

**Wayne Planning Commission Meeting Minutes**  
**February 5, 2024**

Chair Melena called the regular meeting of the Wayne Planning Commission to order at 7:00 P.M., February 5, 2024, at the City of Wayne Council Chambers, 306 Pearl Street. Roll call was taken with the following members present: Chair Pat Melena, Chele Meisenbach, Abby Schademann, Mark Sorensen, Breck Giese (arrived late), Cory Sandoz, City Attorney Amy Miller and Street and Planning Director Joel Hansen. Absent: Dwaine Spieker, Jessie Piper, and Jason Schultz.

Motion made by Commissioner Sorensen and seconded by Commissioner Schademann to approve the minutes of October 2, 2023. 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 consider amending the Wayne Municipal Code, Chapter 152 Zoning, specifically Section 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood Commercial District, with the applicant being the Community Redevelopment Authority. After deliberation and discussion, a motion was made by Commissioner Meisenbach and seconded by Commissioner Sorensen to approve and forward a recommendation of approval to the City Council amending the Wayne Municipal Code, Chapter 152 Zoning, specifically Section 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood Commercial District, as stated in the attached language, with the findings of fact being staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

The last public hearing on the agenda was a public hearing to consider amending the Future Land Use Map of the Comprehensive Plan for the City of Wayne, with the applicant being the City of Wayne. After deliberation and discussion, a motion was made by Commissioner Sorensen and seconded by Commissioner Meisenbach to approve and forward a recommendation of approval to the City Council amending the Future Land Use Corporate Limits Map to show the area southwest of town in the two-mile map to be targeted for annexation, along with the Bower property north of Highway 35 / BJ / Mrsny / Fairgrounds, plus change the East 14<sup>th</sup> Street property from Mixed Use Residential/Commercial to Public/Quasi-Public, as shown on the attached map, with the findings of fact being staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

There being no further discussion, Chair Melena declared the meeting adjourned.

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Planning Commission Secretary