



**SALINE COUNTY PLANNING BOARD
MINUTES APRIL 13, 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	Present	Justin McCauley	Absent
Kevin Barham	Present	Randy Ives	Present
Matt Nalley	Present		

NON-VOTING:

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

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

OLD BUSINESS: None.

NEW BUSINESS:

Board voted to amend the agenda to hear a request from Bobby McCalister. Layne moved to approve, Sherry second. Motion carried.

Bobby McCalister requested, on behalf of Derrick Crowson, to sell the entire property except for the homestead acreage, to an individual or entity. Judge Houston’s ruling stated that the property had to be sold in its entirety which consists of roughly 200 acres, per Will Gruber. The family is requesting to keep roughly 60 acres as family property and to sell roughly 150 acres. Layne moved to contingently approve the request based on the review of County Engineer and County Attorney, and approval of Judge Houston. Sherry second. Motion carried 5-0.

MAPLE CREEK REPLAT

ED LOFTON

No outstanding documentation. John Wofford approved. Concerns regarding septic were addressed by Mr. Lofton. Matt moved to approve, Randy second. Motion carried. 5-0

AVILLA PROVINCE REPLAT

AARON DODSON

Giving full access and control of the pond to one property owner. John Wofford approved. No outstanding documentation or concerns. Layne moved to approve, Randy second. Motion carried. 5-0

STUART MEADOWS**DUSTIN STUART**

Project is remaining in the county but is within the City of Benton planning jurisdiction. Project needs to be taken to the City of Benton Planning Commission for approval. Our recommendations are to have each lot perced for primary and alternate septic systems, define in the Bill of Assurance one primary residence and one accessory dwelling per lot, and allow only one address per lot. No vote.

HOPE VALLEY PHASE 3**AARON RASBURRY**

Matt and Sherry recused themselves. John Wofford approved. Layne moved to approve contingent upon receipt of maintenance bond, Kylie second. Motion carried 4-0.

RFQ DISCUSSION**WILL GRUBER**

Will and Judge would like to put out a request for qualifications of firms to review and update the Subdivision Rules and Regulations. There was general discussion about the current rules. Local developers spoke in favor of using local knowledge. Aaron Rasburry spoke against the RFQ and in favor of using local knowledge as well as working with the board to update the Rules and Regulations. The request will be reviewed and approved or denied by the Quorum Court. This was for informational and feedback purposes.

ADJOURN: Layne moved to adjourn, second by Randy, approved by all. Meeting adjourned 6:53pm