

Minutes of the **Waverly Planning Commission held Monday, March 24th, 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, Tony Larson, and Jake Sorenson. Absent were Heather Chloupek and Tyson Ritz. 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 5:30 pm.

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

### **Public Hearings**

Public Hearings: None

### **Public Comments**

Bohac declared the public comments open at 5:31 pm.

Brandon Koll asked that the Planning Commission consider dealing with traffic and a dust concern on 148<sup>th</sup> Street. Koll acknowledged the industrial area near 148<sup>th</sup> Street as defined within the Comprehensive Plan. Koll was not opposed to the industrial area but felt planning for the road and traffic had been overlooked. Given that the industrial area will continue to develop, Koll raised health and safety concerns due to dust and traffic.

Koll counted the current usage of 148<sup>th</sup> Street at greater than 300 cars per day. Koll completed a Facebook survey, which resulted in 552 votes for adding a traffic light, 211 for an overpass, 86 for additional lanes, and 62 recommending no further changes. Koll proposed that the Comprehensive Plan be modified to address traffic in the area, including the intersection of 148<sup>th</sup> Street and Highway 6. The proposal included stopping 148<sup>th</sup> Street just beyond the residential property, and rerouting industrial deliveries and traffic onto 162<sup>nd</sup> Street. Koll additionally recommended pavement on 148<sup>th</sup> Street and 162<sup>nd</sup> Street and the development of traffic management methods on 162<sup>nd</sup> Street and Highway 6.

Bohac declared the public comments closed at 5:36 pm.

### **Approval of Minutes**

Brown moved to approve the February 24, 2025, meeting minutes. Erickson seconded the motion.

Discussion: None

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Larson, and Sorenson.

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

## **Introduction of Business**

### **A. Review of 2023 Comprehensive Plan**

Stephanie Fisher and Mike Palm reviewed Section 5 in the Comprehensive Plan. Fisher indicated that the City Council had reviewed this section in their quarterly planning meeting. Fisher indicated that the Planning Commission should review the Comprehensive Plan at least annually to ensure we adhere to the plan and determine what the city should prepare for in the coming years. Budget planning will also begin within the next couple of months, and projects will be evaluated in preparation for the city budget's final approval in September.

The Planning Commission members discussed each section as Fisher and Palm provided an overview of the plan, including Education, Library, Parks & Recreation, City Parks, Government Buildings, Public Safety, Public Health, Public Utilities, Water Distribution, Wastewater System, Transportation, and Housing. There were extended discussions on a trail system; a railroad pedestrian walkway; the city, fire, and recreation/community facilities; leveraging Lancaster County sheriffs; the water system and water tank; transportation paving and road maintenance plans; and the need for middle-income housing.

### **B. Review of Proposed Amendments to Waverly Zoning Regulations**

Mike Palm outlined proposed changes to the Zoning Regulations provided to the Planning Commission members for review. Palm addressed questions and provided background information on the intent for each change. Fisher said the proposed changes will be drafted for final review and consideration at the next meeting.

### **C. 2025 Nebraska Planning Conference Recap**

Lindsay Erickson attended Nebraska Planning Conference in Kearney and provided an overview for the other members. Erickson found the conference to be very informative around the role of the planning commission and discussions with other community leaders on their regulation efforts and initiatives. Erickson encouraged other members to attend future conferences. Mike Palm stated that a fall virtual conference is often available to consider attending as well.

### **D. Administrative Report**

- 1 New Residential Plans Received since last meeting (Waverly Ridge Estates), yet to be reviewed
- 1 New Commercial Plans under review (Custom Concrete Specialties) Searcey 1st Addition, Lot 2
  - Partial Permit Issued for Foundation. Foundation under construction
- Hote Kote LLC, building under construction at 12901 N 148<sup>th</sup> St. (building shell complete)
- Waverly Ridge Estates:
  - Sanitary Sewer install approximately 70% complete
  - Box Culvert construction approximately 25% complete
- Anderson North Park 10<sup>th</sup> Addition
  - City has been in communication with engineer regarding the extents for 10<sup>th</sup> addition
  - Currently reviewing original submittal and JEO review for any additional comments
- D C Addition (162<sup>nd</sup> & Waverly Rd.)
  - County requiring improvements to be complete prior to final plat approval

- Will likely need to go through second approval process with city and county
- The city received a lower Building Code Effectiveness Grading Schedule rating. Lower rating is mostly due to the age of adopted building codes. The city will be moving to adopt updated building codes prior to 2026.

## **Adjournment**

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

Discussion: None

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

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

Meeting adjourned at 7:35pm.

Respectfully submitted,  
Tony Larson, Waverly Planning Commission, Secretary