

Minutes of the **Waverly Planning Commission held Monday, November 24th, 2025**, at 5:30 pm at Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Lindsay Erickson, and Tony Larson. Absent were Heather Chloupek, Tyson Ritz, and Jake Sorenson. 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.

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

Discussion: None

Brown moved to approve the August 25th, 2025, meeting minutes. Erickson seconded the motion.

Discussion: None

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

The following Commission Members voted “NAY”: None. Motion carried. 4 – 0.

3. Public Hearings

None.

4. Public Comments

None

5. Introduction of Business

a. Review of the Waverly Comprehensive Plan, Sections 4 & 5

Fisher provided an update on the future land use map. The current plan does not address the Extraterritorial Jurisdiction (ETJ) map north of Highway 6. Fisher expressed a desire to designate the land beyond ag use to give the City greater influence over adjacent development. Palm indicated that much of the land is within either the 500-year or 100-year floodplain. Palm reviewed the ability to develop on land designated as a 500-year floodplain and the more restrictive regulations required for development on land designated as a 100-year floodplain.

Fisher discussed the opportunity to amend the future use map with Tim Keelan, city legal counsel. Fisher noted that Lincoln had not updated the GIS map to show the General

Commercial zoning change along Highway 6. Palm provided Lincoln with the updated ordinances so the change could be reflected.

The conversation branched into the Sofos Power Development proposal to install a battery energy storage system (“BESS”) on land neighboring Waverly under Lincoln's jurisdiction. Larson indicated that the Sofos application and open house discussion did not indicate future use beyond the storage system. Larson asked what the impact of the floodplain regulations would be for uses like a raised solar farm. Palm indicated that we would need to explore that further, but that there would still be considerable regulations on any facilities and anchoring of units.

Erickson asked what concerns exist around land use for the storage system or a solar farm. Fisher indicated that there are concerns about aesthetics and impact on the City’s ability to improve the community entrance with additional commercial usage. Palm addressed considerations for fire containment and the unknowns regarding the impact of weather events such as floods or tornadoes. Additional discussion occurred about the need for a bond or escrow to support decommissioning should Sofos go out of business. The current proposal appears to provide for decommissioning at the end of use, but would not address the necessary cleanup for an earlier shutdown. Bohac also indicated that a substation would be visible along Highway 6. Discussion included whether the power lines were solely LES lines or whether they were owned by another entity.

Palm acknowledged that the discussion had bridged into the second business item, Informational Discussion: Proposed Sofo Power Development. Palm recommended that the committee review the public facilities, utilities, and transportation sections of the Comprehensive Plan at a future meeting. Several projects have been completed, so there could be an update on what has been done and the priority of remaining projects or new proposals. This could be aligned with amendments to the maps based on the rezoning that has occurred.

Fisher provided an update on the City and the Community Redevelopment Authority (CRA) purchasing two parcels of land along Highway 6. The City land is expected to be the future location for the new City office and possibly a recreational center. The CRA parcel will be evaluated for spec development. Fisher and Palm provided guidance on potential access and street improvements that are being evaluated for the lots. Palm discussed the floodplain considerations on the lots.

b. Informational Discussion: Proposed Sofos Power Development

Discussion occurred as part of item “a” above.

c. Introduction of new Municipal Code Inspector Position

Palm indicated that Jake Sorenson was hired for the Municipal Code Inspector position. Sorenson has significant experience with the City of Lincoln and the City of Waverly’s municipal code, and also has residential and commercial inspection qualifications.

d. Administrative Report, 2025 review

- 2025 Permits Issued
 - New Residential: 26 Total
 - Anderson North Park: 5
 - Waverly Ridge: 21 (13 detached SF, 8 Townhome SF)
 - New Commercial: 2 Total
 - Custom Concrete Specialties, 12621 N 148th St, Searcey 1st Add.
 - FSB Construction, 13301 N 155th St
- Custom Concrete Specialties: Final inspection on 11/21/25. Need to address building/fire marshal comments prior to final occupancy
- Hote Kote LLC: Granted final occupancy
- Smart Chicken Cooler Expansion/Wastewater Expansion: Granted final occupancy
- Kamterter Interior Remodel: Under construction
- Waverly Ridge Estates
 - New homes under construction
 - LOMR-F granted from FEMA
- Anderson North Park 10th Addition:
 - Mass grading appears complete
 - Hydraulic study for Saint Ronan connection to N 148th St. under review
 - Awaiting traffic study results
- Industrial Subdivision, N 141st St Waverly Rd.: Awaiting traffic study results
- Planning Commission Highlights 2025
 - Waverly Ridge Public Improvements Completion (Plat approved in 2024)
 - Highway 6 Corridor/West Redevelopment Area Zoning Change from LI to GC
 - Anderson North Park 10th Addition Approval
 - DC Addition Approval
 - Amendments to Waverly Zoning Regulations (eliminate discrepancies/redundancies; Additions to provide better clarification)
 - Hired Code Enforcement Officer for Zoning Department

6. Adjournment

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

Discussion: None

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

The following Commission Members voted “NAY”: None. Motion carried. 4 – 0.

Meeting adjourned at 6:13 pm.

Respectfully submitted,
Tony Larson, Waverly Planning Commission, Secretary