



**SALINE COUNTY PLANNING BOARD
MINUTES AUGUST 9, 2018**

**Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #1
AT 5:30 P.M.**

ROLL CALL:

Clay Ford, Acting Chairman
Eric Krebs
Kevin Barham
Sherry Spann
Matt Nalley

NON-VOTING:

- Audrey Villegas, Planning Board Correspondent
- JR Walters-Quorum Court
- Renee Richards-Addressing Coordinator
- John Wofford-Engineer

PRESENTATION OF MINUTES: July 12, 2018; Motion to approve by Eric, second by Sherry and approved by all

NEW BUSINESS

- **Olde Salem Township Replat, Ph. 1 Lots 12-20** **-Vernon Williams**
Vernon Williams and Dee Fiser are here to present the plat. A property owner on lot 19 got outside of her access easement when building her driveway to her house, so they are trying to correct that. Secondly, they are trying to reconfigure the lots to make them a little bigger. Matt asked Vernon if he did the formula on the pipe stem to see if it met the requirements in the Rules and Regulations; this lot was initially a pipe stem on the preliminary and the size has increased some. The dimension on pipe stem lot 13 is 30 foot and pipe stem calculation was done on lot 19 and it was good. Lot 19 pipe stem actually gets wider as it goes into the lot. Motion made by Sherry, second by Matt and approved by all.
- **Olde Salem Township, Ph. 2 Preliminary** **-Vernon Williams**
Vernon Williams and Dee Fiser are presenting this plat as well. Preliminary plat of Phase 2 and continuation of the development of the property and consistent with what was turned in originally. There are 16 less lots in this plat than original and trying to make the lots a little bigger. Road structure, drainage and access easements are the same. Providing more easement on the north end toward the lift station to make sure there is enough room to build there. Road cross section says 6" of asphalt not 8, they will get that changed. Motion to approve by Eric contingent upon the cross section stating 8" of asphalt, second by Matt and approved by all.



- **Maderas Gardens**

-Dan Ivey

Motion by Eric to suspend the rules and add on the Maderas Gardens plat, second by Sherry and approved by all. Mr. Dan Ivy (Land Surveyor) and Earnie Deaton (Cooper Communities) are here to speak on behalf of the plat. According to Hot Springs Village this area is in their confines, but at this moment it is not a part of the Village; to declare this as part of the Village they have to have our approval, recorded and brought into the declarations. Motion to approve by Matt and second by Eric, approved by all.

- **Duck Creek Estates, Bill of Assurance Amendment**

Motion by Sherry to suspend the rules and add on the Duck Creek Estates Bill of Assurance Amendment, second by Kevin and approved by all. There is no one here on behalf of the issue. A copy of the list of changes they wish to make has been provided to the Board and the Bill of Assurance states the majority owners of the land can change the covenants in whole or in part and they own more than 50% of the land by area within the subdivision. Motion to approve by Sherry, second by Eric and approved by all.

OLD BUSINESS

OPEN DISCUSSION

MEETING ADJOURNMENT

- Kevin made a motion to adjourn, second by Sherry and approved by all. Adjourn 5:55 pm.