

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on March 30, 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: Special Use Permit 26-01, to allow for the erection of a Cellular Communications Tower at Lawson Park 11661 N 141st St.
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the January 26, 2026 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Consideration of Special Use Permit 26-01, to allow for the erection of a Cellular Communications Tower at Lawson Park 11661 N 141st St.
 - 5.b) Election of Officers
 - 5.b)i) Chair
 - 5.b)ii) Vice-Chair
 - 5.b)iii) Secretary
 - 5.c) 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.



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| <u>CITY OF WAVERLY</u> | |
| SPECIAL USE PERMIT | SUP _____ |
| FEE: \$ 25.00 | Date: _____ |

Applicant: The Towers, LLC

Applicant address: 22 West Atlantic Avenue, Suite 31

City: Delray Beach State: FL Zip: 33444 Phone: 561-948-6367

Applicant Signature: Chad M. Skinner Chad M. Skinner - Agent Date: 3/4/2026

Under the Provisions of Article 12.1203 of the Waverly Zoning Regulations, the applicant hereby applies for a Special Use Permit to: construct a monopole telecommunications tower and all associated ground based improvements all as per the attached plan set. _____ on the property

described as Lot (s) 214,215,216 NW Block _____ of the: _____ Addition

More commonly known as: Parcel ID: 24-16-100-012-000 S16,T11,R8 - City of Waverly Park

Proposed special use of the property is shown or further explained on the plans and information attached.

Describe the type and character of the proposed use:

Construction of a 195 foot tall communications monopole communications tower, four foot lightning rod and all associated ground based improvements depicted in the attached plan set. Landscaping and fencing are proposed in addition to the tower and depicted Verizon owned equipment.

Special Use Type: Communication Tower

Applicant understands that upon approval of Special Permit, any and applicable Plumbing, Heating, Building or other required permits shall be obtained prior to the commencement of any work approved by the Special Permit.

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| Administrative Use: | Current Zoning District: _____ |
|----------------------------|--------------------------------|

Adjacent Properties Zoning and Use Types:

North: _____

South: _____

East: _____

West: _____

Planning Commission Approval or Disapproval: _____ Public Hearing Date: _____

Comments: _____

Approved by: _____ Date: _____

Planning Commission Chair



**City of Waverly
Building and Zoning Department
Special Use Permit Report**

Date: March 6, 2026

To: Waverly Planning Commission Members -
Kris Bohac, Melissa Brown, Heather Chloupek, Lindsay Erickson, Marti Lee, Ian Wilshusen

CC: Stephanie Fisher, Clayton Hufford, Megan Frye, Tracey Whyman

From: Mike Palm, Zoning Administrator

Subject: **Special Use Permit Request 26-01**

General Information:

Legal Description: S16-T11-R8, 6th Principal Meridian, LOTS 214, 215 & 216 NW, Lancaster County, Nebraska

Physical Address: 11661 N 141st St, Waverly, NE 68462

Applicant: The Towers, LLC
22 West Atlantic Ave, Ste 31
Delray Beach, FL 33444

Owner: City of Waverly
14130 Lancashire St
PO Box 427
Waverly, NE 68462

Existing Zoning: R-2, Single-Family Residential (Medium Density)

Existing Land Use: Park Space (Lawson Park)

Surrounding Land Use and Zoning:

North: Zoned; AG
South: Zoned; R-2
East: Zoned; R-2
West: Zoned; AG

Use: Floodplain, Residence
Use: Lawson Park
Use: ROW, Residential
Use: Floodplain, Crops

Analysis:

1. The property of the proposal is located within the R-2 District.
2. The property is also known as Lawson Park and is owned by the City of Waverly.
3. The applicant is proposing to erect a communications tower (cellular) in green space, north of the ballfields and west of the existing parking lot, along with appropriate access and utility easements as shown on submitted plans.
4. The submitted plans show that the tower would be located in the center of a 50' x 50' area with a protective perimeter fence. The plans also show 18 arborvitae trees to be planted outside the fence on the west, south, and east facing sides for screening.
5. Footnotes in each permitted use table in the zoning regulations state the following regarding communications towers:



**City of Waverly
Building and Zoning Department
Special Use Permit Report**

- Communications Towers may be permitted on Municipal property in all Zoning Districts by Special Use Permit. All Communications Towers allowed by Special Use permit are subject to additional regulations set forth in Section 11.612.*
6. The staff recommendation is for conditional approval of the location communications tower provided that:
 - a. The city receives an engineer signed set of plans for review and approval
 - b. All review comments are addressed prior to the issuance of a building permit
 - c. All other necessary permits are obtained by the applicant (Electrical, flood plain development, etc.)
 - d. Any proposed changes to the approved plans shall be subject to review and approval by the City of Waverly



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| CHECKED BY: | PCM |
| EDGE SITE ID: | S17576 |
| PROJECT NUMBER: | 43732 |
| SET TYPE: | PHOTO SIMS. |
| SHEET NUMBER: | G-001 |

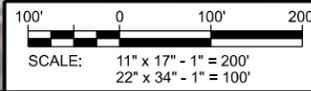
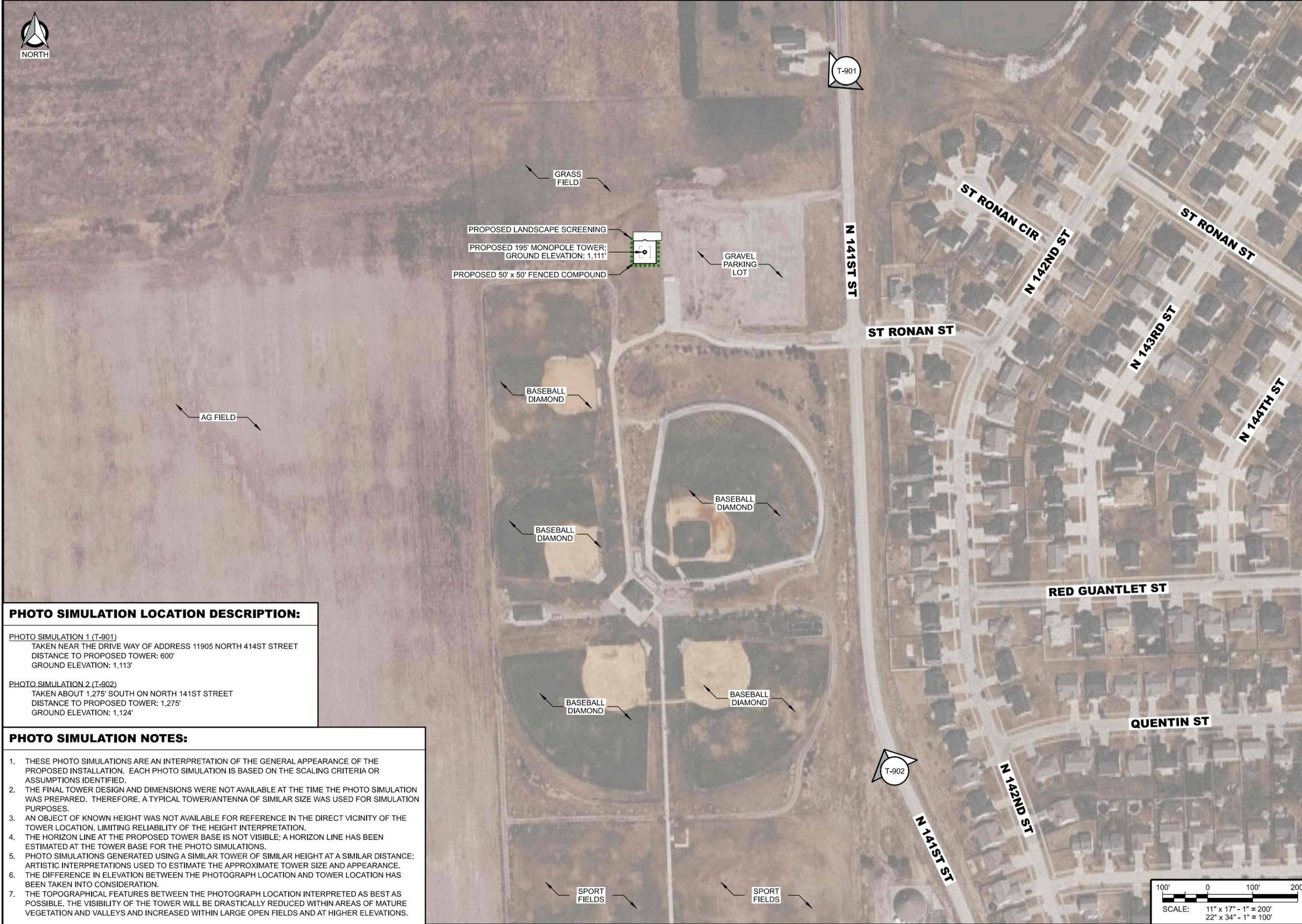
PHOTO SIMULATION LOCATION DESCRIPTION:

PHOTO SIMULATION 1 (T-901)
 TAKEN NEAR THE DRIVE WAY OF ADDRESS 11905 NORTH 414ST STREET
 DISTANCE TO PROPOSED TOWER: 600'
 GROUND ELEVATION: 1,113'

PHOTO SIMULATION 2 (T-902)
 TAKEN ABOUT 1,275' SOUTH ON NORTH 141ST STREET
 DISTANCE TO PROPOSED TOWER: 1,275'
 GROUND ELEVATION: 1,124'

- PHOTO SIMULATION NOTES:**
1. THESE PHOTO SIMULATIONS ARE AN INTERPRETATION OF THE GENERAL APPEARANCE OF THE PROPOSED INSTALLATION. EACH PHOTO SIMULATION IS BASED ON THE SCALING CRITERIA OR ASSUMPTIONS IDENTIFIED.
 2. THE FINAL TOWER DESIGN AND DIMENSIONS WERE NOT AVAILABLE AT THE TIME THE PHOTO SIMULATION WAS PREPARED. THEREFORE, A TYPICAL TOWER/ANTENNA OF SIMILAR SIZE WAS USED FOR SIMULATION PURPOSES.
 3. AN OBJECT OF KNOWN HEIGHT WAS NOT AVAILABLE FOR REFERENCE IN THE DIRECT VICINITY OF THE TOWER LOCATION, LIMITING RELIABILITY OF THE HEIGHT INTERPRETATION.
 4. THE HORIZON LINE AT THE PROPOSED TOWER BASE IS NOT VISIBLE; A HORIZON LINE HAS BEEN ESTIMATED AT THE TOWER BASE FOR THE PHOTO SIMULATIONS.
 5. PHOTO SIMULATIONS GENERATED USING A SIMILAR TOWER OF SIMILAR HEIGHT AT A SIMILAR DISTANCE; ARTISTIC INTERPRETATIONS USED TO ESTIMATE THE APPROXIMATE TOWER SIZE AND APPEARANCE.
 6. THE DIFFERENCE IN ELEVATION BETWEEN THE PHOTOGRAPH LOCATION AND TOWER LOCATION HAS BEEN TAKEN INTO CONSIDERATION.
 7. THE TOPOGRAPHICAL FEATURES BETWEEN THE PHOTOGRAPH LOCATION INTERPRETED AS BEST AS POSSIBLE. THE VISIBILITY OF THE TOWER WILL BE DRASTICALLY REDUCED WITHIN AREAS OF MATURE VEGETATION AND VALLEYS AND INCREASED WITHIN LARGE OPEN FIELDS AND AT HIGHER ELEVATIONS.

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PROPOSED 195' MONOPOLE TOWER

PROPOSED LANDSCAPE SCREENING

PROPOSED FENCED COMPOUND

SPEED LIMIT
40

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A ACTUAL PHOTO BEFORE SIMULATION

CONSULTANT:

 Consulting Engineers, Inc
 608.644.1449 VOICE
 www.edgeconsult.com

TOWER OWNER:


LESSEE:


PHOTO SIMULATION 1
 WAVERLY NORTH (VB #: US-NE-5188)
 LIN WAVERLY NORTH (VzW #: 17063186)
 WAVERLY, NEBRASKA

SHEET TITLE:

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| CHECKED BY: | PCM |
| EDGE SITE ID: | S17576 |
| PROJECT NUMBER: | 43732 |
| SET TYPE: | PHOTO SIMS. |
| SHEET NUMBER: | T-901 |



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A ACTUAL PHOTO BEFORE SIMULATION

CONSULTANT:

 Consulting Engineers, Inc.
 608.644.1449 VOICE
 www.edgeconsult.com

TOWER OWNER:


LESSEE:


PHOTO SIMULATION 2
WAVERLY NORTH (VB #: US-NE-5188)
LIN WAVERLY NORTH (VzW #: 17063186)
WAVERLY, NEBRASKA

SHEET TITLE:

| SUBMITTAL: | | |
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| CHECKED BY: | PCM |
| EDGE SITE ID | S17576 |
| PROJECT NUMBER | 43732 |
| SET TYPE | PHOTO SIMS. |
| SHEET NUMBER | T-902 |

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