



**SALINE COUNTY PLANNING BOARD
MINUTES SEPTEMBER 12, 2019**

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	Not Present	Justin McCauley	Present
Kevin Barham	Present	Randy Ives	Present
Matt Nalley	Present		

NON-VOTING:

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

PRESENTATION OF MINUTES: August 22, 2019; Motion to approve by Randy, second by Justin and approved by all.

OLD BUSINESS

NEW BUSINESS

- **Ferndale Acres, Primary Preliminary** **-Eric Richardson**
Eric Richardson is here to present the plat. John asked Eric about sight distance criteria and Eric stated that they have met the criteria. Matt inquired about floodplain in reference to Lot 4A if there will be a requirement in the covenants that lot 4A be sold with lot 4 so that there is not a possibility that the two lots will be separated and possibly sold separately in the future. Eric stated they would have a requirement in the covenants that would bind lot 4A to lot 4 indefinitely. Randy asked if any soil studies have been conducted and Eric stated that all lots had been preliminarily approved by a DR of the State. Matt requested that the sign easement in the south east section of the development be encompassed in the final plat subdivision boundary and make sure it is included in the legal for the development. That was put there in an effort to keep the sign out of the right of way. John asked that the five (5) foot ROW dedication be labeled on the plat. Engineering plans will be sent to John soon. Eric presented the plat to the audience for their knowledge. Eric stated that some of the main concerns when neighbors are learning of new developments in their areas are traffic, drainage and property values. They feel good in regards to the traffic, Congo Ferndale is a good road and the new road in the development will have to be built to county standards. As far as drainage, these are acreage tracts and they do not feel there will be in any adverse impacts on the neighbors. Property values should be impacted positively since these homes will be around \$300,000. Chairman Penfield opened the floor to the audience members to ask questions to the Board or to Eric. There were questions of the perc tests and Eric said they feel good that all of the lots will perc after the preliminary has been done, but they will have to have final approval from the Health Department. Mr. Farnam asked about the 20 foot

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING



easement on the south side of the property, Eric stated they would look into that. Question about drainage issues, Eric stated that most of the time if you put in acreage tracts the lots are so big that you do not see a big increase in drainage. Citizen stated that tree debris is one of the main issues of the drainage and asked if they were clearing all of the lots, Eric stated they were not going to completely clear the lots and they would leave the majority since most people want trees. Referring to drainage on the road, Congo Ferndale often floods and culvert north of Joseph may need to be replaced. John will look into that culvert and review it. It was asked when this would come up for the Board again and Audrey told the citizens that it could be a range of time and just depends upon the development. Audrey had cards available to the citizens if they would like to e-mail her about the agenda for any month or they could find the agenda on the County website, notifications and sign are not required when the development comes back for final plat approval. A citizen requested that the drainage be closely reviewed. Centerpoint providing gas is a typo, no gas availability. Matt made a motion to approve contingent upon lot 4A being binded to lot 4 for floodplain purposes in the Bill of Assurance and the sign easement be encompassed in the subdivision boundary and legal description, second by Randy and approved by all.

OPEN DISCUSSION

MEETING ADJOURNMENT

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