

Minutes of the **Waverly Planning Commission held Monday, April 28th, 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, Heather Chloupek, Tony Larson, Tyson Ritz and Jake Sorenson. Absent was Lindsay Erickson. 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 south wall by the meeting hall entrance doors.

2. Amendments to the Waverly, Nebraska Comprehensive Plan 2023-2033

a. Public Hearing: Amendments to the Waverly, Nebraska Comprehensive Plan 2023-2033

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

Public comments: None

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

b. Consideration of Recommendation to Amend the Waverly, Nebraska Comprehensive Plan 2023-2033

Larson moved to recommend to the City Council to amend the Waverly, Nebraska Comprehensive Plan 2023-2033. Brown seconded the motion.

Discussion: None

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

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

3. Public Comments

None

4. Approval of Minutes

Brown moved to approve the March 24, 2025, meeting minutes. Ritz seconded the motion.

Discussion: None

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

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

5. Introduction of Business

- a. Consideration of Zoning Change for Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4).

Ritz moved to recommend to City Council the Zoning Change for Waverly Ridge Estates from Agricultural (AG) District to Residential (R-2 and R-4). Brown seconded the motion.

Discussion: Palm described that when the rezoning was initially approved, due to the order in which the documents were filed, the engineering description referenced the description before the plat was filed. This version references the proper legal description. The footprint of what was previously approved did not change, so the limits are the same, and the update does not require a public hearing. Just the legal description has changed. Palm reviewed the R-2 and R-4 zoning districts for the Phase 1 edition.

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

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

- b. Consideration of Annexation of Waverly Ridge Estates.

Larson moved to recommend to City Council the Annexation of Waverly Ridge Estates. Ritz seconded the motion.

Discussion: Palm indicated the same explanation as outlined in item 2.a above to update the legal description.

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

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

- c. Consideration of Resolution 25-02 initiating a proposed change of zoning for property included in the West Redevelopment Area

Ritz moved to recommend to City Council Resolution 25-02 initiating a proposed change of zoning for property included in the West Redevelopment Area. Larson seconded the motion.

Discussion: Palm stated that our attorney suggested a formal recommendation from the planning commission to update the West Redevelopment Area zoning. The diagrams show the parcel numbers with existing zoning and the recommended zoning changes. Fisher indicated that all the lots are currently zoned as Limited Industrial except the old Honey Creek lot which is zoned Community Commercial. The recommendation is to change all lots to General Commercial zoning. There was a discussion about the impact of shifting the one lot from Community Commercial to General Commercial. Palm indicated that General

Commercial would enable more use type options as it is less restrictive than Community Commercial.

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

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

d. Administrative Report

- 2 New Residential Permits issued since last meeting (Waverly Ridge Estates)
 - 11691-11701 N 145 Lots combined
- Custom Concrete Specialties, Searcey 1st Addition, Lot 2, under construction
- Hote Kote LLC, building under construction at 12901 N 148th St., under construction
- Smart Chicken Cooler Expansion, 13351 Dovers, nearing completion
- Waverly Ridge Estates:
 - Sanitary Sewer Complete
 - Water Main construction approximately 25% complete
 - Box Culvert construction approximately 75% complete
- Anderson North Park 10th Addition
 - Public Hearing for final plat scheduled for next Planning Commission meeting
- D C Addition (162nd & Waverly Rd.)
 - Grading improvements nearing completion
 - 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.

6. Adjournment

Ritz moved to adjourn the meeting. Chloupek seconded the motion.

Discussion: None

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

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

Meeting adjourned at 5:56 pm.

Respectfully submitted,
Tony Larson, Waverly Planning Commission, Secretary