



SALINE COUNTY PLANNING BOARD

MINUTES: JULY 14, 2016

Meeting Called to Order at 5:30 p.m. in Courtroom #3 due to trial in Courtroom #1

Roll Call:

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

Absent: Eric Krebs

Non-Voting: John Wofford, Engineer
 Renee Richard – Addressing Coordinator
 JR Walters – Quorum Court
 Christy Peterson – HR Director
 Clay Ford – Attorney

Presentation of Minutes: June 9, 2016; Justin made a motion to pass, Sherry made a second, and passed by all.

New Business:

- Glenn's Crossing Replat, Lot 1 by Mark Redder.
 - The owner of lot 1 wishes to remove it from the subdivision and revert it back to plain property since he owns the adjacent property and it's not in the subdivision.
 - Motion to approve by Sherry, seconded by Matt. Passed by all.

- Conkin Subdivision Replat by Vernon Williams.
 - Sewer on left side of lot and applied to tie to the City of Bryant's sewer system. The rest of the lots are on a septic system.
 - Remodeling the current home on the lot and forming an improvement district and has applied for pre-annexation with Bryant.
 - Dedicating the extra 10 feet on Samples Road and is the only lot that gave the extra 10 feet.
 - Teresa Emerson, a lot owner had some concerns and spoke for the rest of the lot owners.
 - Concerns – the owner Dee Fiser is under a pre-annexation with Bryant and residents didn't want to be annexed and didn't know the procedure.
 - Motion to approve by Matt, seconded by Justin. Motion passed by all.

- Springwater Phase 7 preliminary by Fred Brown.
 - Fred requested to use his original preliminary he submitted years ago in March 2002.
 - Health department has approved his preliminary
 - He will continue with the 60 feet road as he did in phase 6.
 - Motion to extend his preliminary due to continuous work on the subdivision by Justin and seconded by Randy Ives. Motion passed by all

- Randy Ives recused himself from the Board due to having items on the agenda.

Minutes are not approved until the next designated Planning Board Meeting



- Northview Phase 2 Final presented by Donnie Holland.
 - All of John's requests have been completed.
 - Motion to approve subject to the roads being asphalted and a maintenance bond presented in the amount specified by the Engineer by Justin, seconded by Sherry. Motion passed by all.

- Westcliffe Phase 6 replat by Randy Ives.
 - The replat is necessary in order to move the turnaround required every 900 feet to the opposite side of the road for Phase 7.
 - Motion to approve by Matt, seconded by Kevin. Motion passed by all.

- Westcliffe Phase 7 final by Randy Ives.
 - This is a private road subdivision which only require the base to conform to County road specifications.
 - John requested a closure report in order to make sure the legal closes and hasn't received it yet. Randy will have his surveyor send John the information requested.
 - All creeks will have a 10 foot drainage on all sides.
 - Motion to approve contingent up on John receiving the information requested by Sherry, seconded by Justin. Motion passed by all.

Old Business:

- None

Open Discussion:

- The Judge asked for any suggestions or ideas from the Board on setting a precedent and general guideline for issues such as the one we are working with on Lawrence Road for Kirkpatrick place. At this time according to Vernon Williams, that subdivision is no longer viable. The Board discussed placing fees and also looking at each on a case by case basis. No decisions were made.
- The amendments to the Subdivision Rules and Regulations, Cell Tower Ordinance and Master Road Plan were reviewed and the members were told to come back to the August meeting prepared to pass the amendments or to have clear ideas as to what they wish to amend.

Motion to adjourn made by Justin and second by Sherry.