



**SALINE COUNTY PLANNING BOARD  
MINUTES JUNE 11, 2020**

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

**ROLL CALL:**

<b>Layne Penfield</b>	Not Present	<b>Eric Krebs</b>	Not 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>	Present	<b>Kylie Parker</b>	Present

**NON-VOTING:**

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

**PRESENTATION OF MINUTES:** May 14, 2020; motion to approve by Justin, second by Kevin and approved by all.

**OLD BUSINESS**

**NEW BUSINESS**

- SUNGAS, COMMERCIAL** **-AARON RASBURY**

Aaron stated that this is Propane Dealership, with a small shop in front, asking for final approval. Matt Nalley asked if these would be above ground tanks and Aaron responded yes; he also added that they had already received approval from State Gas Board. Randy Ives asked John Wofford if he had any concerns about access, John said no it was good. Matt Nalley voiced concerns about the power line easement in conjunction with the building. Aaron advised that this was a service line and that all goes down to temporary service to all construction crews working on a site. Clay Ford ask for any comments from the public, Mr. Harrison & Mr. Ortega, came forward to voice concerns about any billboards going up. Mr. Harrison stated that issue had been addressed that there would not be any and they had no problems with the building going up itself. Matt asked Aaron to explain to him about the power line, why there was not an easement on there. Aaron stated that he did not know, there just wasn't a recorded easement on that property. Matt stated they needed to be aware if they go ahead and place building under the powerline, they do it at their own peril. Matt Nalley made a motion they approve it, second by Randy Ives, approved by all.
- LYDIA'S PLACE MINOR, REL/FINAL** **- AARON RASBURY**

Aaron stated that this is 4 acres with 2 acer tracts, looking for final approval contingent on Health Department approval. John Wofford is concerned about site distance. He asked for proposed

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driveway for lot 1. Aaron stated he could draw one on the plat for reference. John asked if the driveway could go under the power line. Aaron commented, when the lot sales, a note will be placed on the plat. The note will suggest the purchaser get with County Road Department to get approval for driveways on Lot 1 & 2, regarding placement of power lines. Clay Ford asked if there were any comments from the public regarding the development. Mrs. Styles came forward and ask if there was going to be any development on the left side of the property. Audrey advised that she had not been contacted with any plans to develop that part. Matt Nalley stated there were typos on the Legal that needed to be changed. Aaron stated he had an updated plat showing road dedication correctly and hatched. Bill of Assurance needs to reflect 18' culverts on driveways. Motion to by Justin to approved, pending all changes and corrections are made, second by Randy and approved by all.

- **JOHNSTON'S ACRES MINOR, PREL/FINAL**

**AARON RASBURY**

Aaron asking for final approval contingent on Health Department approval. Health Department approval not needed for over 3 acres lots. John Wofford asked Aaron about highway dedication to highway department. Aaron said that the owner is keeping the ten acres that is to the south of the property. Matt stated that the lots will be an 80 yield to the corridor necessary to the county. Randy Ives asked about a correction on the Bill of Assurance, there needs to be a correction made to read Hwy 298 instead of Hwy 5 on number 10. Clay Ford addressed the public asking if anyone had any concerns. Randy Ives made a motion to approve the plat with contingent that the Health Department Approval and the change to #10 on the Build of Assurance. Justin Second the motion, and approved by all.

- **AJA ACRES PH.2, PRELIMINARY**

**ERIC RICHARDSON**

Eric presented, asking for approval to begin phase 2 and roads are in they are ready to start building. John Wofford was asked for his comments, he advised everything is good, roads had been paved today. Justin McCauley made a motion to approve, second by Matt Nalley, and all approved.

- **OKLAHOMA INN ESTATES MINOR, PREL/FINAL**

**JONATHAN HOPE**

Jonathan presented final plat for phase I, do not have Health Department approval at this time, they have dug holes for septic. They asked John Wofford for his comments, he was good with Phase I. Clay asked for any questions from the public. Mr. Lewis was concerned about the driveways that came out onto Oklahoma Rd, asked if this did not make this road part of the subdivision. He felt the additional traffic added to that road would create a draining problem. Also, he did not feel that the lots would perk due to the number of springs out there on the land. He did not know how you could have all these driveways come out onto Oklahoma Inn and not have a safety problem. Clay asked John Wofford if Oklahoma Inn road was a county road, and what was the width of the road. John stated that the road was 17-18ft wide and yes, it is a county road. Matt asked if the road was capable of handling this amount of traffic, John replied yes. Randy asked if there would be a need additional improvement to the road by the contractor, John said no, but he also stated that he did not ask anyone at the road department. Clay asked him about the right away, if it needed to be added to and John said the right away was already there in place. Next was Samantha Lewis, she stated that she had the same concerns regarding the driveways being on that road. The road is very dangerous, a lot of traffic on the road now, and

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adding additional homes would only make it worse. She also does not like the idea of driving past 18 driveways every day. Mrs. Lewis voiced concerns whether the lots would perk and asked if maybe the board could make them have to get 2 perk test per lot, or even change the size of the lots. Randy Ives advised that the board had no control over perk test, that was strictly up to the Health Department. Jonathan Hope said that if the lots don't perk, they would be looking at adding to the soil. Mrs. Lewis said she also had concerns with the water lines and had talked with the water department and was told they would be addressing this with their board in a meeting. She said that when she moved into the subdivision, the people already living there had to pay for some of the cost to have the water lines put in. Therefore, she had to pay back the people that had incurred that cost before her and was wondering if the people that purchased the new homes would be paying as well. It was a substantial amount and she felt that the new ones coming in should have to pay as well. Clay advised that we had no authority out there and that would be a Southwest water issue. Matt said that once they asked for a water meter, it would probably be addressed by Southwest at that time. Mrs. Lewis asked again about the perk test and what could be done about that. Randy explained that once the Health Department approved it, then it was out of the board's hands. Matt said that with the small lots, it may have to be changed from 18 to 15 lots by the time Health Department looks at it. Mrs. Lewis, asked that the county take a look at the road before final approval in regards to the safety issues. Clay suggested, Jeff Stroud and the Judge, drive out to check the road before approval. Justin made motion to approve Preliminary not final, until Health Department approval as well as give the County Road Department a chance to check on the road safety issue. Second by Randy, approved by all.

• **244 CHICK LANE, ANGEL COURT PH.2-RENTAL HOMES      TANNER COOK**

Tanner presented plans for building three rent houses, across on Chick Lane. Water and electricity are already there and has gotten Health Department Approval. Clay addressed the public and stated that they would all be given a chance to speak. Audrey read a complaint that she received by phone from Mr. Tipton that stated, he was concerned about the dirt washing across his yard, would like to request a retaining wall. He also does not like that the trees are being cut down and he does not think the rental homes are good for property value. Tanner stated he could put up a silt fence and then plant grass. Mr. Gaither spoke stating he had a petition signed by neighbors opposing the building of the rental homes. He says the Bill of Assurance states one home per lot. Also, he is concerned this property will not take three house per lot, there will be erosion issues. Mike Baker, he too has concerns with the property value, says Mr. Cook is not considering what the residents want. Mr. Baker believes there needs to be organization, and regulations that need to be followed in their Bill of Assurance. Richard Baxter has concerns about construction timeline, and he the homes Mr. Cook is building cannot be spread over one lot. The residents would like Mr. Cook to stick to the rules, one house per lot and not be able to build three homes on one lot. Clay explained that the Bill of Assurance states one home per acre not per lot and Mr. Cook has three acres. The public ask that the board take in consideration, that when the Bill of Assurance was written the one acre was meant to read per lot instead. Randy stated it depends on how you interpret the reading of the BOA. Sherry asked Mr. Cook if he agreed that this was different than in other lots in that subdivision. Mr. Cook said these would be brick homes on slabs, and the 6 acres in the back would also perk as well. Matt said he felt that the original conveyance was meant for 1 home per square. Randy stated he felt that the original plan was a rural area, one home per lot and he believes that is what the original builder meant for the Bill of Assurance to say. He suggested to Mr. Cook that he



get different ideas to be sent to the Board. Mr. Cook asked what if he built a Duplex or Triplex? Clay advised that it is not the board's job to enforce a Bill of Assurance, but he said the current plan was not going to go forward as it is. He could go and work on different ideas to present to the board that would work with the Bill of Assurance. Mr. Cook asked what if he built a house on each acre and sold them instead. He asked when did he need to have things in to be on the agenda for next month. Audrey advised what was needed and that she would need that by next week. Clay asked if there were any further questions and there were none.

#### **MEETING ADJOURNMENT**

- Randy made a motion to adjourn, second by Justin and approved by all. Adjourn 6:30 pm.