



**SALINE COUNTY PLANNING BOARD
MINUTES JANUARY 9, 2020**

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	Present
Matt Nalley	Not Present		

NON-VOTING:

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

PRESENTATION OF MINUTES: December 12, 2019; Motion to approve by Justin, second by Sherry and approved by all.

OLD BUSINESS

NEW BUSINESS

- CROSSROADS VILLAGE, PH 4** **-AARON RASBURY**
Presented by Aaron Rasburry, asking for final approval of development. Aaron said there were a couple of problems going on. He would be getting with the builder to designate some of the lot lines as drainage easements. He would have the Bill of Assurance changed to reflect that there could be no fences built on the lots that the easements that would be designated to be used for drainage. Layne asked John if he had any comments, John said he had reviewed it and the plat was good. Aaron has provided copies of the Bill of Assurance for the Board at the meeting. Layne asked Christy if she had any questions, at which time Christy asked if it needed Health Department approval; Aaron said no its sewer on gravity. Randy, said the board really doesn't have a say in it, since it is not septic. Layne asked John if he had any other questions, then asked if anyone in the audience was here regarding Crossroads Village and there was no one. Aaron stated when they bring the final version in for signing they are going to cross hatch and designate where fences would not be built. Randy made a motion to accept it once he has made the changes on the Bill of Assurance and to the easements on the plat, second by Sherry and approved by all.
- DUCK CREEK ESTATES, PH 2** **-JACOB GALLOP**
Jacob asking for approval of final plat. Layne asked John if he had any questions; John asked about the 6' for the gravel instead of the 8'. Jacob replied that had been fixed and gave him a copy of the new plat. Layne asked Christy if she had any questions, Christy asked about the Maintenance Bond. Jacob stated the owners had one, they are waiting on

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT SCHEDULED MONTHLY MEETING



approval of final plat. Randy asked if the plat had been changed after Health Department Approval. The lots are listed as 15-24, but the plat encompasses lots 14-24. Jacob relied yes, but that lot 14 was being sold off with another lot, due to it not passing perk test and health Department did not give approval for it. Randy asked which lot it would become a part of, Jacob said it would be a part of lot 11. Randy stated there would need to be a note made to the plat that is was being sold with lot 11. The Bill of Assurance would also need to reflect the same information. John asked about the driveway for lot 19 in the cul-de-sac. Jacob replied they would be putting in a temporary driveway for that lot, Board did not have a problem with it; Clay stated in his opinion as long as it has legal access it shouldn't be a problem. Randy asked the board how they wanted to work the information about lot 14; suggested they put a note on the plat and in the Bill of Assurance in reference to lot 14 not being acceptable to the Health Department for septic. Layne asked the owner if he understood what they were talking about with lot 14. He then explained to him that if it was approved tonight with no notation in reference to not perking and someone could sell it off, and no house could be built there due to perk test results. Randy stated it would be cleaner if he took Lot 14 off the plat and out of the Bill of Assurance. He (owner) could change the plat to show Lot 14 a part of Lot 11. Randy said Lot 14 has to be noted that a house cannot be built on the lot, this needs to be added to the plat and the Bill of Assurance. Randy made a motion to accept the plat, subject to making notations on the plat and Bill of Assurance that lot 14 will never be used as a residence or build a building that requires septic, second by Sherry and approved by all.

- **LOVETT ADDITON**

-SCOTT FOSTER

Re-platting parts of lots 3, 4, & 5, with purposes to clean up of meets and bounds and abandoning two easements. Layne opened up by asking John if he had anything to ask about the re-plat. John said he had reviewed it and the changes he needed had already been made by Scott. Layne asked if there was anyone here for the Lovett Addition. Terry Gambill on 1924 Hilldale, (Northern half of lot 4) came to the podium to speak in regards to the easements that have been taken off from Lots 4&5. There are easements on the south and north side of the property that have been taken off on the replat including easements on lot 5 and 4. The easement line for lot 5 he states is on the fence line now. Randy said the easement on lot 5 between you and lot 4? Scott stated there is currently a 35 ft easement between Ms. Lovett's property and lot 5. The easement would be in the middle of Ms. Lovetts yard. Randy asked Mr. Gambill if he had a problem with the easements being moved, even though he was not using them. Mr. Gambill was concerned he may need those easements in the future for utilities or drainage. Mr. Gambill said he was thinking there should be a 10 ft easement on both sides as its being replat there. There is also on the north side and south side. Mr. Gambill is wanting the original easements to remain as they were originally placed. Layne asked if there were any utilities within the original easements and Mr. Gambill said there was power line on the fence row running north and south. Mrs. Gambill asked if what happens if you take away easements and restrictions away, what else will go as well? She stated that they were not able to build a shop due to restrictions, but there are fences built that should not be there. Her concern is if they wanted to sale how would those restrictions affect them. Scott asked what restrictions was she referring to? Mr. Gambill said that was a whole other issue. Layne stated in the original Bill of Assurance there was a 20 ft easement around the properties, and no fences could be built on the original plat. A new person has come in



and bought lot 1 and is in the process of building an 8 ft fence on the easement. Layne asked Clay to respond to the fence in the easement. Scott stated that Mr. Sims had bought lots 1&2 years ago and the thirty-two (32) foot strip was included in his deed and when Ms. Lovett had her land surveyed found this thirty-two (32) foot strip and sold the lot to Ms. Lovett. Clay said options for the board was to approve the plat as long as they have followed rules & regulations regarding the replat, he believes the Board needs to approve the replat if the Board feels they have followed the rules. The Bill of Assurance states that if you change the Bill of Assurance you must have eighty percent (80%) of the people to sign off on the change. Whether the easements are on the plat or not is not a change of the Bill of Assurance and the Board's decision needs to be whether or not the Board wants those easements to be put there or not. Board does not have jurisdiction over the rules of a civil matter. Scott stated that the lot would still be part of the Ballard subdivision and be under the Bill of Assurance for Ballard subdivision which will not be changed. Scott said he would be changing the lot to read 4R, this should have been done when Mr. Sims purchased the land years ago. Clay said it wouldn't make sense to have it in a section designated in the rules as Design Requirements and it not be required in a replat. Easement should remain because it is in the Bill of Assurance. Scott replied on a replat they always go on the original plat and not have to be redone when you have a replat. Clay stated that when this lot was sold previously it didn't go through a form of replat and there is no lot line there now that has an easement because part of the line moved to the West. Layne asked Christy if she had anything, and she stated we still need the Maintenance Bond. After a lengthy discussion, Layne stated he needed a motion to table it or to approve it. A motion was made by Randy to approve the replat with the change in the naming of the replat to read lot 4R instead of Lovett Addition and deal with easement in court, Sherry second the motion and all were in favor.

MEETING ADJOURNMENT

- Justin made a motion to adjourn, second by Kevin and approved by all. Adjourn 6:35 pm.