

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on July 30, 2026 at 5:00 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**
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the March 30, 2026 Planning Commission Meeting
 - 4.b) Minutes of the June 9, 2026 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Presentation from Hanna:Keelan to discuss potential amendments to the Waverly Comprehensive Plan.
 - 5.b) 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 may be for agenda or non-agenda items.
- (3) Remarks shall be limited to five (5) minutes.

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

Minutes of the **Waverly Planning Commission held Tuesday, June 9th, 2026**, at 5:00 pm at Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Lindsay Erickson, and Ian Wilshusen. Absent were Heather Chloupek and Marti Lee. 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 5:00 pm.

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

2. Approval of Minutes

Erickson moved to postpone approval the March 30th, 2026, meeting minutes to next meeting time. Brown seconded the motion.

Discussion: Final draft of March 30th, 2026, meeting minutes not provided to planning commission prior to tonight's meeting.

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

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

3. Public Hearings

A. Consideration of Resolution 26-01 approving a modification to the Redevelopment Plan for TIF Area B and submitting the same to the Planning Commission for review

Bohac declared the public comments open at 5:01 pm.

Public Comments: None

Bohac declared the public comments closed at 5:02 pm.

4. Public Comments

None

5. Introduction of Business

A. Consideration of Resolution 26-01 approving a modification to the Redevelopment Plan for TIF Area B and submitting the same to the Planning Commission for review

Brown motioned to approve the Resolution 26-01. Wilshusen seconded the motion.

Discussion: Fisher provided summary of Resolution 26-01 to the planning commission.

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

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

B. Administrative Report

- 9 New Residential Permits Issued
 - 3 Single-Family
 - 6 Townhome
- 2 New Commercial Permit Issued
 - DGR Enterprises, 11530 N 148th St
 - Empire Fence/Unlimited Sports Solutions, 12501 N 148th St
- Vertical Bridge (Cell Tower) Plans Under Review, Lawson Park, 11733 N 148th St
- Anderson North Park 10th Addition:
 - Sanitary Sewer and Water Main Complete
- New Fire station location at N 135th and Amberly
 - Discussed possible future uses for existing fire station at 10530 N 141st St
- Kinetic Fiber Installation
 - Aspen Estates/Aspen Park/North Meadows
 - Buena Vista
 - Coventry Place
 - Evandale
 - Riley/Waverly Heights

6. Adjournment

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

Discussion: None

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

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

Meeting adjourned at 5:24 pm.

Respectfully submitted,
Stephanie Fisher

City of Waverly, Nebraska Comprehensive Planning Program.

Review and Update of Comprehensive Plan and Zoning/Subdivision Regulations.

Meeting #1: City of Waverly Planning Commission. Thursday, July 30th, 2026, 5:00PM.

ITEM #1 – GREETINGS AND INTRODUCTIONS.

- City of Waverly Planning Commission.
- About Hanna:Keelan Associates.

ITEM #2 – SCOPE OF WORK & TIME LINE.

- Review & Update of Comprehensive Plan.
- Review & Update of Zoning & Subdivision Regulations.

ITEM #3 – PURPOSE OF THE COMMUNITY PLANNING PROGRAM.

ITEM #4 – DISCUSSION AND APPROVAL OF A COMMUNITY SURVEY.

ITEM #5 – DISCUSSION OF “DRAFT” RESOLUTION FOR A MORATORIUM ON THE DEVELOPMENT OF SELECTED LAND USES DURING THE REVIEW AND UPDATE PERIOD.

ITEM #6 -- MEETING #2, TBD, 2026.

- *Review of Community Survey Results.*
- *Recommended Resolution for a Moratorium to the City Council.*
- *Discuss current demographics in Waverly and Planning Jurisdiction.*
- *Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.*
- *Review of Section 4, Existing & Future Land Use Planning.*

THANK YOU FOR YOUR PARTICIPATION!

Becky Hanna **Tim Keelan**
Principal Partners & Community Planners

Keith Carl **Martin Stumpf**
Community Planner *Community Planner*

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

About HANNA:KEELAN ASSOCIATES

3275 Holdrege Street, PO Box 30552, Lincoln, Nebraska 68503, 402.464.5383

<http://www.hannakeelan.com>

Hanna:Keelan Associates, located in Lincoln, is a Nebraska based community planning and research consulting firm, founded by Becky Hanna and Tim Keelan. The Firm has provided communities, counties and economic development groups with community and regional planning and affordable housing programs, in 18 States, for 40+ years. **Hanna:Keelan has completed 180+ Community and County Comprehensive Plans, 500+ Housing Market Studies and 230+ Community Redevelopment Planning Programs, including Blight/Substandard Determination Studies and Redevelopment Plans.**

Hanna:Keelan has served as Housing Consultant for 200+ Affordable Housing Developments, totaling 7,000+ units, for families, elderly and special populations.

The Firm has received several awards for our accomplishments, including the Outstanding Professional Service Award, by the Nebraska Planning and Zoning Association, Distinguished Planning Award, from the American Planning Association, Housing Our Community Award, from the Nebraska Affordable Housing Commission, Nebraska Housing Hall of Fame, presented by the Nebraska Investment and Finance Authority and the Founders Award, by the Nebraska Housing Developers Association. **Tim Keelan was the 2000 and Becky Hanna the 2009 recipient of the Distinguished Alumni Award, College of Architecture, University of Nebraska-Lincoln.**

HANNA:KEELAN Professional Staff.

Becky J. Hanna, Co-Owner & Principal Partner, Community Planner & Housing Consultant, Bachelor of Science, Nebraska Wesleyan University, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.

Bhanna@hannakeelan.com

Timothy M. Keelan, Co-Owner & Principal Partner, Community & Regional Planner, Bachelor of Arts, University of Nebraska-Lincoln, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture.

Tkeelan@hannakeelan.com

Keith R. Carl, Community & Regional Planner, Bachelor of Science, Community & Regional Planning, Iowa State University-Ames.

KCarl@hannakeelan.com Planner@hannakeelan.com.

Martin M. Stumpf, Community & Regional Planner, Intern, Bachelor of Arts, Geography/Political Science, Master of Community & Regional Planning, University of Nebraska-Lincoln, College of Architecture, expected graduation, May, 2027.

MStumpf@hannakeelan.com Planner@hannakeelan.com.

Hanna:Keelan will often collaborate with selected professional architecture and engineering firms, as well as students of community & regional planning in the delivery of quality, modern planning products to our clients.

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

ATTACHMENT A
City of Waverly, Nebraska
Community Planning Program 2026

Review and Update the City's Comprehensive Plan & Zoning/Subdivision Regulations.

Scope of Work. Meetings and Discussion Topics.

July 30, 2026, Planning Commission Meeting #1.

- a. Purpose of the Community Planning Program.
- b. Discussion and approval of a Community Survey.
- c. Discussion of "draft" Resolution for a Moratorium on the development of selected land uses during the review and update period.

Date, 2026, Planning Commission Meeting #2.

- a. Review of Community Survey Results.
- b. Recommended Resolution for a Moratorium to the City Council.
- c. Discuss current Demographics in Waverly and Planning Jurisdiction.
- d. Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.
- e. Review of Section 4, Existing & Future Land Use Planning.

Date, 2026, Planning Commission Meeting #3.

- a. Finalize Recommendations for Items d and e above.
- b. Review current Zoning/Subdivision Regulations.

Date, 2027, Planning Commission Meeting #4.

- a. Recommended Zoning/Subdivision Regulations Revisions.
- b. Discuss Future Housing, Community/Economic Development, Public Facilities, Utilities and Transportation Needs/Demands of Waverly.

Date, 2027, Planning Commission Meeting #5.

- a. Discuss and approve updated Comprehensive Plan and Zoning/Subdivision Regulations and set Public Hearing date.

FUTURE LAND USE IN WAVERLY, NEBRASKA
COMMUNITY PUBLIC OPINION SURVEY.

The City of Waverly, Nebraska Planning Commission is preparing an update to the existing Comprehensive Plan and City Zoning and Subdivision Regulations, to highlight new future land uses and developments within the Waverly Corporate Limits and One-Mile Planning Jurisdiction. As a resident of Waverly, your opinion is very important. Complete this Survey online or return a hard copy to the Waverly City Hall (14130 Lancashire Street) by _____.
ALL SURVEY RESPONSES WILL REMAIN CONFIDENTIAL. Thank You for Your Participation!

1. Where do you live?

_____ Inside City of Waverly Corporate Limits _____ One Mile or Less from Waverly (Planning Jurisdiction)

2. Please identify your age.

_____ Less than 18 Years _____ 18 to 24 Years _____ 25 to 34 Years _____ 35 to 44 Years _____ 45 to 54 Years
_____ 55 to 64 Years _____ 65 to 74 Years _____ 75 to 81 Years _____ 82+ Years

3. Since the completion of the current Comprehensive Plan in 2023, How would you describe Waverly's current trend?

_____ Growing _____ Stable _____ Declining _____ Unsure

4. What has been the most successful accomplishment in Waverly since the completion of the 2023 Comprehensive Plan?

5. What development and/or preservation activities need to be accomplished in Waverly?

6. Which of the following Land Use types do you support for development within the City of Waverly (new or expanding)?

	Not Supportive	Somewhat Supportive	Very Supportive
Personal Wind Farms Energy Systems:			
Personal Solar Farms Energy Systems:			
Park & Recreation Areas/Amenities:			
Improvements to Public & Quasi-Public Facilities/City & Emergency Offices:			
Improvements to Public Utilities (Water, Sewer, Electrical):			
Single & Two-Family Residential Developments:			
Multifamily Residential Development:			
General/Downtown Commercial:			
Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Other (Identify):			

7. Which of the following Land Use types do you support for development within one mile of the Community (new or expanding)?

	Not Supportive	Somewhat Supportive	Very Supportive
Personal Wind Farms Energy Systems:			
Personal Solar Farms Energy Systems:			
Commercial Wind Farms Energy Systems:			
Commercial Solar Farms Energy Systems:			
General/Traditional Agricultural Activities (Farming/Ranching):			
Animal Confinement Operations:			
Residential Development (Individual Homes):			
Planned Rural Residential Subdivisions:			
Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Data Processing Centers:			
Battery Energy Storage Systems:			
Crypto-Currency/Mining:			
Other (Identify):			

8. Which of the following Land Use types do you support imposing a temporary development moratorium, in Waverly, during the Comprehensive Planning/Zoning Update process? Check all that apply.

	Not Supportive	Somewhat Supportive	Very Supportive
Commercial Wind Farms Energy Systems:			
Commercial Solar Farms Energy Systems:			
Personal Alternative Energy Systems (Solar, Wind, etc.):			
General/Traditional Agricultural Activities (Farming/Ranching):			
Animal Confinement Operations:			
Residential Development (Individual Homes):			
Planned Rural Residential Subdivisions:			
General & Highway Commercial:			
Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):			
Data Processing Centers:			
Battery Energy Storage Systems:			
Crypto-Currency/Mining:			
Other (Identify):			

9. Please include any additional comments/suggestions regarding the future of Waverly, Nebraska.

THANK YOU FOR YOUR PARTICIPATION!