



**SALINE COUNTY PLANNING BOARD  
MINUTES APRIL 13, 2017**

**Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #1  
AT 5:30 P.M.**

**ROLL CALL:**

Layne Penfield, Chairman  
Sherry Spann  
Randy Ives  
Kevin Barham  
Justin McCauley

**NON-VOTING:**

- Audrey Villegas, HR Specialist
- Clay Ford-Attorney
- Renee Richards-Addressing Coordinator
- John Wofford-Engineer

**PRESENTATION OF MINUTES:** February 9, 2017

**NEW BUSINESS**

- **Pinewoods Ph. 5, Preliminary** **-Jonathan Hope**  
This is a final preliminary presented by Jonathan Hope. The only comment was the 6 inch gravel, the Board determined since that requirement was just changed and this is the 5<sup>th</sup> phase for this subdivision it was ok for them to proceed with 6 inch gravel. Eric made a motion, second by Justin, approved by all.
- **Ivey Estates, Preliminary** **-Jonathan Hope**  
This is a preliminary presented by Jonathan Hope. This will be located next to Sebastian Place. They are asking for a variance on the gravel requirements, they wish to do just gravel roads (later determination that rules and regulations will not allow only gravel on the roads unless 3 acre lots or more). They will need to ensure Health Department approval by time of final plat submittal. Mr. Darryl Joselin who lives at 200 Raney Road expressed his concern about the increased traffic along Raney Road as pedestrian's exercises along the road. Also he was concerned about the pond behind the development having a negative effect on the creek. He and his son also hunt in their back acreage and this new development would prevent them from continuing this. Mr. Robert Burtons who lives at 601 Steele Bridge Road is concerned about water flow in creek bed running onto his property, the Board informed him that they had no jurisdiction over the creek since it is beyond the scope of the proposed development, but that he could call the Army Corps of Engineers and that the developers are required to get permitting. Mr. Hope said they were already in the process of getting the permit approved through the Corps. Tamara from the audience also believed that the lot sizes and the septic should be of concern, but the Board told her they would have to get Health Department approval before the development could proceed. She also suggested the Board add in the rules and



regulations to require sidewalks in developments. Randy made a motion to approve contingent upon health department approval, meet standards with 8 inches of gravel and a POA being set up; second by Justin and approved by all.

- **Holly Estates, Phase 2 Final**

Right of way will be at 30 to accommodate the 60 foot right of way for the road. He has health department approval and sent that in, but Audrey does not remember seeing it; will check and let him know (upon looking never received with original documentation). Motion to approve by Kevin, second by Sherry, and approved by all.

- **Westridge, Preliminary Benton ETJ**

This development will have county roads and went before City of Benton and was approved. There is another issue with the 6 inches of gravel requirement, the Board left that up to the Road Department and John to determine. Sherry made a motion to approve contingent upon the Road Department and John meeting over the 6 inches of gravel, Justin made a second and approved by all.

## **OLD BUSINESS**

### **OPEN DISCUSSION**

- Private development discussion, it was clarified that the Private road developments need to follow all regulations pertaining to primary developments.

### **MEETING ADJOURNMENT**

- Justin made a motion to adjourn, second by Kevin and passed by all. Adjourn 6:20 pm