

Minutes of the **Waverly Planning Commission held Monday, March 30th, 2026**, at 5:30 pm at Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Heather Chloupek, Marti Lee, and Ian Wilshusen. Absent Lindsay Erickson. City Officials present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Others in attendance were Chad Skinner, Shawn Fick, Calvin Weeks, Jordan Vavak, and Jamie Hogle. 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.

1. Call to Order

The meeting was called to order by Chair Bohac at 5:30 pm.

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

2. Approval of Minutes

Brown moved to approve the January 26th, 2026, meeting minutes. Wilshusen seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Lee, and Wilshusen.

The following Commission Members voted “NAY”: None. Motion carried. 5 – 0.

3. Public Hearings

A. Consideration of Special Use Permit 26-01, to allow for the erection of a Cellular Communications Tower at Lawson Park

Bohac declared the public comments open at 5:33 pm.

Public Comments: Waverly Residents Fick, Weeks, Vavak, and Hogle spoke in opposition to the location of the proposed communications tower and requested that the Planning Commission deny Special Use Permit 26-01. Fick cited tower height, lights, noise, scenic views and potential radiation as reasons for opposition. Weeks stated that Capital Tower was previously denied a height variance for a proposed communications tower.

Bohac declared the public comments closed at 5:41 pm.

4. Public Comments

None

5. Introduction of Business

A. Consideration of Special Use Permit 26-01, to allow for the erection of a Cellular Communications Tower at Lawson Park

Lee motioned to approve the Special Use Permit 26-01. Chloupek seconded the motion.

Discussion: Lee requested that Skinner, Vertical Bridge, provide information about the tower. Skinner summarized the tower proposal and addressed questions and potential concerns from planning commissioners. More specifically: Current cell coverage is not optimal north of Waverly, proposed height needed to provide optimal coverage, 96% of people own cell phones, 84% of 911 calls are received from mobile devices, no lights on tower, generator noise comparable to refrigerator.

The following Commission Members voted “YEA”: Brown, Lee, and Wilshusen.

The following Commission Members voted “NAY”: Bohac, Chloupek. Motion carried. 3-2.

B. Election of Officers:

Brown motioned to designate officer titles to the following commissioners:

1. Chair: Bohac
2. Vice-Chair: Erickson
3. Secretary: Lee

Wilshusen seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Lee, Wilshusen.

The following Commission Members voted “NAY”: None. Motion carried. 5 – 0.

C. Administrative Report

- 2 New Residential Permits Issued
- 1 Commercial Plans Under Review, 12337 N 148th St
- Anderson North Park 10th Addition:
 - Sanitary Sewer and Water Main Complete
- New Fire station location at N 135th and Amberly

6. Adjournment

Wilshusen moved to adjourn the meeting. Lee seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Chloupek, Lee, and Wilshusen.

The following Commission Members voted “NAY”: None. Motion carried. 5 – 0.

Meeting adjourned at 6:34 pm.

Respectfully submitted,
Stephanie Fisher