



## SALINE COUNTY PLANNING BOARD MINUTES SEPTEMBER 14, 2023

Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #3 AT 5:30 P.M.

### ROLL CALL:

<b>Layne Penfield</b>	Present	<b>Kylie Parker</b>	Absent
<b>Sherry Spann</b>	Absent	<b>Justin McCauley</b>	Absent
<b>Kevin Barham</b>	Absent	<b>Randy Ives</b>	Present
<b>Matt Nalley</b>	Present		

### NON-VOTING:

<b>Cayce Landers</b>	Absent	<b>Kolton Jones</b>	Present
<b>John Wofford</b>	Present	<b>Judge Matt Brumley</b>	Absent
<b>Rick Bellinger</b>	Present	<b>Jessica Brochhausen</b>	Absent
<b>Aaron Rasburry</b>	Absent	<b>Audry Villegas</b>	Present

Layne filled in as Chair in Kevin's absence.

**PRESENTATION OF MINUTES:** Motion to approve by Randy, second by Sherry and approved by all.

**OLD BUSINESS:** None.

### NEW BUSINESS:

#### DOLLAR GENERAL-VIMY RIDGE & GERMANIA

#### MARCUS MCNEICE

Layne opened the floor to Marcus and asked John Wofford if he had had the chance to review the project. He verified that members of the audience were there to speak on this item and that they would be given two minutes each to speak so as to keep the meeting flowing. John Wofford stated that the developer would be asking for two variances. Marcus explained that one variance was being requested due to the proximity of the driveway onto Germania to the intersection of Germania and Vimy Ridge and the second variance to remove the transition lane to the driveway on Vimy Ridge. Matt asked what the distance was from the centerline of the driveway to the centerline of the road. Marcus stated 75-80 feet and then measured 65-70 feet edge of pavement to edge of pavement. There was a comment made about the ability of a full-sized delivery truck to pull out of the driveway onto Germania. Marcus said that deliveries needed to be made using the driveway on Vimy Ridge. Matt asked if that could be guaranteed and Marcus said probably not. John asked if the driveway onto Germania could be moved further from the intersection. Marcus said they would have to check how that would interfere with detention. Randy mentioned removing that driveway altogether and using only the driveway from Vimy Ridge for access and adding a transition lane. Layne opened the floor to the public. Chris Reynolds, Brandon Douglas,

David Zuber, Nathan Crouch, Todd Adams, Timothy Hogue, Stewart Smith, Mr. New, Anousack Vongphachang, and Connie Nalley all spoke against the project. There was discussion about what the City of Shannon Hills and Saline County Planning Board roles were in the process. Matt made a recommendation to have 150 feet from centerline to centerline which would allow for a turning lane and widening of the road and to also address the road safety concerns. There was discussion amongst the Board regarding road standards. Judge Brumley asked to do a legal review before voting to determine whose jurisdiction this fell into. Matt explained the discussion to the audience. Matt moved to table the item until the safety concerns were addressed, Randy seconded. Motion passed.

Matt explained to the audience that we would be working with our engineer and the developer to address concerns in the plans and the date and time of the next meeting.

**DOLLAR GENERAL-HWY 70**

**MARCUS MCNEICE**

Layne opened to floor to Marcus and asked John Wofford if he had reviewed the project. State Highway permit had been submitted and was being reviewed. Waiting for water approval and has septic permit in place. Randy moved to approve contingent on approval from water department and ARDOT, Sherry second. Motion passed.

**SARDIS STORAGE**

**JONATHAN HOPE**

Layne opened the floor to Jonathan and asked John Wofford if he had any comments on his review. Matt asked about the fire hydrant being in the middle of the project and if it could be moved to the street. Jonathan agreed to move the hydrant. There is no water service to the facility. Matt moved to approve, Randy seconded. Motion passed.

Quick discussion about updating the ordinance regarding commercial projects.

**ADJOURN: Sherry moved to adjourn, second by Matt, approved by all. Meeting adjourned.**