

**WAYNE PLANNING COMMISSION
MEETING AGENDA
Monday, May 2, 2022
Wayne City Council Chambers**

7:00 p.m.

Call to Order

Roll Call

Approval of Minutes —
February 7, 2022

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 —

Request to Rezone 200 South Lincoln, 204 South Lincoln, and 208 South Lincoln from I-1 Light Industrial to R-2 Residential
Applicant: City of Wayne

Public Hearing —

Annexing a Parcel of Land Containing 34.78 Acres More or Less to the City of Wayne, Nebraska – Parcel Located on Which Great Dane Trailers at 1200 Centennial Road is located
Applicant: City of Wayne

Public Hearing —

Annexing a Parcel of Land Containing 4.27 Acres More or Less to the City of Wayne, Nebraska – Parcel Located on Which Department of Transportation (formerly Department of Roads Wayne Office) at 1300 East 7th Street is located
Applicant: City of Wayne

Public Hearing —

Annexing a Parcel of Land Containing 9.33 Acres More or Less to the City of Wayne, Nebraska – Parcel Located on Which Heritage Homes at 1320 East 7th Street is located
Applicant: City of Wayne

Adjourn

Wayne Planning Commission Meeting Minutes February 7, 2022

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., February 7, 2022, 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, Jason Schultz, and Street and Planning Director Joel Hansen. Absent: Chele Meisenbach, Jessie Piper, Nick Hochstein, and Cory Sandoz.

Motion made by Commissioner Sorenson and seconded by Commissioner Giese to approve the minutes of December 6, 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 amending the Future Land Use Map of the Comprehensive Plan for the City of Wayne. After deliberation and discussion, a motion was made by Commissioner Sorenson and seconded by Commissioner Giese to approve and forward a recommendation of approval to the City Council for the amended future land use map to the Comprehensive Plan for the City of Wayne, with the findings of fact being, staff's recommendation as outlined in the attached document. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

The second item on the agenda was a public hearing to 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. After deliberation and discussion, a motion was made by Chair Melena and seconded by Commissioner Sorenson to approve and forward a recommendation of approval to the City Council for the 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, with the findings of fact being, consistency with the current and future land use maps and staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

The last item on the agenda was a public hearing to annex a parcel of land containing 1.02 acres more or less to the City of Wayne. After deliberation and discussion, a motion was made by Commissioner Giese and seconded by Commissioner Schultz to approve and forward a recommendation of approval to the City Council to annex Lot 1, Logan Valley Industrial Park, Wayne County, Nebraska, containing 1.02 acres more or less to the City of Wayne, with the findings of fact being staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

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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



REQUEST FOR REZONING PROPERTY

Applicant City of Wayne Date April 7, 2022
Address 200, 204, + 208 S. Lincoln St.
Legal Description Lots 21, 22, + 23, Southview II Addition
Rezoning Change From I-1 To R-2
Reason for Rezoning To create housing on the west side of S. Lincoln St. that matches the rest of the block.

[Signature]
Applicant's Signature

*Does this Request comply with the Future Land Use Map X 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.

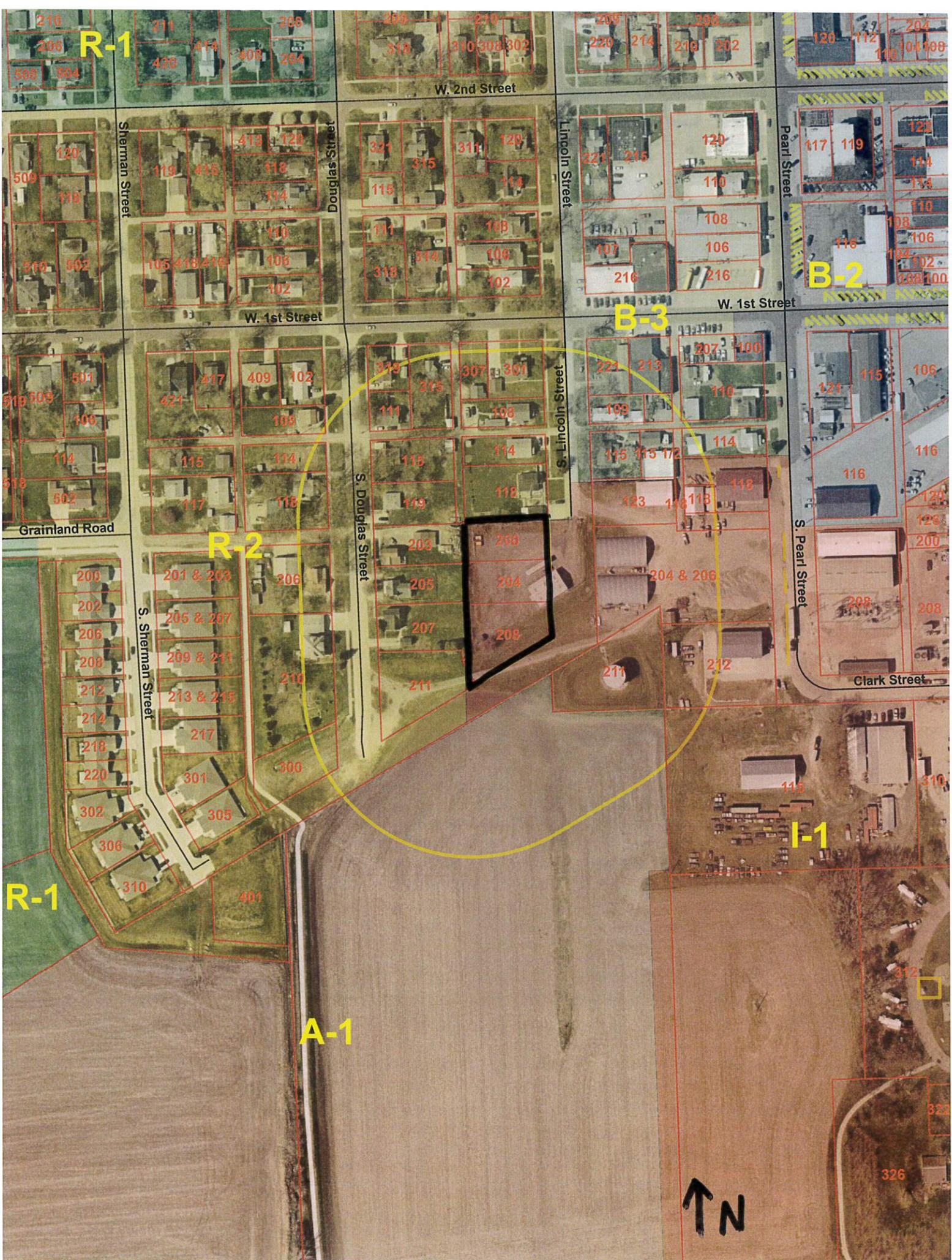
The Planning Commission may rule on the Rezoning Request immediately following the Public Hearing or table the item until the next meeting. The recommendation by the Planning Commission is then presented to the City Council at their next meeting for final action. The City Council shall approve or disapprove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



R-1

W. 2nd Street

Sherman Street

Douglas Street

Lincoln Street

Pearl Street

W. 1st Street

W. 1st Street

Grainland Road

R-2

S. Douglas Street

S. Lincoln Street

S. Pearl Street

Clark Street

R-1

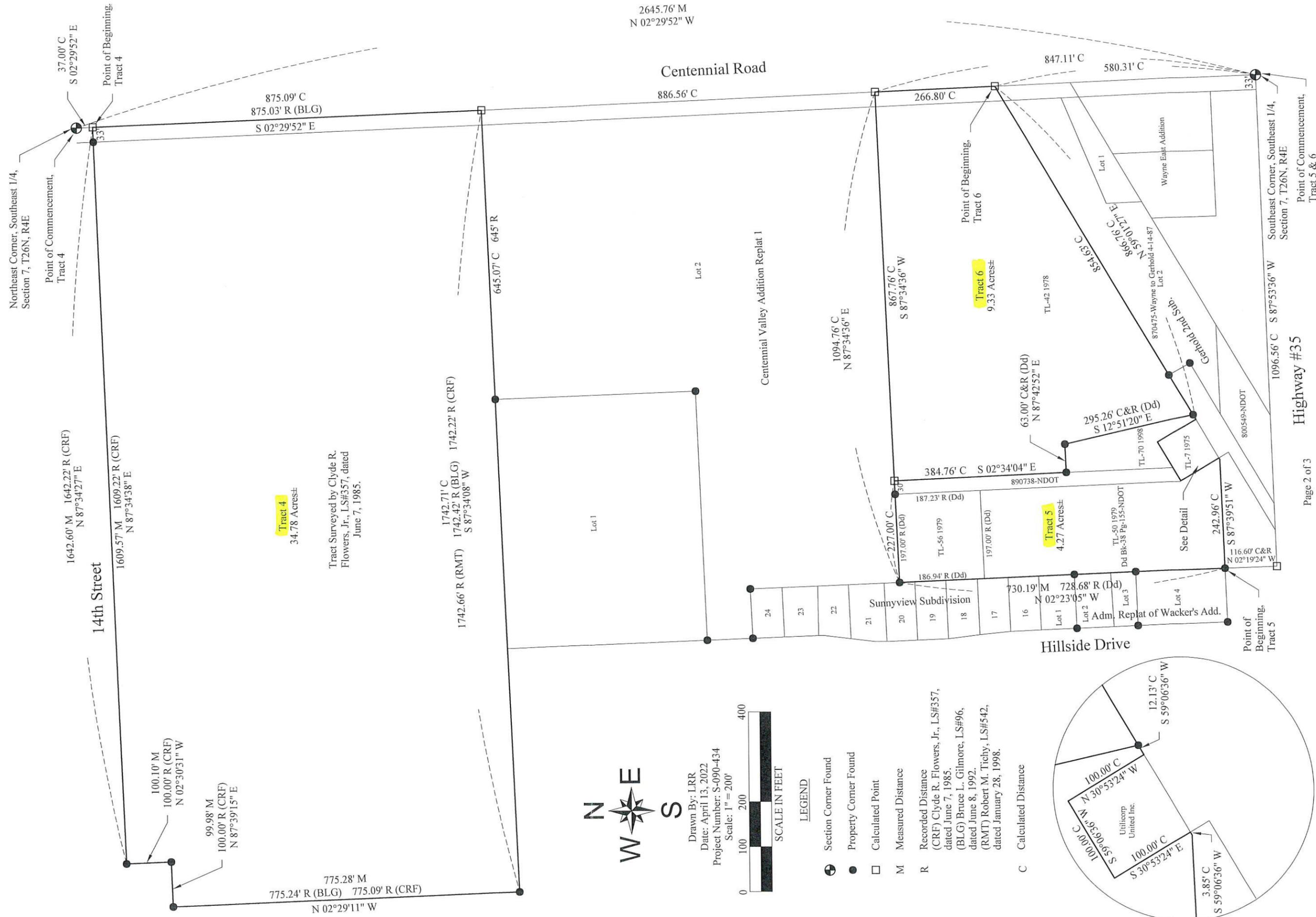
A-1

I-1

B-3

B-2





2645.76' M
N 02°29'52" W

This survey was prepared at the request of Joel Hansen, Wayne, Nebraska.

LEGAL DESCRIPTIONS

Tract 1

A tract of land located in the Northwest 1/4 of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska; thence S 01°50'37" E on an assumed bearing on the West line of the Northwest 1/4 of said Southeast 1/4, 40.00 feet to a point on the South Right-of-Way line of Grainland Road; thence N 87°42'00" E on said South Right-of-Way line, 30.00 feet to the Point of Beginning, said point being the Northeast corner of Logan View Addition to the City of Wayne, Wayne County, Nebraska; thence N 87°42'00" E on said South Right-of-Way line, 862.81 feet to the Northwest corner of Outlot A, of Southview III Addition to the City of Wayne, Wayne County, Nebraska; thence S 02°19'08" E on the West line of said Outlot A, said line being 30.00 feet West and parallel to the West line of Southview II Addition to the City of Wayne, Wayne County, Nebraska, 518.58 feet; thence S 30°43'41" E on the West line of said Outlot A, 5.19 feet to a point on the North Right-of-Way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned); thence S 66°38'02" W on said North Right-of-Way line, 151.06 feet to a point of curvature; thence Southwesterly on said North Right-of-Way, on a 2816.97 foot radius curve to the right, 88.00 feet, of which said curve has a chord bearing of S 66°22'26" W, 87.996 feet; thence N 01°53'40" W on said Right-of-Way, 53.57 feet to a point of curvature; thence Southwesterly on said North Right-of-Way, on a 2766.97 foot radius curve to the right, 558.66 feet, of which said curve has a chord bearing of S 72°39'30" W, 557.712 feet; thence N 11°33'27" W and perpendicular to said North Right-of-Way, 30.00 feet to a point of curvature; thence Southwesterly and parallel to said North Right-of-Way, on a 2736.97 foot radius curve to the right, 106.00 feet, of which said curve has a chord bearing of S 79°33'07" W, 105.99 feet to a point on the East line of said Logan View Addition; thence N 01°50'37" W on said East line, 686.05 feet to the Point of Beginning, containing 12.42 acres, more or less.

Tract 2

A tract of land located in the Northwest 1/4 of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska; thence S 01°50'37" E on an assumed bearing on the West line of the Northwest 1/4 of said Southeast 1/4, 40.00 feet to a point on the South Right-of-Way line of Grainland Road, said point being the Northeast corner of Lot 1, Logan View Addition to the City of Wayne, Wayne County, Nebraska; thence S 01°50'37" E on said West line, 719.80 feet to the Southeast corner of Lot 5B of said Logan View Addition and a point on the North Right-of-Way line of the Bloomfield Branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned); thence S 01°50'37" E on said West line, 201.32 feet to the Point of Beginning, said point being on the South Right-of-Way line of the Bloomfield Branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned); thence S 01°50'37" E on said West line, 111.57 feet to the Southwest corner of Logan Bluff View Administrative Subdivision; thence S 01°50'37" E on said West line, 69.76 feet to a point on the North Right-of-Way line of the Norfolk Branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned); thence N 59°19'40" E on said North Right-of-Way, 144.66 feet to a point on the South line of said Logan Bluff View Administrative Subdivision; thence N 59°19'40" E on said North Right-of-Way, 308.25 feet to a point on the East line of said Logan Bluff View Administrative Subdivision; thence N 59°19'40" E on said North Right-of-Way, 142.98 feet to a point of curvature on said South Right-of-Way line of the Bloomfield Branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned); thence Southwesterly on said South Right-of-Way, on a 2966.97 foot radius curve to the right, 533.41 feet, of which said curve has a chord bearing of S 76°40'42" W, 532.69 feet to the Point of Beginning, containing 0.99 acres, more or less.

Tract 3

A tract of land located in the Northwest 1/4 of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of the Southeast 1/4 of Section 13, T26N, R3E of the 6th P.M., Wayne County, Nebraska; thence S 01°50'37" E on an assumed bearing on the West line of the Northwest 1/4 of said Southeast 1/4, 40.00 feet to a point on the South Right-of-Way line of Grainland Road, said point being the Northeast corner of Lot 1, Logan View Addition to the City of Wayne, Wayne County, Nebraska; thence S 01°50'37" E on said West line, 1032.69 feet to the Southwest corner of Logan Bluff View Administrative Subdivision; thence N 88°09'23" E on the South line of said Logan Bluff View Administrative Subdivision, 334.12 feet to a point on the South Right-of-Way line of the Norfolk Branch of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, later the Chicago and Northwestern Transportation (now abandoned), said point being the Point of Beginning; thence N 88°09'23" E on the South line of said Logan Bluff View Administrative Subdivision, 62.66 feet to the Southeast corner of said Subdivision; thence N 01°50'37" W on the East line of said Subdivision, 34.49 feet to a point on said South Right-of-Way; thence S 59°19'40" W on said South Right-of-Way, 71.52 feet to the Point of Beginning, containing 0.02 acres, more or less.

Tract 4

A tract of land located in the North 1/2 of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska; thence S 02°29'52" E on an assumed bearing on the East line of said Southeast 1/4, 37.00 feet to the Point of Beginning; thence S 02°29'52" E on said East line, 875.09 feet; thence S 87°34'08" W on the North line of Centennial Valley Addition to the City of Wayne, 1742.71 feet to a point on the East line of Angel Acres Addition to the City of Wayne; thence N 02°29'11" W on the East line of said Angel Acres Addition and Longe's Addition to the City of Wayne, 775.28 feet; thence N 87°39'15" E, 99.98 feet; thence N 02°30'31" W, 100.10 feet to a point on the South Right-of-Way line of East 14th Street; thence N 87°34'38" E on said South Right-of-Way line, 1642.60 feet to the Point of Beginning, containing 34.78 acres more or less.

Tract 5

A tract of land located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska; thence S 87°35'36" W on an assumed bearing on the South line of the Southeast 1/4 of said Southeast 1/4, 1096.56 feet (1095.80' Dd); thence N 02°19'24" W, 116.60 feet to a point on the North Right-of-Way line of Highway #35 and the Southeast corner of the Administrative Subdivision of Lots 1 & 2, Wacker's Addition and Lot 15, Block 5, Sunnyview Subdivision to the City of Wayne, Wayne County, Nebraska, said point being the Point of Beginning; thence N 02°23'05" W on the East line of said Administrative Subdivision and the East line of said Sunnyview Subdivision, 730.19 feet (728.68' Dd) to the Southwest corner of Lot 2, Centennial Valley Addition Replat 1; thence N 87°34'36" E on the South line of said Lot 2, 227.00 feet; thence S 02°34'04" E, 384.76 feet; thence N 87°42'52" E, 63.00 feet; thence S 12°51'20" E, 295.26 feet to a point on the North Right-of-Way line of the abandoned Chicago, St. Paul, Minneapolis and Omaha Railroad (Now Removed); thence S 59°06'36" W on said North Right-of-Way line, 12.13 feet to the Southeast corner of Utilicorp United Inc. property; thence N 30°53'24" W and perpendicular to said North Right-of-Way line, 100.00 feet; thence S 59°06'36" W and parallel to said North Right-of-Way line, 100.00 feet; thence S 30°53'24" E and perpendicular to said North Right-of-Way, 100.00 feet to a point on said North Right-of-Way line; thence S 59°06'36" W on said North Right-of-Way line, 3.85 feet to a point on the North Right-of-Way line of Highway #35, said point being 116.30 feet North of said South line; thence S 87°39'51" W, on said North Right-of-Way line, 242.96 feet to the Point of Beginning, containing 4.27 acres, more or less.

Tract 6

A tract of land located in the Southeast 1/4 of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast 1/4 of Section 7, T26N, R4E of the 6th P.M., Wayne County, Nebraska; thence N 02°29'52" W on an assumed bearing on the East line of said Southeast 1/4, 580.31 feet to a point on the North Right-of-Way line of the abandoned Chicago, St. Paul, Minneapolis and Omaha Railroad (Now Removed), said point being the Point of Beginning; thence N 02°29'52" W on said East line, 266.80 feet (267.19' R) to a point on the Easterly extension of the South line of Lot 2, Centennial Valley Addition Replat 1 to the City of Wayne, Wayne County, Nebraska; thence S 87°34'36" W on the South line of said Lot 2, 867.76 feet; thence S 02°34'04" E, 384.76 feet; thence N 87°42'52" E, 63.00 feet; thence S 12°51'20" E, 295.26 feet to a point on the North Right-of-Way line of the abandoned Chicago, St. Paul, Minneapolis and Omaha Railroad (Now Removed); thence N 59°01'27" E on said North Right-of-Way line, 854.63 feet to the Point of Beginning, containing 9.33 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the sketch described above was made by me on April 13, 2022; also that all dimensions are in feet and are correct to the best of my knowledge and belief.


Terry L. Schulz, State of Nebraska, LS #550

4-13-2022
Date

