



**SALINE COUNTY PLANNING BOARD  
MINUTES JULY 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  
Eric Krebs  
Matt Nalley

**NON-VOTING:**

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

**PRESENTATION OF MINUTES:** June 8, 2017; Motion to approve by Justin, second by Matt and approved by all

**NEW BUSINESS**

• **Quapaw Estates Phase 4, Final**

**-Steve Gabbard**

Mr. Gabbard is presenting the plat. Final phase, has Salem Water and Health Department approval. Matt commented on the easements inside lots 30, 31, 32, 24 are not necessarily needed since it only affects the lot owner in the lot and he could remove them if he wished, we are trying to enforce the easements that cross lot lines. Motion to approve by Matt and if Steve wants to remove easements he can and acceptable, second by Justin and approved by all.

• **Duck Creek Estates Preliminary Extension Request**

**-Byron Hicks**

This is an extension request for the preliminary that was approved back in 2015, they have begun work for Phase 1 Final for the next meeting. Mr. Hicks said there will be minimal changes due to one or two lots needing to be changed and he is checking on Health Department approval. Randy made a motion to approve the extension contingent upon no major changes from the original approval, second by Justin. Discussion about roads, Matt asked John what the roads were looking like and he said they already have asphalt down for phase 1 roads. Motion made by Randy to approve the extension contingent upon no major changes from the original approval, second by Justin and approved by all.

**OLD BUSINESS**



## **OPEN DISCUSSION**

Copies of ETJ process given to all Board members to show them what process we will be following for ETJ developments. City only made a couple comments about including storm water drainage. Will send this out to developer or engineers that we have dealt with in the last three years and Clay has already sent this out to the cities. Discussion about the roads, if curb and gutter we are ok with 50 foot right of way and if not curb and gutter then enforce the 60 foot right of way dependent upon case by case basis. John made mention about the county having 60 days to give comments, realistically this process will not take 60 days as our goal is not to delay the developers, but to just be aware of road situations. When the County does receive an ETJ development it will be sent out to the Board via e-mail, a timeframe will be given as to when to have any comments, changes or suggestions in to the City.

## **MEETING ADJOURNMENT**

- Justin made a motion to adjourn, second by Matt and passed by all. Adjourn 5:52 pm.