

The Wahoo Planning Commission met in special session and in accordance with agenda posted at City Hall, Post Office, and First Bank of Nebraska with each board member being notified of the agenda prior to the meeting. Meeting was called to order by acting Chair Scott Nielson at 7:17 p.m. and opened with the Pledge of Allegiance. The Chair advised the public of the posted information regarding State Open Meetings Act and Title VI. The following board members were present answering to roll call: Cady, Houfek, Pfligler, Nielson, and Libal. Absent: Wilcox, Blum, Vculek and Meyer. Travis Beavers, Building Inspector/Zoning Administrator, was also present.

Discussion was held regarding land condominiums. Beavers stated that in recent weeks, it was brought to his attention that someone was filing a land condominium with the Register of Deeds. Land condominiums are a way to convey property to third party owners without the need to obtain subdivision approval. The owner of a single record lot or parcel can subject the entire lot or parcel to a condominium regime and create within such condominium regime two or more land condominium units. Beavers also stated the actual creation of a land condominium regime is not subject to any local government approvals. Cady stated that we should seek guidance from other officials who are familiar with land condominiums or the Nebraska Planning & Zoning Association and consider amending zoning regulations to bar the use of condominium land regimes.

Board members discussed updating the Wahoo Comprehensive Plan. It is recommended to update a comprehensive plan every five years and the Wahoo Comprehensive Plan was adopted in 2009. Members discussed the Metropolitan Area Planning Agency, and Heartland 2050. Nielson recommended talking with the MAPA and incorporating some of Heartland 2050 ideas into the comprehensive plan. Members agreed with the idea of comparison to see how the comprehensive plan reflects the vision of Heartland 2050.

Beavers reported one new house permit in December making a total of 12 new homes for 2014

Beavers reported that the NPZA (Nebraska Planning and Zoning Association) annual conference is March 11<sup>th</sup> to the 13<sup>th</sup>. The conference is being held in Kearney at the Younes Conference Center.

A motion was made by Houfek, seconded by Cady, to approve minutes of the December 4, 2014 meeting. Roll call vote: All yes. Motion carried.

Meeting adjourned at 8:01 p.m.

Approved:

Travis Beavers  
Building Inspector/Zoning Administrator