Minutes of the **Waverly Planning Commission held Monday, August 24, 2026,** 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, Marti Lee, and Ian Wilshusen. 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.

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. Public Hearings

A. Annex IT Lot 54 generally located in the 12200 block of US Hwy 9

Bohac declared the public hearing open at 5:35pm.

Public comments: None

Bohac declared the public hearing closed at 5:35pm.

B. Rezoning IT Lot 54 from Agricultural District to General Commercial District, generally located in the 12200 block of US Hwy 6

Bohac declared the public hearing open at 5:36pm.

Public comments: None

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

C. Annex IT Lots 21 and 59 generally located northeast of the N 148th St and Bluff Rd Intersection

Bohac declared the public hearing open at 5:36pm.

Public comments: None

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

D. Rezoning IT Lots 21 and 59 from Agricultural District to Residential District generally located northeast of the N 148th St and Bluff Rd Intersection

Bohac declared the public hearing open at 5:37pm.

Public comments: None

Bohac declared the public hearing closed at 5:37pm.

3. Public Comments

None

4. Approval of Minutes

Brown moved to approve the July 30, 2026, meeting minutes. Ericksen seconded the motion. There was no discussion.

Discussion: None.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Lee, and Wilshusen. The following Commission Members voted "NAY": None. Motion carried. 5-0.

5. Introduction of Business

A. Consideration of Recommendation of Approval of Annexation of IT Lot 54 generally located in the 12200 block of US Hwy 6

Erickson motioned to approve the recommendation. Brown seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

B. Consideration of Recommendation of Approval of Rezoning IT Lot 54 from Agricultural District to General Commercial District, generally located in the 12200 block of US Hwy 6.

Brown motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

C. Consideration of Recommendation of Approval of Annexation of IT Lots 21 and 59 generally located northeast of N. 148th St. and Bluff Rd. Intersection.

Brown motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

D. Consideration of Recommendation of Approval of Rezoning IT Lots 21 and 59 from Agricultural District to Residential District generally located northeast of the N. 148th St. and Bluff Rd. Intersection.

Lee motioned to approve the recommendation. Wilshusen seconded the motion.

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Wilshusen, and Lee. The following Commission Members voted "NAY": None. Motion carried. 5-0

E. Administrative Report

- New Residential Permits
  4-Unit Townhome Pending (Waverly Ridge)
- Commercial Permits
  Lincoln Auto Auction, 11909 Hwy 6
  DGR Enterprises, 11530 N 148th St
  Empire Fence/Unlimited Sports Solutions, 12501 N 148th St
  Waverly Fire Station, 13510 Amberly
- Anderson North Park 10th Addition: Public Improvements Complete
  0 New Home Permit Issued to Date
  Addresses Assigned
- Community Opinion Survey Update

6. <u>Adjournment</u>

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

Discussion: None

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

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

The meeting adjourned at 6:00 pm.

Respectfully submitted,
Marti Lee, Secretary