



**SALINE COUNTY PLANNING BOARD  
MINUTES APRIL 11, 2019**

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

**ROLL CALL:**

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

**NON-VOTING:**

<b>Audrey Villegas</b>	Present	<b>Clay Ford</b>	Not Present
<b>JR Walters</b>	Present	<b>Renee Richard</b>	Not Present
<b>John Wofford</b>	Present	<b>Judge Jeff Arey</b>	Present

**PRESENTATION OF MINUTES:** March 14, 2019; Motion to approve by Randy, second by Sherry and approved by all

**OLD BUSINESS**

**NEW BUSINESS**

- **DOLLAR GENERAL, COMMERCIAL** **-ERIC KREBS**  
Eric Krebs is abstaining from the Board to present the plat. John asked where the one hundred year flood was in reference to the location and the location is not within the flood zone. They have septic approval, but do not have approval documentation as of yet; Eric will turn that in to Audrey for her file once he receives it. John asked about the powerlines if they have an easement; Eric stated they do have an easement it is just not shown on the plat. Highway Department has no comments on the plat. Motion by Randy to approve contingent upon Health Department documentation is provided when received, second by Kevin and approved by all.
- **GLENN'S CROSSING SCHLUTERMAN ADDITION** **-BRIAN BLACK**  
Brian Black is here to present the plat. In 2005 was the original timeframe for Glenn's Crossing being plated and there were two roads Marseille Drive and Lemans Lane and the final piece of property for the development was sold in 2017 as a fifty-two (52) acre parcel that encompassed these two platted roads that were never built. The two platted roads were missed in the selling process and unintentionally sold to Dr. Schluterman; they are attempting to correct the issue by presenting the plat tonight to remove the platted roads since they were never actually built. There is no indication that this land was intended to be roads. Lot 13A was split between the front two lot owners and access is off of Rushing Road. John asked why the South access is longer now than what it was prior; it had been replated. Randy asked if any of the adjoining land owners were under the impression that these roads were intended to be there and wanting to use them as access and it was not to Brian's knowledge. Notifications were sent in accordance with the rules

**NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING**



and regulations. Staff Attorney Clay Ford worked with Mr. Black on this replat prior to the meeting. Motion to approve by Randy, second by Eric and approved by all.

- **EAST GATE, COMMERCIAL**

**-MARK REDDER**

Mark Redder is here to present the plat. This development was initially approved back in December 2018, they are changing the building lay out and requesting approval again. John stated the plat looked good. Private drive is maintained by the subdivision. Motion to approve by Randy, second by Kevin and approved by all.

- **PINEWOODS PH. 5 REPLAT LOT 37/38, PHASE 6 PRELIM**

**-JONATHAN HOPE**

Jonathan Hope is here to present the plat. Forty acre tract that is East of Pinewoods development and is landlocked, opportunity to include it in the Pinewoods development. Proposing 36 new lots in the development and would be working off of the sewer treatment plant out there that has plenty of capacity and operating at about sixty (60) percent right now. There is a couple in the audience for the plat, but they have no comments on the plat and do not wish to speak. Randy asked what was on Lot 29 and 33 and it is a drainage easement and they are just wanting to notate it, after that they will go along lot lines so they do not have to cross any other lots. John asked if they wanted to leave some space for Right of Way options going North or South of the development. Land owner to the South is not agreeable to access through his land. The couple in the audience (Thomas Wood and Barbara Jean Plunkett) own the property to the north and are curious about what is happening to the land. Jonathan has a letter from the Fire Department that they are ok with the layout and fire hydrant placement and there is plenty of room for them to turn around in. Eric stated that there should be a statement in the Bill of Assurance about minimum culvert size should be eighteen (18) inches. As far as the road name, it should be spelled Reuben Drive, it is spelled Ruben on current plat. In further reference to the roads, staff is working with Jonathan and the owner in the last phase there was confusion on Simeon Drive that should have been labelled Joseph Drive. County Judge and staff have come to the conclusion that as long as a corrected plat is filed there is no reason they should have to come back before the Board for that correction to be made and then road approvals can proceed. In reference to the replat in phase 5 lots 37 and 38 to gain access to phase 6, Jonathan states there is still plenty of room for homes to be built on those lots; small amount of utility relocation and developer still owns both lots. Landowner Thomas Wood had a question if this would be a good time to ask for access to their property. Previously has been accessing the property through old logging roads, but since the development has come in they have accessing that way. They are becoming landlocked by subdivisions and while the land to the East owned by Sortay Investments is clear cut he has not approached them about access to his land. Randy asked if he had spoke with the developer about working out a potential access point to his land. Mr. Arnold made an offer to buy the property but he stated it was too low of an offer. Randy did not believe it was the Board's place to deal with this issue and in the past for him personally he has had to sue the adjoining property and let a Judge decide. Board would like to strongly suggest that Mr. Arnold and Mr. Wood try to work on giving Mr. Wood access to his property and would like to see that on final plat. Motion to approve by Randy and ask they try to work out an access for Mr. Woods lot, second by Sherry and approved by all.

## **OPEN DISCUSSION**

## **MEETING ADJOURNMENT**

- Kevin made a motion to adjourn, second by Sherry and approved by all. Adjourn 6:00 pm.

**NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING**