

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on October 23, 2023 at 6:00 PM. This meeting will be held at the Waverly City Office Building located at 14130 Lancashire Street, Waverly, Nebraska. 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. **Approval of Minutes**
 - 2.a) Minutes of the September 25, 2023 Planning Commission Meeting
3. **Public Hearings**
 - 3.a) Public Hearing: Searcey Addition Minor Subdivision
4. **Introduction of Business**
 - 4.a) Consideration of approval of Searcey Addition Minor Subdivision
 - 4.b) Administrative Report
5. **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, September 25, 2023**, at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Lindsay Erickson, Melissa Brown and Allison Stark. Absent were Tyson Ritz, Nicole Nuss and George Yesilcimen. City Officials present were 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 Kris Bohac at 6:00 p.m.

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

Approval of Minutes of the May 22, 2023, Planning Commission Meeting

Erickson moved to approve the January 23, 2023, meeting minutes. Stark seconded the motion.

The following Commission Members voted “YEA”: Bohac, Erickson, Brown, Stark. The following Commission Members voted “NAY”: None. Motion carried. 4 – 0.

Public Hearing: Amending Waverly Zoning Regulations

Bohac declared the hearing open at 6:04pm.

Consideration of recommending the City Council approve amending the Waverly Zoning Regulations, Article 5, Section 11.540, Definitions, to read as follows:

INSERT: “Flood Protection Elevation (FPE)”: The elevation of the base flood plus one (1) foot of freeboard at any given location in the floodplain.

Zoning Administrator Mike Palm stated he has been working with Verisk to make some changes that would improve the Community Rating System for Waverly. This change is to add a definition for Flood Plain Elevation. The acronym is used in our regulations, but the definition was missing. The City has also posted valuable information regarding flood knowledge and readiness on the City website at various locations around the community. Making these changes improves our community rating, which in-turn provides a discount to property owners that have Flood Insurance.

Bohac declared the hearing closed at 6:05pm.

Introduction of Business

Consideration of recommendation to approve Ordinance 23-15 to amend Waverly Zoning Regulations, Article 5, Section 11.540, Definitions, to read as follows:

INSERT: “Flood Protection Elevation (FPE)”: The elevation of the base flood plus one (1) foot of freeboard at any given location in the floodplain.

Stark moved to recommend the Waverly City Council approve Ordinance 23-15 to amend Waverly Zoning Regulations, Article 5, Section 11.540, Definitions. Brown seconded the motion. Recommendation was approved unanimously. 4-0.

The following Commission Members voted “YEA”: Bohac, Erickson, Brown, Stark. The following Commission Members voted “NAY”: None. Motion carried. 4 – 0.

Administrative Report as of September 25, 2023

- 22 New Residential Permits, 2023
 - ANP 8th: 3
 - ANP 9th: 17
 - Riley 6th: 2 (Townhome)
- 7 New Commercial/Remodel Permits, 2022/23
 - Capital Tower Addition, 13330 Amberly Rd, Garage/Storage
 - Mike Wittrock, 12349 N 148th, Private Garage
 - Hamlow Elementary, 14541 Castlewood, New Roof/Alteration (Media Center)
 - Waverly Mini Self Storage, 14450 Woodstock, Self-Storage Units
 - Dozers LLC (Quick Dump), 12343 N 148th, Garage/Storage, Office
- Pending Future Developments:
 - Waverly Ridge (Hoy Property)
 - Continuation of Anderson North Park Subdivision
 - Multi-Family Development, Riley 6th Addition
 - Woodstock Addition (Warner)

Adjournment

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

The following Commission Members voted “YEA”: Bohac, Erickson, Brown, Stark. The following Commission Members voted “NAY”: None. Motion carried. 4 – 0.

Meeting adjourned at 6:24 pm.

Respectfully submitted,
Stephanie Fisher, City Administrator

