

Minutes of the **Waverly Planning Commission held Monday, January 27th, 2025**, at 5:30 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Lindsay Erickson, Tyson Ritz, Jake Sorenson, and Tony Larson. Absent was Heather Chloupek. City Officials present were Building Inspector/Zoning Administrator Mike Palm, and City Administrator Stephanie Fisher. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

Call to Order

The meeting was called to order by Chair Bohac at 5:32pm.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

Public Hearings

A. Amendments to Redevelopment Plan

Bohac declared the hearing open at 5:33pm.

Brown moved to table the public hearing to the next Planning Commission meeting. Erickson seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Bohac declared the hearing closed at 5:34pm.

Public Comments

Bohac asked if there were any public comments. No public comments were stated.

Approval of Minutes

Brown moved to approve the December 18, 2024 meeting minutes. Erickson seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Introduction of Business

A. Election of Officers: Chair, Vice-Chair, Secretary

Larson made a motion for Kris Bohac to be the Chair. Erickson seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Bohac made a motion for Lindsay Erickson to be the Vice-Chair. Larson seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Brown made a motion for Tony Larson to be the Secretary. Ritz seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

B. Discussion: Communications Tower Regulations within Waverly’s Jurisdiction.

Discussion: Fisher provided an overview of a request for the city to consider building cellular towers within city corporate limits. Current zoning regulations require a special permit and allow them only within limited industrial zoning. The initial request was for a tower on the North side of town. The zoning requirements would restrict that because the city does not own limited industrial property in that area.

Fisher and Palm have completed some preliminary research on other communities. Hickman allows towers by special permit in any zoning area, and Columbus requires a special permit and prioritizes zoning districts. Palm indicated that our Supplemental Use regulations haven’t been updated since 2011, and this is a good time to review them for proposed changes. Palm reviewed the current restrictions and provided guidance on what other communities have required.

The Commission discussed the options for locations, areas the city owns, and how those areas are currently zoned. The general discussion indicated that the Commission would consider acceptance within all zoning classifications aside from residential after completing a review of proposed ordinance revisions. Fisher and Palm agreed to review other communities and our current ordinance to propose draft revisions for consideration.

C. Administrative Report given by Building Inspector/Zoning Administrator Mike Palm

- 0 New Residential Permits issued since last meeting.
 - 14 New Residential Permits issued YTD
- 1 New Commercial Plans under review (Custom Concrete Specialties) Searcey 1st Addition, Lot 2.
- Foundation Construction Complete at (Hot Kote LLC) at 12901 N 148th St.
- Waverly Ridge Estates:
 - Sanitary Sewer install approximately 25% complete
- No updates on Anderson North Park 10th Addition

Adjournment

Erickson moved to adjourn the meeting. Brown seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Sorenson, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Meeting adjourned at 6:02pm.

Respectfully submitted,
Tony Larson, Waverly Planning Commission, Secretary