

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on January 27, 2025 at 5:30 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Public Hearings**
 - 2.a) Public Hearing: Amendments to Redevelopment Plan
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the December 18, 2025 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Election of Officers
 - 5.a)i) Chair
 - 5.a)ii) Vice-Chair
 - 5.a)iii) Secretary
 - 5.b) Discussion: Communications Tower Regulations within Waverly's Jurisdiction.
 - 5.c) Administrative Report
6. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, December 18th, 2024**, 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 5:30pm.

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

Public Hearings

A. South Central Redevelopment Area Blight & Substandard Determination

Bohac declared the hearing open at 5:31pm.

Tim Keelan (Hanna:Keelan Associates) provided commentary for and answered questions from the commission regarding the proposed Blight and Substandard Determination area. Hanna:Keelan Associates were retained to complete a Blight and Substandard Determination study. Keelan reviewed the analysis process for Blight and Substandard Determination and the approval process as defined by the Nebraska Community Development Law.

Keelan and Fisher reviewed the existing West Redevelopment Area map and the proposed South Central Redevelopment Area map. The proposal is to include 10 parcels of approximately 45 acres within the existing redevelopment area for revitalization. Fisher indicated that the demolished restaurant building was in existence when the study was completed, so that was included in the calculations. Once the West Redevelopment Area-Wide TIF is approved, Waverly will collect tax increments across the region and can propose projects within a redevelopment plan to improve the city. Others can also apply for Tax Increment Financing (TIF) improvement projects within the designated area.

Bohac declared the hearing closed at 5:45pm.

Public Comments

No Comments were heard.

Approval of Minutes of the November 25, 2024, Planning Commission Meeting

Brown moved to approve the November 25, 2024 meeting minutes. Erickson seconded the motion.

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. Consideration of Acceptance of the South Central Redevelopment Area Blight & Substandard Determination Study

Brown made a motion to accept the South Central Redevelopment Area Blight & Substandard Determination Study. 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.

B. Consideration of Resolution No. 24-01, a resolution of the Planning Commission, making recommendations with respect to Declaration of an area as Blighted and Substandard pursuant to the Nebraska Community Development Law.

Brown made a motion to recommend to the Waverly City Council to approve Resolution No. 24-01, a resolution of the Planning Commission, making recommendations with respect to Declaration of an area as Blighted and Substandard pursuant to the Nebraska Community Development Law. Erickson seconded the motion.

Discussion: Brown asked if the planning commission needed to outline any comments relative to the demolished restaurant building. Fisher indicated that Keelan would be present at the City Council meeting to review the analysis. Palm indicated that the lot is currently empty, with all utilities disconnected, leveled off, and covered with gravel. A building permit has not been requested for future usage. Bohac asked if the owner would qualify to apply for a TIF project if the resolution were approved. Fisher confirmed that they would qualify.

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 left at 5:54pm.

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

- 1 New Residential Permit issued since last meeting (ANP 9th Addition).
 - 14 New Residential Permits issued YTD
- 1 New Commercial partial permit issued (Hot Kote LLC/Empire Fence) at 12901 N 148th St. Architect addressing review comments. Foundation is under construction.
 - Capital Tower Addition complete
 - Kamterter Building Addition complete. Landscaping to be completed in spring.
- Former Honey Creek Restaurant demolished
- Waverly Ridge Estates:
 - Sanitary Sewer install approximately 25% complete
- DC Addition (Matt Warner)
- Nebraska Crane Addition (Administrative Plat)
- Meeting with Aspen Builders to discuss Anderson North Park 10th Addition

Discussion: Palm provided commentary on a proposed elimination of St. Ronan Street to 148th Street access and replacement with a southeast connection into Woodstock Blvd for Anderson North Park. The commission members extensively discussed concerns for Emergency Service access and traffic issues related to the proposed change. Palm will review the planning commission feedback with the developer.

Adjournment

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

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

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

Meeting adjourned at 6:23pm.

Respectfully submitted,

Tony Larson, Waverly Planning Commission, Secretary