

Minutes of the **Waverly Planning Commission held Monday, January 26th, 2026**, at 5:30 pm at Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Heather Chloupek, Lindsay Erickson, and Ian Wilshusen. Absent was Melissa Brown. Also present to record meeting minutes was Community Redevelopment Authority Member Tony Larson. City Officials present were Building Inspector/Zoning Administrator Mike Palm. 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 5:32 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 approve the November 24th, 2025, meeting minutes. Chloupek seconded the motion.

Discussion: None

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

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

3. Public Hearings

None.

4. Public Comments

None

5. Introduction of Business

a. Election of Officers

Erickson moved to postpone the election of officers until the next meeting. Chloupek seconded the motion.

Discussion: Palm and Bohac provided background information for new members on the Planning Commission's intent and review approach. There was a discussion on recommending individuals for consideration as planning commission members. The committee members discussed postponing the election of officers until the new members could join and participate in the process.

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

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

b. Administrative Report, 2025 review

- 2025 Permits Issued
 - New Residential: 26 Total
 - Anderson North Park: 5
 - Waverly Ridge: 21 (14 detached SF, 8 Townhome SF)
 - New Commercial: 2 Total
 - Custom Concrete Specialties, 12621 N 148th St, Searcey 1st Add.
 - FSB Construction, 13301 N 155th St
 - Waverly Ridge Estates
 - 21 homes under construction
 - Anderson North Park 10th Addition:
 - Grading complete
 - Saint Ronan connection to N 148th St. paused. Pending hydraulic study results.
 - Industrial Subdivision, N 141st St Waverly Rd.: Awaiting traffic study results
 - City purchased lots along HWY 6 (Formerly owned by US Property). 1 CRA-owned, 1 City-Use
 - New Fire station location at N 135th and Amberly
- Nebraska Planning Conference in Kearney, March 4-6, 2026

6. Adjournment

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

Discussion: None

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

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

Meeting adjourned at 5:57 pm.

Respectfully submitted,
Tony Larson, Community Redevelopment Authority