



SALINE COUNTY PLANNING BOARD

MINUTES: MARCH 10, 2016

Meeting Called to Order at 5:36 p.m.

Roll Call:

Present: Layne Penfield
Kevin Barham Justin McCauley
Randy Ives Matt Nalley

Presentation of Minutes: February 12, 2016; Justin made a motion to pass, Matt made a second, and passed by all.

New Business:

- **Olde Salem Township, Final:** Dee Fiser and Vernon Williams will be presenting the plat. Vernon informed the Board that they were working on finishing the roads as soon as the weather is applicable and they have submitted a Performance Bond for the work to the County. There were no further questions from the Board. Motion made by Matt to approve, second by Justin, approved by all.
- **Nickel Bill Estates, Minor Final:** Aaron Rasburry will be presenting the plat. The Board asked if the perk test had been performed on the lots, Aaron stated they had perked for standard systems and that they were waiting on the approval letter from the Sanitarian. One of the adjacent lot owners, Edith Yates of 10269 Highway 5 is here to inquire about some of the lot lines. She states that the survey line Mr. Rasburry has put out is 10 foot on what they consider to be their property and the houses at the top of the hill behind her house is causing her concern about water runoff due to the fact that where the woods were before they started clearing created a barrier, but now that the trees have been cleared she has a lot of water runoff behind her house. The Board informed her that erosion control is not our jurisdiction, but that she should speak with the developer to see if they can come up with a solution to help alleviate the problem during the construction phase and Matt informed her that after grass starts to grow back it should stop the problem as well. In reference to the survey line, the Board has good reason to believe that the survey line Mr. Rasburry set up is correct and accurate, but that Aaron need to ensure that it is correct for everyone's benefit. After much discussion on the matter, it was determined that the issue was north of the proposed property on the plat and that while this issue was not in direct correlation with the proposed development that it would essentially effect this developments lot lines if the survey line was inaccurate. Matt made a motion contingent upon having the official approval from the sanitarian, Justin made a second, approved by all.
- **Forest Pond, Final Benton ETJ:** It was clarified that this development is coming before this Board for road development approval only. It is noted that the Board did suggest that Aaron ensure this meets all of the Health Department regulations in regards to septic systems. There was a meeting between Aaron Rasburry, Alan Schrader, County Judge Jeff Arey and Audrey Villegas in regards to this plat back in November of 2015 and the Judge gave them a list of requirements that had to be met before the County would take in their roads, they are as follows: County requires asphalt thickness of 2.5 inches, slope and minimum ditch flowline for the County is 3:1 side slopes and a minimum ditch flowline that is 18" below the bottom of the base gravel and 3:1 back slopes, subgrade compacted to 95% modified proctor and the base gravel compacted to 98% modified proctor (density test must be done on both subgrade and base), need letter from

Minutes are not approved until the next designated Planning Board Meeting



the fire department stating that they were able to complete a turnaround in the proposed cul de sac, clarification on how the proposed Right of Way for Shady Grove would tie into Besancon, and lastly the County would require a maintenance bond. At the date of this meeting all but two of the requirements had been finished; Aaron informed us that the maintenance bond was being sent via FedEx to the County Planning Board office and should arrive the next day. Audrey spoke with Gil Carpenter (Fire Chief for the area) a week or so ago and he stated that he would be sending a truck to the development to test the turnaround and would get a letter to her office as soon as possible as long as there were no problems, which he did not foresee any; Audrey is going to check in with Gil again about getting the County that letter. Justin made a motion to approve contingent upon getting the letter from the fire department, Matt made a second, approved by all.

- **Heritage Heights, Phase 1 Prelim Benton ETJ:** The Board asked Aaron if this phase was approved at Benton's meeting the other night and he stated that there was a problem that the fire chief said they required a way in and a way out for subdivisions of thirty (30) lots or more, he brought an amended plat that shows how they are wanting to try to fix that problem and it was tabled at Benton until their next meeting. There was no further questions or comments from the Board and Matt made a motion to approve based on the new plat Aaron has provided, Randy made a second, approved by all.

Old Business:

Open Discussion:

Motion to adjourn made by Justin McCauley and second by Randy Ives, meeting adjourned 6:16 pm.

*Note: Layton Sparks had sent a letter to adjacent land owners of a property he is wanting to develop that he would have his proposed development on the March agenda, but missed the deadline to turn in his plats therefore he sent out another letter stating it would be on the April agenda. Unfortunately, the second letter was not sent out in time or properly explaining the change of the meeting date and some of the residence were not informed that it was not on this month's meeting. Some of the residence were present at the meeting and Layne addressed the issue before calling the meeting to order stating the above issue to the residents and that they were welcome to take Audrey's card and call her before the next meeting to ensure that Mr. Sparks development is on the next agenda before they come to the meeting again.