



**SALINE COUNTY PLANNING BOARD
MINUTES FEBRUARY 8, 2024**

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

ROLL CALL:

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

NON-VOTING:

Cayce Landers	Present	Kolton Jones	Present
John Wofford	Present	Judge Matt Brumley	Present
Rick Bellinger/Ed Albares	Present	Jessica Brochhausen	Present
Aaron Rasburry	Present	Audrey Villegas	Absent

PRESENTATION OF MINUTES: Minutes for January 11th presented for approval. Layne moved to approve, Sherry second. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:

SHADY ACRES VARIANCE

JONATHAN HOPE

Jonathan stated that the plat didn't have setback lines so they were transferred over from the Bill of Assurance and there is an encroachment on the side setback line of 7.8'. The property owner also owns the adjacent property. The plat shows an additional structure on the property encroaching on the front setback line but that structure has been removed from the property. Layne moved to approve, Randy second. Motion carried.

THE RESERVE AT HOPE VALLEY

AARON RASBURRY

Matt recused himself from this item. Sherry also recused herself from this item. Jessica asked if there were enough to vote since 3 members were not a quorum. Sherry stated she could vote on this phase since she was not directly involved. Kolton determined that there just needed to be a majority of those present to vote. Aaron said he had turned in the Maintenance Bond and they were working on the Letter of Credit. John stated that the date on the Maintenance Bond needed to be changed. Layne moved to approve contingent upon the Maintenance Bond date being changed and the Letter of Credit being submitted, Randy second. Motion carried.

SPRINGWATER PHASE 8 FINAL PLAT

FRED BROWN

John said the water lines were not in but they have been approved and the asphalt is not in. There was general discussion about the roads and water. Randy moved to approve contingent upon adding the road cross section to the plat and providing a Maintenance Bond, Layne second. Motion carried.

BROACH ESTATES

JONATHAN HOPE

Jonathan stated that this is a 10 acre minor subdivision. Water mains on W. Sardis and Whippoorwill. Septic testing has been done and have verbal approval, just waiting on the official letter. Matt moved to approve, Layne second. Motion carried.

OTHER BUSINESS

Layne got a call about the Freebird property. Jonathan said that the caller wanted to buy it for 5-6 home sites. They know that the dirt road through the property will have to be brought up to County standards. Randy stated that if the lots meet a certain size then they don't have to asphalt but gravel needs to meet specs and requirements just like any other development would be required to do.

Jimmy Pickett asked if the Board had any documents on Detonti and Mars Hill project to review. Jessica stated that the item would be on the March agenda.

Jessica stated that there would be a group of citizens at the March meeting to discuss a subdivision being built off of a private road. Their complaint is the roads and they want to hear from the Board on the issue.

ADJOURN: Randy moved to adjourn, second by Matt, approved by all. Meeting adjourned.