



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

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

ROLL CALL:

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

NON-VOTING:

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

PRESENTATION OF MINUTES: June 13 and Special Meeting June 20, 2019; Motion to approve by Justin, second by Kevin and approved by all.

OLD BUSINESS

NEW BUSINESS

- **Brody Crossing Lots 21-24, Replat** **-Vernon Williams, GarNat Eng.**
 Vernon Williams is here to present the plat. Vernon yielded to some monuments on his boundary on the preliminary plat that the neighbors were aware of on previous surveys that made his property smaller. When final plat was approved for the four lots in question the fence that was built was very crooked and he wanted the fence to be the boundary instead of the monuments. He is coming back to the Board to correct that boundary line and has already sold some of the lots so he has listed all owners on the plat. John has no comments. Motion to approve by Justin, second by Randy and approved by all.
- **Dollar General Hensley, Commercial** **-Paxton Singleton, Blew and Assoc.**
 Paxton Singleton is here to present the plat. Matt spoke with Paxton before the meeting and all of his concerns from the prior month have been addressed; John's comments have been addressed as well. George Berry, 22405 North Kaufman Road, upon review of the last month's minutes it stated there were fences going up on the East and North side of the property; he would like to know what kind of fence that will be and if the fence can be put on the West side as well. The fence will be a six (6) foot privacy fence and they do not see a problem with putting a fence on the West line of the development. He also asked what material will the driveway be constructed out of and it will be concrete. He also stated that Highway 167 is not a safe place and there have been many fatalities. The red light up the highway has a lot of traffic and when driving toward this property people are accelerating at a quick rate and it is a safety concern that there will be people accelerating and then people pulling off the highway. Dorris Kaufman, 22923 South

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING



Kaufman Road, she is concerned about the traffic and the fact that large trucks are traveling this highway and will not be able to stop for people pulling into the Dollar General. People are not following the speed limit and causing accidents. Dollar General brings in a lot of traffic and they are always busy, people will have to pull off onto the shoulder of the highway in order to slow down and pull off into the driveway. Wants the Board to take this into consideration when they make their decision. Randy explained that the Board goes by their rules and cannot go by public sentiment or what the public does and does not like. It is the Board's responsibility to ensure they are going by the Board's rules when developing a piece of land. Randy noticed on the minutes that there was a question about the survey, Matt stated that was addressed and there was a question about a stop sign and that the right turn lane option be removed; all of those requirements have been met so they have met the regulations for the Board. Randy made a motion to approve, second by Matt and approved by all.

OPEN DISCUSSION

MEETING ADJOURNMENT

- Justin made a motion to adjourn, second by Kevin and approved by all. Adjourn 5:50 pm.