



Mr. Cunningham is here to present the plat. The purpose of the replat is to connect the existing highway easement into existing easement on the other lots, replat is strictly to correct access issue. This access is used to access 6-8 lots in the development and basically the access is in the wrong spot so you have to do an 'S' turn to get on highway. Road easement filed on lots 31-36, this will be an access easement only. Mr. Dick Nelson, representing Clancy Knowles, he claims the current access is on the west side of lot 100 and Mr. Knowles would like to know if there will be any compensation for taking his property. Mr. Cunningham told him the lot belongs to Tracy Clark and that the only way this will affect Mr. Knowles lot (lot 36) is that it will give him access like the rest. The Highway Department has no desire to do anything to this access aside from monitor the access and make sure it is where it is supposed to be. Motion to approve by Matt, second by Eric and approved by all.

- **Brandon Estates Replat Lots 35 & 36** **-Will McFadden**
Will McFadden is presenting the plat. They are wanting to combine lots 35 and 36 into one lot. John had no comments. Motion to approve by Eric, second by Sherry and approved by all.
- **Nickle Bill Estates, Replat 4R & 5R** **-Aaron Rasburry**
Aaron Rasburry is here to present. Combining lots 4, 5, and 6 and they want to do away with lot 6 and add acreage to lot 4. Motion to approve by Justin, second by Sherry and approved by all.
- **Durango Crossing Minor Final** **-Aaron Rasburry**
Aaron Rasburry is here to present. Sanitarian is running a little behind, has been approved verbally and will send documentation to Audrey upon receiving it. Citizens are here because they live on the property lines and are here to see what is happening. Randy asked if lot 4 was even going to be a useable lot with the setbacks and Aaron stated that there is still 147 feet of usable space. John stated that Mount Olive Road will become a seventy (70) foot right of way and Mount Olive Cutoff will be sixty (60) foot so we would be getting five (5) foot, Chambers will be sixty (60) giving five (5) as well on that road. Matt asked about the back parcel (parcel #001-05678-004 owned by R. & S. Philpot) and asked if they were accessing the parcel via the gas line and they are. Motion made by Randy, second by Matt and approved by all. Rachel Ruff (parcel #001-05678-005) asked what will be going on the property and Aaron clarified that he is selling the property not building or anything further. The citizens asked if they could purchase the lot next to their property to avoid having neighbor's right next to them, Aaron stated that he has been working with a realtor to get the property up for sale and they are welcome to put an offer on the parcel. Ms. Ruff also asked Aaron about the Bill of Assurance regulations.
- **Kentucky Hills Primary Preliminary** **-Aaron Rasburry**
Aaron Rasburry is here to present. Has new plats due to some changes since the original plat submission; asking for preliminary plat approval on the next 5 lots (tract 7-11). Matt



stated that in regards to the west side of Totten Road should that be included in the legal description? Matt is concerned about cleaning up the recourse to where the road has a dedicated right of way to the county if this plat can instrument that to accomplish that. They will be bringing Totten Road up to county specifications and will be putting up to the center line of Totten Road on the East side in the legal description to clear up easement on final. Also, need 8 inches on road layout currently says 6 inches and will need a turnaround before cul de sac around the 900 foot mark. Matt summed up the changes the Board would like to see on the final plat; the east side of Totten road from the centerline will be included in the legal description and a turnaround at 900 feet. Motion made by Matt to approve with the changes that were stated during the discussion be applied to the final plat, second by Justin and approved by all.

OLD BUSINESS

OPEN DISCUSSION

- **Fire Hydrant placement on Preliminary Plats**

The plats are sent out to the volunteer fire departments before our monthly meetings for them to comment and review. Salem Fire Chief Gil Carpenter called the office and stated that he would like the Board to consider requiring fire hydrant placement on preliminary plats so the fire departments will have a better idea of what is being put out there. Randy stated that the point of a preliminary plat being approved is to begin the process, water lines are not designed at this point of the process. When the water lines are designed with the engineer that is when they plan out the fire hydrants. Eric would not mind it as long as the fire chiefs are aware that these plats are subject to change. The water districts are the ones who approve the water lines and fire hydrant placement within 900 feet. Matt wants to know what the fire departments wish to accomplish with asking for placement on preliminary plats. The fire departments are only making comments and recommendations to the Board. Randy's main concern is that the fire department will come back to the developer with the mindset that the preliminary is the final and not subject to change and try to hold the developer to the preliminary. Matt stated that his suggestion would be once the fire department is aware that there is a preliminary plat ongoing, then apply to the Health Department to get a copy of the plans or contact the engineer. Eric believes that when plans are submitted to the Health Department that the Health Department sends a copy of the plans to the water department, fire district, etc. The Board suggests the fire departments get in touch with the water department or district for that development.

MEETING ADJOURNMENT

- Eric made a motion to adjourn, second by Sherry and passed by all. Adjourn 6:25 pm.