the event of disapproval, the Zoning Administrator shall give the owner/subdivider a written statement of reasons for the disapproval.

(E) *Administrative certificate of approval.* In lieu of §§ 151.037 and 151.038 of this chapter, plats eligible for administrative approval shall include a certificate of approval to be signed by the Zoning Administrator and attested by the City Clerk. Upon receiving administrative approval, the plat shall be filed with the Register of Deeds in accordance with § 151.038 of this chapter.

(F) *Appeal at administrative disapproval.* The owner/subdivider has the privilege of requesting Planning Commission and Council review and approval in accordance with § 151.037 of this chapter if the Zoning Administrator has disapproved the plat or has not taken action within 15 working days of filing of the plat.

(G) *Planning Commission and Council review and action.* If the plat does not qualify for administrative approval or has been disapproved by the Zoning Administrator, an application for subdivision shall be submitted in accordance with §§ 151.037 and 151.038 of this chapter.

(H) *Administrative subdivision plat information.* The subdivision plat shall be prepared in accordance with the final plat standards in § 151.038 of this chapter.

(I) *Subdivision plat filing.* The City Clerk's office shall be responsible for filing the plat in the Register of Deeds' office in the county.

(J) *Subdivision filing fees.* The owner/subdivider shall be responsible for the payment of all plat filing fees.

(2002 Code, § 74-102) (Ord. 93-12, passed 9-28-1993; Ord. 2010-13, passed 7-12-2010)

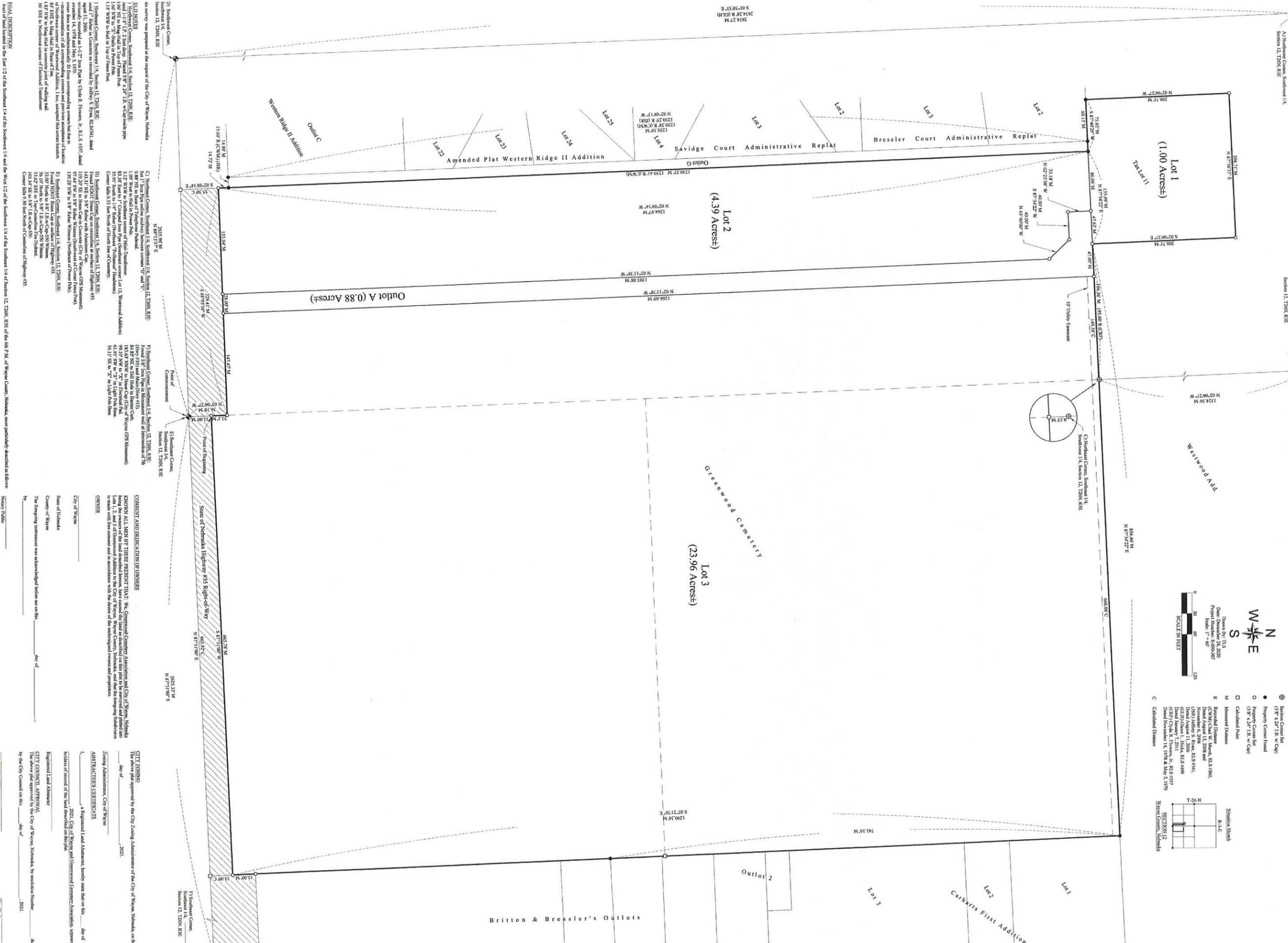
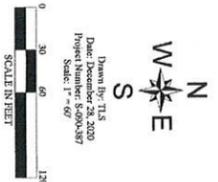
**GREENWOOD ADDITION**  
To the City of Wayne, Wayne County, Nebraska

**LEGEND**

- ⊕ Section Corner Found
- ⊕ Section Corner Set (5' x 24" I.B. w/ Cap)
- Property Corner Found
- Property Corner Set (5' x 24" I.B. w/ Cap)
- Calculated Point
- M Measured Distance
- R Reputed Distance
- R (C/M) Chain W. Mark, H.S. 1560, Dated August 13, 2008 and 7/10/09
- R (C/M) Chain W. Mark, H.S. 1561, Dated August 11, 2008 and 7/10/09
- (D/I) Chain L. Hicks, H.S. 6999
- (C/D) Chain E. Powers, Jr., H.S. 6957 Dated November 14, 1978 & May 3, 1979
- C Calculated Distance

Station Sketch  
R-3-E  
SECTION 12

Wayne County, Nebraska



**LEGAL DESCRIPTION:**  
The lots located in the East 1/2 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 12, T28N, R12E, of the 6th P.M. of Wayne County, Nebraska, more particularly described as follows:

**KNOWY PUBLIC:** \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, Mayor, City of Wayne, Nebraska.

**CITY ZONING:**  
The above plat approved by the City of Wayne, Nebraska, by resolution Number \_\_\_\_\_, dated \_\_\_\_\_, 2021, is hereby approved by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**REVIEWERS CERTIFICATE:**  
I, \_\_\_\_\_, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional engineer and that I am a member in good standing of the Nebraska Board of Professional Engineers and Surveyors. I have examined the plat and find it to be correct and in accordance with the laws of the State of Nebraska and the rules and regulations of the Nebraska Board of Professional Engineers and Surveyors. I have also examined the original survey records and find them to be correct and in accordance with the laws of the State of Nebraska and the rules and regulations of the Nebraska Board of Professional Engineers and Surveyors. I have also examined the original survey records and find them to be correct and in accordance with the laws of the State of Nebraska and the rules and regulations of the Nebraska Board of Professional Engineers and Surveyors.

**OWNER:** \_\_\_\_\_  
City of Wayne, Nebraska  
County of Wayne, Nebraska  
State of Nebraska

**REGISTERED LAND SURVEYOR:** \_\_\_\_\_  
City of Wayne, Nebraska  
County of Wayne, Nebraska  
State of Nebraska

**ADVANCED CONSULTING ENGINEERING SERVICES**  
111 W. Washington St., 201 East 2nd  
Nebraska 68102-2523

**NEBRASKA LAND SURVEYORS BOARD**  
15550

**NOTARY PUBLIC:** \_\_\_\_\_