**SALINE COUNTY PLANNING BOARD**

**MINUTES June 10, 2021**

##### **Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #3 AT 5:30 P.M.**

## ROLL CALL:

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

**NON-VOTING:**

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| **Cayce Landers** | Not Present | **Will Gruber** | Present |
| **John Wofford** | Present | **Judge Jeff Arey** | Not Present |
| **JR Walters** | Not Present | **Karla Ramsey** | Present |

**PRESENTATION OF MINUTES: Motion to approve by Justin, second by Sherry and approved by all.**

**OLD BUSINESS:**

**NEW BUSINESS**

* **LYDIA’S PLACE PH 2-PRELIM JONATHAN HOPE**

Jonathan states this is a minor subdivision, roads are already in. They are trying to get 4 lots and the health department is working on the inspection for this. He states he is showing the flood plain on the plat as well as the contours and the septic would run along the contours shown. Layne asked John Wofford for his comments, John stated that Jonathan needed to shower the water line on the plat, Jonathan stated it was on the North side. Matt stated, the bearing needs to be added, comment regarding right of way is to label from the center line which is 35 ft off the center take it and designate it as tract A, or a designation specifically. Matt asked that it be in the text that this is the right of way area designated. Layne asked if there was anyone in the audience that wanted to speak or ask any questions. First, Jody Stiles leaves right across from the lots being developed. He asked about the metal stakes in the center of the road. Jody asked regarding the point from the beginning, should it be on the section line. Matt stated the line actually intersects with the lines in the center. He asked what the metal stakes represented and Jody replied he did not know. John Wofford asked Jonathan Hope if he had any comments regarding Mr. Stiles question. Jonathan said it would be 35 ft from their property line. John asked if the 40 ft Mr. Stiles is questioning is more in the center of the road? Jonathan agreed yes, he believed he was right. Matt advised that the county will be coming in 35 ft on both sides as their easement. John asked if they knew whether the center point was right in the road on the plat. Jonathan Hope said he was talking about on Whipporwheel. John Wofford stated that the county maintains a 50 ft right away right now, so you need to show the 50 ft right away and the 10ft you are going to give. On the other side of the road is going to stay as it is. JoAnn Williams, she was asking the property that has the branch on it. She is concerned that since the changes are being made will she be given a new survey? Mrs. Williams states that Hope Engineer did her original survey, but with everything changing due to the new development, will she get an updated one. Matt stated that nothing would be changing on her survey that it would still be good. She stated that her land stops North of Lot 4 in Lydia’s place. She would want a new survey showing that her property is exactly on the other side of Lydia’s Place. Matt asked Mrs. Williams what her concern was, she stated that she was concerned about the property south of Lydia’s Place which is her property were they taking it in, and if so would she get a new survey? Matt explained to her that her property would remain the same, but the county would use the portion that went out to the road to make a road. John Wofford said where the road is that’s where the road would be and the center line would remain the same. If we claim an easement it is for maintenance of that road and that is generally 25 ft of the centerline on both sides. Matt said again Mrs. Williams property remains the same other than what the county is going to use for the road, so there is no change in your survey or your legal description. Mrs. Williams asked so basically, we are doing this for this addition? Matt replied no, you are doing it for the County to be able to drive up and down the road. Mrs. Williams said it was the county that was out to gain something out of all of this. Matt advised her that the developer would be asked to give more land toward the easement than she had been asked for back 40 years ago. Mrs. Williams said that not knowing where the new driveways would be could be a problem as well. She said she would need a new survey since they were changing things. Matt assured her nothing was changing with her property her legal description should be correct as it has been all these years. Jonathan Hope offered her to put the two surveys side by side and go over it with her. Mr. Styles ask that if anything that is filed such as changes their legal description, he just wants to make sure that a correct deed is filed and that it reflects what their deed’s say. Matt stated that the issue that Mr. Styles and Mrs. Williams is stating here in regards to correct survey’s and legal descriptions, is not at the obligation of the Board to make sure surveys are correct. The Board has to rely on the Surveyor to be correct. Layne asked if there were any more questions or concerns, Mrs. Styles asked if the other property was apart of this development, Layne stated that the only thing that we were here to discuss was what was planned on the layout before us tonight. The other land would have to come through the same Board if they decided to develop it. Layne then asked Matt if he had any more questions, Matt asked Jonathan Hope if they were leaving the 40 acres like it was at this time, Jonathan stated yes. They would not be using it for now. Layne asked John for his comments, he had none. Matt made a motion to accept the Preliminary Plat, contingent on getting an explanation on the right of way as discussed in the meeting, and the sewer documentation for each lot as well as the water line being shown and reversing the bearings, Sherry second the motion, and it was approved by all.

**NEW BUSINESS**:

**OPEN DISCUSSION:**

**ADJOURN**: Motion made for adjournment by Michael and second by Sherry, adjourned @ 6:15pm