



**SALINE COUNTY PLANNING BOARD
MINUTES FEBRUARY 9, 2023**

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

ROLL CALL:

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

NON-VOTING:

Cayce Landers	Absent	Will Gruber	Present
John Wofford	Present	Judge Matt Brumley	Absent
JR Walters	Present	Jessica Brochhausen	Present

PRESENTATION OF MINUTES: Motion to approve by Kevin, second by Matt and approved by all.

OLD BUSINESS: None.

NEW BUSINESS:

BAUXITE CUT-OFF QUADPLEX

HAMID PEZESHK

No outstanding documentation. John Wofford approved. No major concerns from the Board. Randy Ives moved to approve, Matt Nalley second. Motion carried. 4-0

DETONTI PLACE

AARON RASBURY

Layne called for questions from the audience. Jesse Harmon and David Bentley asked a few questions as adjacent property owners.

Kylie Parker joined the meeting.

No outstanding documentation. John Wofford approved. No major concerns from the Board. Randy Ives moved to approve, Matt Nalley second. Motion carried. 5-0

AVILLA MANOR-DISCUSSION

Layne called for questions and concerns from the audience. Dan Ward was concerned about not being notified of this project. Jessica Brochhausen stated that she had documentation showing that a certified letter was mailed to him at the correct address. Jonathan Whitehead stated he did not receive a letter. It was determined that one was not mailed to him because his property did not adjoin the project. Ordinance

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT REGULARLY SCHEDULED MEETING

requirements were followed regarding notifications of adjacent property owners. There were concerns about the placement of the sign on the property. The sign was placed on Annie Brown Road where the property touches a public street. There was no sign placed on Samples Road because the sale of the property for the proposed entrance had not yet been closed and therefore was not owned by the Avilla Manor property owner. Randy Ives asked if they had found something wrong with the plat that would have negated the approval. There were concerns with how well the land percs. The Board clarified that that approval comes from the State. Randy stated that there were differences in County and City regarding zoning and that as long as requirements are met based on our ordinances then a subdivision or mobile home park or apartment complex or equestrian center could be built. Lauren Halbert and one other adjoining property owner had concerns about stormwater and runoff. The Board recommended that they get in contact with the developer to get a copy of the stormwater pollution prevention plan and the septic layout in relation to her well.

SUBDIVISION DEFINITION

WILL GRUBER

Will stated that Judge Houston recommended that we clarify the subdivision definition in our Rules and Regulations. Will had an example of the changes that needed to be made. There was discussion and feedback. Will requested suggestions be emailed to him and he would create a new definition to be voted on at a public hearing in March.

ADJOURN: Kevin made a motion to adjourn, second by Randy, approved by all. Meeting adjourned 7:01pm