

**WAYNE PLANNING COMMISSION  
MEETING AGENDA  
Monday, June 14, 2021  
Wayne City Council Chambers**

7:00 p.m.

**Call to Order**

**Roll Call**

**Approval of Minutes —**  
May 3, 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 —**  
Savidge Court 2<sup>nd</sup> Addition Plat, A Replat of the Savidge Court Administrative Replat  
Applicant: Lucas Thompson

**Adjourn**

**Wayne Planning Commission Meeting Minutes**  
**May 3, 2021**

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., May 3, 2021, at the Wayne Fire Hall, Meeting Room, 510 Tomar. Roll call was taken with the following members present: Chair Pat Melena, Chele Meisenbach, Matt Jones, Breck Giese, Jessie Piper, Nick Hochstein, Cory Sandoz, Jason Schultz, and Street and Planning Director Joel Hansen. Absent: Mark Sorenson.

Motion made by Commissioner Meisenbach and seconded by Commissioner Piper to approve the minutes of February 1, 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 a rezoning request. After deliberation and discussion, a motion was made by Commissioner Meisenbach and seconded by Commissioner Hochstein to approve and forward a recommendation of approval to the City Council to rezone Lot 3 of the Southeast Addition to the City of Wayne, Wayne, Nebraska, from I-1 Light Industrial to R-4 Residential, 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, with the exception of Commissioner Schultz who voted nay; motion carried.

The second item on the agenda was a public hearing amending the Wayne Municipal Code. After deliberation and discussion, a motion was made by Commissioner Meisenbach and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council amending the Wayne Municipal Code, Section 152.064 R-4 Residential District (D) Permitted Conditional Uses (2) Exceptions to include the following: (4) Electrical distribution substations, gas regulator stations, communication equipment buildings, public service pumping station, and/or elevated pressure tanks;, with the findings of fact being consistency with the Comprehensive Plan staff's recommendation. Chair Melena stated the motion and second; all were in favor; motion carried.

No formal action taken on the agenda item of Shed Houses.

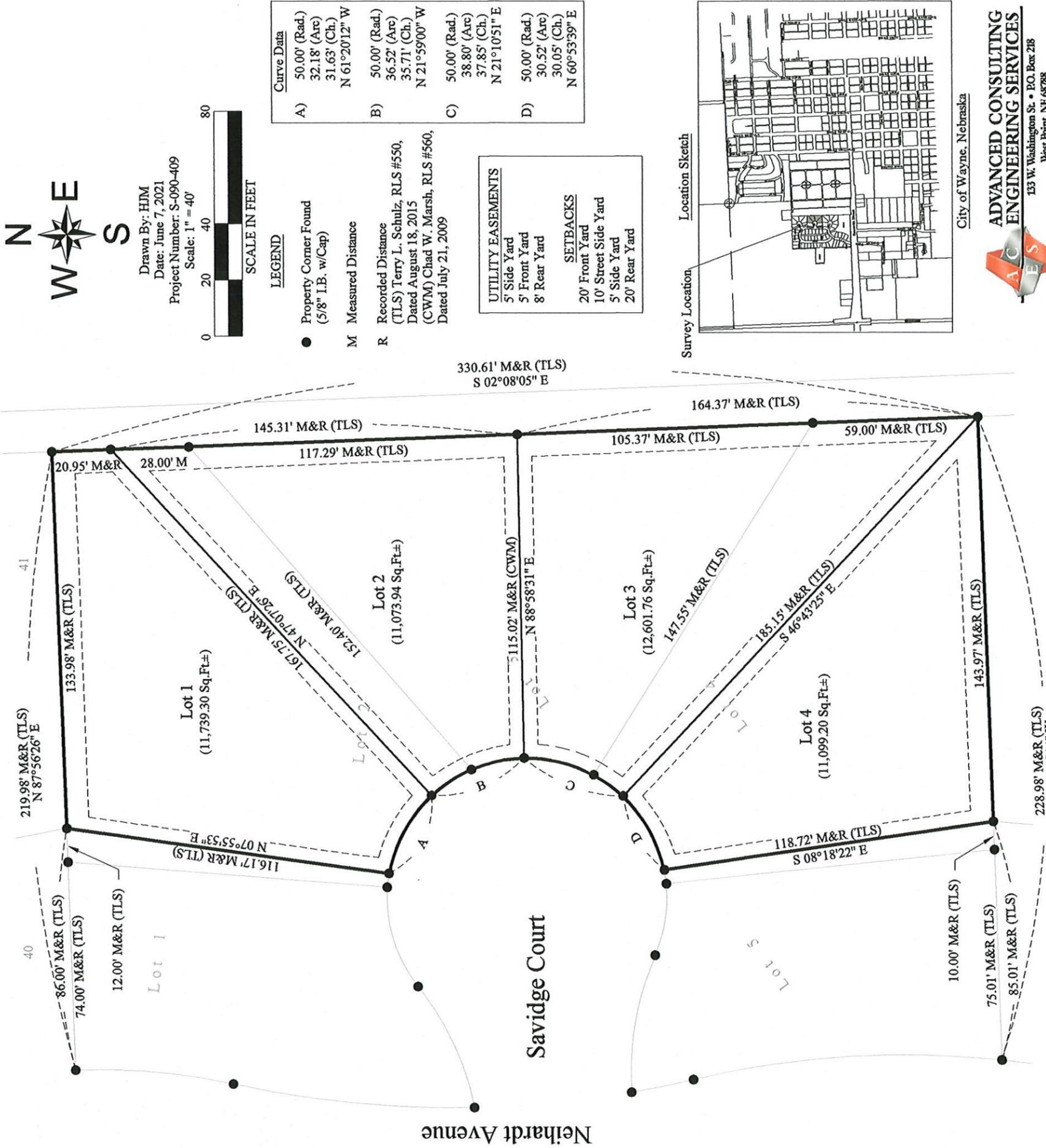
There being no further discussion, motion was made by Commissioner Giese and seconded by Commissioner Meisenbach to adjourn the meeting; all were in favor, motion carried unanimously; meeting was adjourned.

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Planning Commission Secretary

# SAVIDGE COURT 2nd ADDITION

of Lots 2, 3, and 4 of Savidge Court Administrative Replat of Lots 34 - 39 of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska.



Drawn By: HIM  
Date: June 7, 2021  
Project Number: S-090-409  
Scale: 1" = 40'



**LEGEND**

● Property Corner Found (5/8" I.B. w/Cap)

M Measured Distance

R Recorded Distance

(TLS) Terry L. Schulz, RLS #550,  
Dated August 18, 2015  
(CWM) Chad W. Marsh, RLS #560,  
Dated July 21, 2009

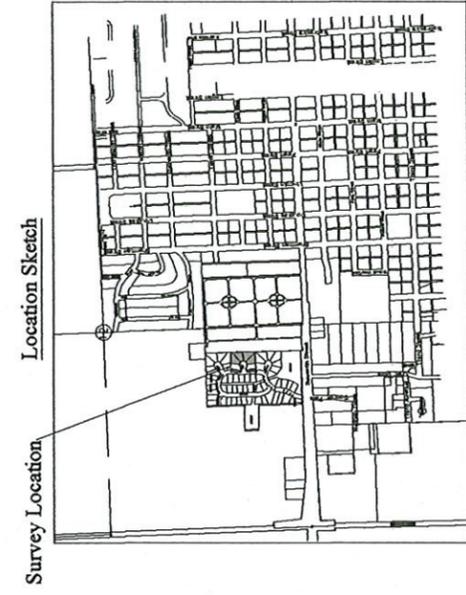
Curve Data	
A)	50.00' (Rad.) 32.18' (Arc) 31.63' (Ch.) N 61°20'12" W
B)	50.00' (Rad.) 36.52' (Arc) 35.71' (Ch.) N 21°59'00" W
C)	50.00' (Rad.) 38.80' (Arc) 37.85' (Ch.) N 21°10'51" E
D)	50.00' (Rad.) 30.52' (Arc) 30.05' (Ch.) N 60°55'39" E

**UTILITY EASEMENTS**

- 5' Side Yard
- 5' Front Yard
- 8' Rear Yard

**SETBACKS**

- 20' Front Yard
- 10' Street Side Yard
- 5' Side Yard
- 20' Rear Yard



City of Wayne, Nebraska



This survey was prepared at the request of Lucas Thompson, Wayne, Nebraska.

**LEGAL DESCRIPTION**  
Lots 2, 3, and 4 of Savidge Court Administrative Replat of Lots 34 - 39 of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska.

**CONSENT OF OWNER**

The above Administrative Replat is submitted at the request of and with the consent of the Community Redevelopment Authority of the City of Wayne, Nebraska, and MZRB Properties, LLC, owners of said property as described hereon.

**DEDICATION**

MZRB Properties, LLC, owners of the described property, hereby dedicate the utility easements referred to in this plat to the use and benefit of the public.

**OWNER**

Community Redevelopment Authority of the City of Wayne, Nebraska

STATE OF NEBRASKA )  
COUNTY OF WAYNE ) SS  
CITY OF WAYNE )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day

of \_\_\_\_\_, 2021, by \_\_\_\_\_ representing Community Redevelopment Authority of the City of Wayne, Nebraska.

My commission expires: \_\_\_\_\_

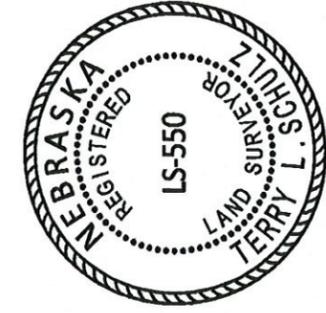
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on June 7, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, R.L.S. #550

6-11-2021  
Date



**OWNER**

MZRB Properties, LLC

STATE OF NEBRASKA )  
COUNTY OF WAYNE ) SS  
CITY OF WAYNE )

The foregoing instrument was acknowledged before me on

this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by

MZRB Properties, LLC, representing

My commission expires: \_\_\_\_\_

Notary Public

**CITY ZONING**

The above replat approved by the City Zoning Administrator of the

City of Wayne, Nebraska, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to Authority of the Subdivision Ordinance for the City of Wayne.

Zoning Administrator, City of Wayne

**ABSTRACTER**

I, Sharon K. Braun, a Registered Land Abstracter, hereby state that

on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, Community Redevelopment Authority of the City of Wayne, Nebraska, and MZRB Properties, LLC, appeared as title holder(s) of record of the land described in the surveyors certificate.

Registered Land Abstracter