



## SALINE COUNTY PLANNING BOARD

MINUTES: MAY 12, 2016

Meeting Called to Order at 5:26 p.m.

### Roll Call:

Present: Layne Penfield  
Kevin Barham                      Justin McCauley  
Randy Ives                              Matt Nalley  
Sherry Spann                          Eric Krebs

**Presentation of Minutes:** April 14, 2016; Randy made a motion to pass, Eric made a second, and passed by all.

### New Business:

- **Olde Salem Township Replat Lots 3, 7, 10, 39, 52, 58:** The Board asked Mr. Williams what was changing for these lots and he stated it was mainly building line changes as there was some confusion when the contractors were laying the foundation, but there would be no easement problems. Matt made a motion to approve the replats, Randy made a second, approved by all.
- **Kirkpatrick Place, Benton ETJ:** Mr. Williams informed us that he has signed a pre-annexation agreement with Benton for the roads and he is asking for a variance on the right of way requirements and would like these roads to have a fifty (50) foot right of way since the City of Benton will be taking them over. Matt asked Mr. Williams about the accommodation for the storm drainage and he stated it was in compliance with the City of Benton's standards. Mr. Williams told the Board that he intends for Lawrence Road to stay a County road and for the two (2) new roads in the subdivision to be taken care of by Benton. There was discussion about the detention areas for the subdivision and whose responsibility that would fall to, the Board told Mr. Williams that it would need to be stated on the final plat who (i.e. POA or Improvement District) would be responsible for the detention areas and ensure that it is clear it is not Saline County's responsibility. Matt made a motion to approve contingent upon Lawrence Road being a sixty (60) foot right of way and the roads in the subdivision can remain fifty (50) foot, the detention areas will have a designated ownership for the operating and maintenance and this will be stated on the plat, and subject to the Judge's assessment of the existing Lawrence Road to determine if the developer will need to improve the road to adjust for the influx of vehicular traffic. Randy made a second and approved by all.
- **Woodson Lateral Apartment Complex:** Mr. Johnathan Hope and Mr. John Williams were asked to step to the podium so the Board could address them. It was at this point clarified to the audience that this complex is not being voted on tonight, that it was already built and it was also clarified that Mr. Williams does not intend to develop any of the buildings on the plat. The Board informed him that if he were to decide to develop further he would need to bring those plans before the Board to ensure he had approval from the proper utility companies and so there would be documentation on file in the Circuit Clerk's office. Mr. Williams informed us that Kennedy Road is a private road and would stay that way. At this time the Board addressed the citizens and Mrs. Karen King came up to speak. She once again clarified with the Board that this was not an approval of any more apartment buildings and that he would have to notify residents again if he were to bring another apartment complex before the Board for approval. She and the residents want to request a privacy fence around the development and the Board informed her that would

**\*Minutes are not approved until the next designated Planning Board Meeting\***



be up to the developer and the Board could not require that of him. Also stated to the Board that these apartments have changed the neighborhood from what it began as. There was some more discussion with other residents. At this time there is nothing for the Board to approve.

- **Oltman Estates:** Mr. Jonathan Hope is presenting. He stated they are simply dividing the land into 4 lots and it would have a private road. The Board asked he make sure to label it as a private subdivision to avoid any confusion. He also informed the Board that he had made the necessary changes from John's comments and updated the description. Motion to approve by Matt, second by Kevin, and approved by all.

**Old Business:**

**Open Discussion:**

- **Winds of Osage, Benton ETJ:** This goes before Benton's Commission in June, the Board had no comments on it.

**Motion to adjourn made by Matt Nalley and second by Sherry Spann, meeting adjourned 6:30 pm.**