



**SALINE COUNTY PLANNING BOARD
MINUTES DECEMBER 13, 2018**

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

ROLL CALL:

Layne Penfield	Present	Eric Krebs	Present
Sherry Spann	Present	Justin McCauley	Present
Kevin Barham	Present	Randy Ives	Not Present
Matt Nalley	Present		

NON-VOTING:

Audrey Villegas	Present	Clay Ford	Not Present
JR Walters	Not Present	Renee Richard	Present
John Wofford	Present	Judge Jeff Arey	Not Present

PRESENTATION OF MINUTES: November 8, 2018; Motion to approve by Kevin, second by Eric and approved by all

OLD BUSINESS

NEW BUSINESS

- MIDLAND ROAD, COMMERCIAL** **-VERNON WILLIAMS**
 Vernon Williams is here to present the plat. Matt asked John if there was any conversation with them about Midland Road as far as widening and John stated no since they were not changing anything. John asked what the distance was from the centerline to the iron pins and asked if they could give five (5) foot dedication to get the thirty (30) foot right of way; Vernon stated they could refile the survey to give that dedication. Matt said they could use the boundary survey that is refiled in the Circuit Clerk’s office for these purposes. Vernon said they could refile to show thirty (30) feet from the centerline. Fire chief asked that they add a six (6) foot main and two (2) fire hydrants to the property and they had a drafting error on the water line information. Motion to approve by Matt with the refiling of the boundary survey dedicating five (5) foot for the right of way, second by Eric and approved by all.

- EAST GATE PLAZA, COMMERCIAL** **-MARK REDDER**
 Mark Redder is here to present the plat. Matt asked about the septic in regards to the buildings what are the solutions they have? There is an existing main and private septic system for the whole development and it is an independent system; it is what is currently running for the existing commercial developments. Health Department does not approve the system since it is private and it is already approved; they have a plumbing permit and just tie into the system. John was concerned about the second phase and the lot line on six (6) and seven (7) and on the plat John was sent it showed a fifteen (15) foot setback and the way the buildings are being proposed you would only have ten (10) foot. Matt asked if this was an official subdivision, which it is and it

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING



had setbacks originally; the future commercial building Matt would like to know if he plans to ask for a variance in regards to that. Mr. Redder plans to replat once phase one (1) is complete before phase two (2) begins; financially and time considerations they would like to get phase 1 completed first before doing phase 2. No encroachments on existing lot lines; all structures are within the setbacks of Lot six (6). In order for the phase two (2) to be completed a replat will have to be done before the commercial can be approved since phase 2 of the development would cross the lot line. Motion to approve by Matt, second by Justin and approved by all.

OPEN DISCUSSION

- **BRODY CROSSING OUTPARCELS-VERNON WILLIAMS**

Vernon is inquiring about some outparcels that connect to Brody Crossing. When he brought the plat before the Board for preliminary approval there were a couple of outparcels that required access via Brody Crossing in order to not land lock them and Vernon was directed by the Board to not include those in the development. Now he has sold those outparcels and he is needing to split those outparcels so he can finalize those sales. Matt stated the abstractors are going to need a legal description for Tract A, C, and B that are not metes and bounds in order for it to be transacted and not violate the Subdivision Rules and Regulations. Tract C is too small for it to be exempt for metes and bounds; we need some form of container for the property. There has to be a plat attached that Tract A goes to, not just a survey because if it is a survey it has to go back to the legal description it is on. Whatever is decided upon it will not affect the preliminary plat that has already been approved. Matt told Vernon to file the plat as it is and then the abstractors will have legal description to go back to for those outparcels and when it comes in for Final plat approval he will have metes and bounds of the whole property. Tract A as a whole and Tract B as whole create 2 new parcel numbers. Matt wants him to file the survey for the abstractors to get the legal description.

MEETING ADJOURNMENT

- Sherry made a motion to adjourn, second by Matt and approved by all. Adjourn 6:10 pm.