

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on August 24, 2026 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: Annex IT Lot 54 generally located in the 12200 block of US Hwy 6

2.b) Public Hearing: Rezoning IT Lot 54 from Agricultural (AG, City of Lincoln) District to General Commercial (GC, City of Waverly) District, generally located in the 12200 block of US Hwy 6

2.c) Public Hearing: Annex IT Lots 21 and 59 generally located northeast of the N 148th St and Bluff Rd Intersection

2.d) Public Hearing: Rezoning IT Lots 21 and 59 from Agricultural (AG) District to Residential (R-2) District generally located northeast of the N 148th St and Bluff Rd Intersection

3. **Public Comments**

4. **Approval of Minutes**

4.a) Minutes of the July 30, 2026 Planning Commission Meeting

5. **Introduction of Business**

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

5.b) Consideration of Recommendation of Approval of Rezoning IT Lot 54 from Agricultural (AG, City of Lincoln) District to General Commercial (GC, City of Waverly) District, generally located in the 12200 block of US Hwy 6

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

5.d) Consideration of Recommendation of Approval of Rezoning IT Lots 21 and 59 from Agricultural (AG) District to Residential (R-2) District generally located northeast of the N 148th St and Bluff Rd Intersection

5.e) 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 Thursday, July 30, 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, Heather Chloupek, Marti Lee, and Ian Wilshusen. City Officials present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Tim Keelan, Hanna:Keelan Associates, was the guest speaker. 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

Brown moved to approve the March 30th, 2026, meeting minutes. Wilshusen seconded the motion.

Discussion: None

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Lee, Chloupek, and Wilshusen. The following Commission Members voted "NAY": None. Motion carried. 6- 0.

Brown moved to approve the June 9th, 2026, meeting minutes. Wilshusen seconded the motion.

Discussion: None

The following Commission Members voted "YEA": Bohac, Brown, Erickson, Lee, Chloupek, and Wilshusen. The following Commission Members voted "NAY": None. Motion carried. 6- 0.

3. Public Hearing

None

4. Public Comments

None

5. Introduction of Business

A. Hanna:Keelan Presentation to discuss potential amendments to the Waverly Comprehensive Plan.

Commissioners were asked to review the Comprehensive Plan before the next meeting, focusing on Sections 2,3, and 4 Land Use. A draft community survey was reviewed, edited, and will be resubmitted to the Commission for approval. We discussed the scope of work for the update of the plan; the purpose of the plan; and a draft resolution regarding moratorium on development of selected land uses. At the next meeting with

consultant, a review of the survey results, discussion of current demographics, review of community and economic preservation/growth/development, and review of land use will be on the agenda.

B. Administrative Report

- 7 New Residential Permits (Waverly Ridge)
 - 3 Single-Family
 - 4 Townhome (Under Review)
- 1 New Commercial Permit Issued
 - Lincoln Auto Auction (Vehicle Storage), Overlay District Review
- Anderson North Park 10th Addition: Public Improvements Complete
 - 0 New Home Permit Issued to Date

6. Adjournment

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

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Lee, Chloupek, and Wilshusen. The following Commission Members voted “NAY”: None. Motion carried. 6- 0. The meeting adjourned at 6:30 pm.

Respectfully submitted,
Marti Lee, Secretary

ORDINANCE NO. 26-05

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO ANNEX LOT 54 SOUTHWEST, LOCATED IN SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOT 54 SOUTHWEST, LOCATED IN SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE NO. 26-06

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE 54 SOUTHWEST, LOCATED IN SECTION 20, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 54 Southwest, Located in Section 20, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Agricultural (AG, City of Lincoln) to General Commercial District (GC), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Abbey L. Pascoe
Mayor

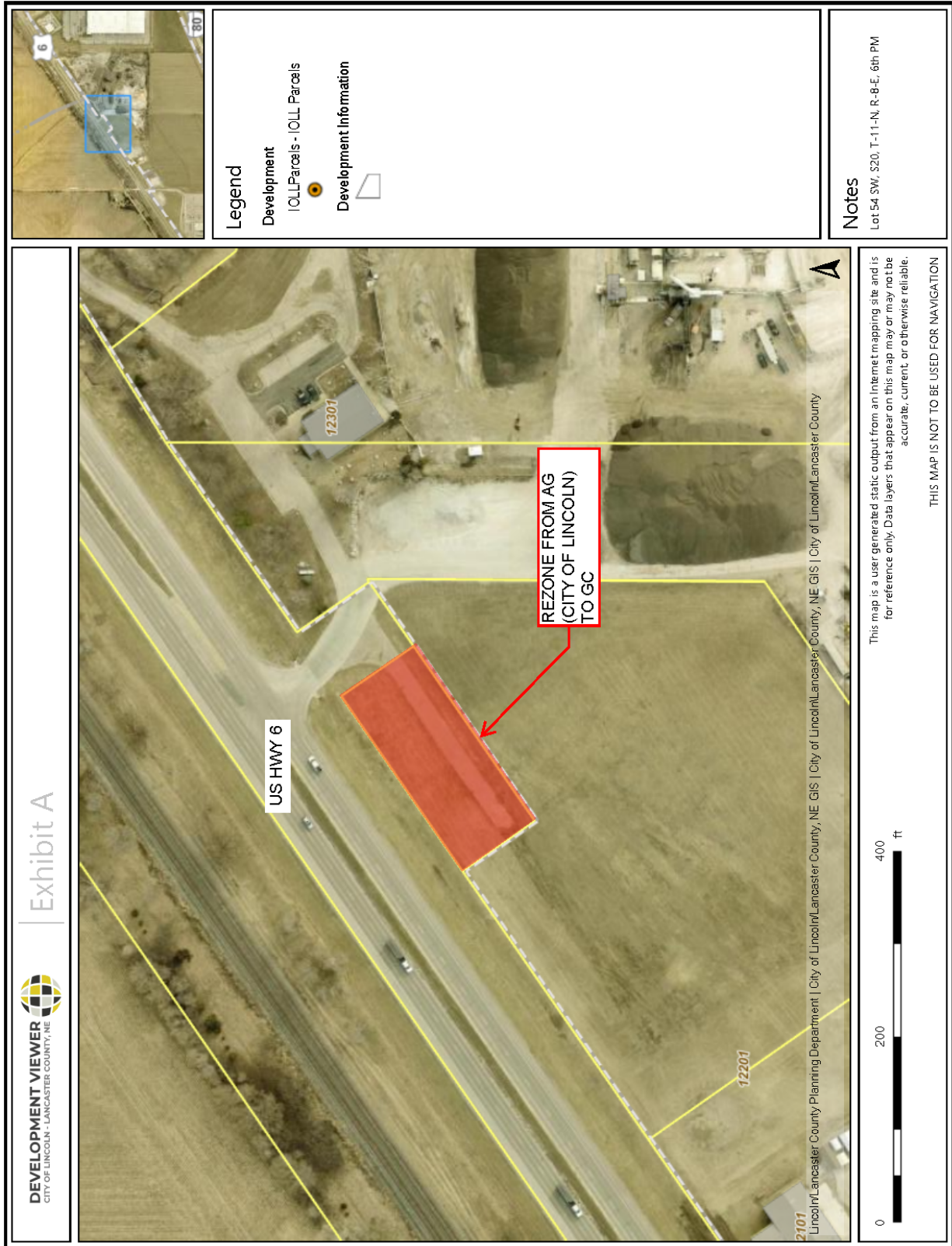
ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 26-06

EXHIBIT A



ORDINANCE NO. 26-07

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO ANNEX LOT 21 SOUTHWEST AND LOT 59 SOUTHWEST, LOCATED IN SECTION 15, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

Section 1. Whereas, the following described real estate, to wit:

A TRACT OF LAND COMPOSED OF LOT 21 SOUTHWEST AND LOT 59 SOUTHWEST, LOCATED IN SECTION 15, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE NO. 26-08

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE LOT 21 SOUTHWEST AND LOT 59 SOUTHWEST, LOCATED IN SECTION 15, TOWNSHIP-11-NORTH, RANGE-8, EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning Lot 21 Southwest and Lot 59 Southwest, Located in Section 15, Township-11-North, Range-8, East of the Sixth Principal Meridian, Lancaster County, Nebraska from Agricultural District (AG) to Residential District (R-2), as shown in Exhibit A.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Abbey L. Pascoe
Mayor

ATTEST:

Megan K. Frye
City Clerk/Human Resources Assistant

(SEAL)

ORDINANCE 26-08

EXHIBIT A

