



**SALINE COUNTY PLANNING BOARD  
MINUTES AUGUST 22, 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>	Not Present
<b>Sherry Spann</b>	Present	<b>Justin McCauley</b>	Not Present
<b>Kevin Barham</b>	Present	<b>Randy Ives</b>	Present
<b>Matt Nalley</b>	Present		

**NON-VOTING:**

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

**PRESENTATION OF MINUTES:** July 11, 2019; Motion to approve by Kevin, second by Randy and approved by all.

**OLD BUSINESS**

**NEW BUSINESS**

• **Paradise Acres Lot 24, Replat**

**-Ben Kittler**

Ben Kittler is here to present the replat. They are splitting lot 24 to have two (2) lots and be in compliance with the Bill of Assurance. John inquired as to whether the thirty (30) foot easement needed to be fee title to lot B or somehow to protect Lot B and asked about the red numbers that do not really relate to our plats. They are trying to make sure the lot abides by the Bill of Assurance even though there are twelve (12) additional address points in addition to the regular lots. They are not selling this lot at the time, but they are addressing this for any future needs that may result in selling the lot to someone other than family. 20 foot gravel road to the South/South East of the lot is used for current access to Lot B at the moment under verbal agreement with the lot owner. The purpose of the of the easement is in the event that the owner to the South gets annoyed and decides to deny the use of that driveway in the future there is legal, documented access for Lot B without encroaching on someone. Randy asked if there would be a problem with turning the easement into actual ownership with Lot B, but the problem with that is the Bill of Assurance dictates that the lots in the development can have one home on no less than one and one-half (1 ½) acre (area of 65,340 sq. foot). Also it would violate our pipe stem lot regulation. Randy explained that as far as the pipe stem regulation is concerned the Board has been asking for fee simple on one dedicated lot; this makes the best of the situation. Matt stated that if we approve the plat in front of the Board, Mr. Kittler has on there specifically that 24B is tied to the easement on the North side. Clarification that there were no past documented sewer information for the original lot but that there have been no problems with that sewer system. The information that was sent in with the plat is for the system on Lot 24B. Matt asked if he could clarify the

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



easement better, so that if the legal description somehow is separated from the plat that it is clear that the easement is tied to Lot 24B forever in a legal document and specifically noting that it is a thirty (30) foot easement. Motion to approve by Matt contingent upon the Certificate of Property Ownership be put on the plat and that the thirty (30) foot easement be clarified in the legal description to be tied to Lot 24B in legal format, second by Randy and approved by all.

#### **OPEN DISCUSSION**

Matt wanted clarity on our new sign notification regulation as some people have inquired with him about it and he wants to make sure his information is correct. The sign has to be 48x48 in size with three (3) inch black lettering. His question is does the County want to or have any plans to provide the signs and the County does not. Layne suggested Signs and Lines Company and they can get those done. The signs have to be up twenty-one (21) days prior to the meeting.

#### **MEETING ADJOURNMENT**

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