



**SALINE COUNTY PLANNING BOARD
MINUTES NOVEMBER 10, 2022**

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

ROLL CALL:

Layne Penfield	Present	Eric Krebs	Present
Sherry Spann	Present	Justin McCauley	Present
Kevin Barham	Present	Randy Ives	Absent
Matt Nalley	Present	Kylie Parker	Present

NON-VOTING:

Cayce Landers	Absent	Will Gruber	Absent
John Wofford	Present	Judge Jeff Arey	Absent
JR Walters	Present	Jessica Brochhausen	Present
Audrey Villegas	Present		

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

OLD BUSINESS: None.

NEW BUSINESS:

CHARLESTON PLACE/REPLAT

DONNIE HOLLAND

Eric Krebs recused himself from this discussion.

Donnie stated that it was a Replat on Lots 7 & 8 to reduce the interior building setback line from 20' to 15' because the property owner wants to build a shop on one lot. The property owner owns both lots. Layne asked if John had a chance to review the plat. John said he did. Layne asked if anyone in the audience was there to speak on this item. There were none. Matt asked if there was anything in the Bill of Assurance regarding this request. There was none. Matt made a motion to approve, second by Sherry and approved by all.

AVILLA MANOR/PRELIMINARY

AARON RASBURY

Aaron introduced the plat but stated that he would let Eric Richardson join the discussion and answer any questions. Layne asked John if he had a chance to review the plat, John said he had and he wanted to discuss the emergency road off of Annie Brown Road and the possibility of making that a county road. It was confirmed that Annie Brown is a county road. The pipestem was the original access to this property. The strip of land going to Samples was a new purchase. It was asked why the pipestem was included as part of a lot and not made to be a full secondary access. Layne asked for members of the audience to

come speak regarding this item. Mark Spohrer stated he has a powerline easement across his property that cuts across the southwest corner of the plat. That easement is not shown on the plat and he's concerned about having room for houses on the lots in that area. Lauren Halbert is concerned about stormwater drainage issues, as well as the number of homes being built and the strain that puts on the Salem Fire Department. Suggested increasing lot size to reduce the number of lots. Matt Slaughter wanted to confirm that the ingress/egress will be on Samples Road and not Annie Brown. There was also only a sign posted on Annie Brown not on Samples. John Wofford had a concern about the density of the subdivision and the impact that had on the asphalt. Eric Richardson spoke in favor of the project. He stated that the number of lots shown on the preliminary plat will be the maximum number of lots. Planning to have a gate on emergency ingress/egress. Eric addressed drainage concerns. Development does have to meet Arkansas Department of Health requirements; they are waiting on perc test results. Member of the audience again suggested 3-5 acres lots instead of 1 acres lots. Matt made a motion to approve, contingent on ADEQ stormwater permit and engineering plans approval, second by Justin, approved by all.

2 YEAR MAINTENANCE BONDS

JOHN WOFFORD

John discussed increasing the maintenance bonds from 1 year to 2 years. There was discussion of the roads failing even after updating the standard. Justin asked if the roads failing are old roads or roads built since upgrading the road standard. John stated that there are a few roads that are failing. Justin asked if the road standards needed to be updated again. It was determined that the road failure stems from the subgrade not the base material or asphalt. It was stated that the Quorum Court could decide to require 2 year bonds regardless of the board's decision. Justin made a motion not to approve 2 year bonds, second by Matt and approved by all.

ADJOURN: Matt made a motion to adjourn, second by Kevin, approved by all. Meeting adjourned 6:30pm