



SALINE COUNTY PLANNING BOARD

MINUTES: JUNE 9, 2016

Meeting Called to Order at 5:30 p.m.

Roll Call:

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

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

New Business:

- **Springdale Estates, Preliminary:** Mr. Jonathan Hope is here to present this plat. The Board has no comments on this and all of John's comments have been addressed, but Renee spoke with Mr. Hope that the road names that he wants are very close to other names in the County so it was suggested he change the names or else there is a chance for error in the 911 system. Justin made a motion to approve, Matt made a second; approved by all.
- **Plantation Hill Phase 5, Preliminary:** Comments Dew Trail being on prior phases of this development and its use of access for this phase. John inquired about a creek that is on the southwest edge of this development and if it would impact any of the lots, Aaron said it may come close to Lot 106, but does not have a major impact on the lot. No more questions from the Board, Matt made a motion to approve, Justin made a second; approved by all.
- **Winds of Osage Preliminary, Benton ETJ:** Matt excused himself from the Board to give us an update on this development, the way the dates fell this month it will not go before Benton until next Tuesday. He gave some more background information on the development such as the encroachments on the development and he is going to suggest to the developer that they create a property line agreement to the fence. John had a couple questions on the cul-de-sac. No further comments from the Board and Randy made a motion to approve, Justin made a second and approved by all.

Old Business:

- Matt wanted to update the Board on the creek easement he brought up on Sandy Springs, he went out there and looked at it and says it is more of a wet weather drainage area and not a designated creek. Therefore, he suggested that Mr. Sparks does not need a creek easement for that and is not the Board's responsibility.

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. In this instance we have a large scale development going in at the end of a road that has only about 16-17 foot of asphalt and a steep ditch drop off and when you calculate in all of the heavy equipment that will be traveling the road to the development; at that point the road will be in serious need of repair. There is also the issue of how much added traffic will be put on the

Minutes are not approved until the next designated Planning Board Meeting



road with the new development and how we wish to proceed such as, do we make the developer incur all of the cost of repairing the road and bringing it up to a certain standard, should it be a shared cost between the developer and the County, etc. The Judge has reached out to the other County Judge's in the state asking how they handle these issues and we have gotten a few responses, but he would like to open this to the Board members for any suggestions or ideas they may have. Please e-mail Audrey within the next 2 weeks if you have any suggestions, the Judge hopes to make a decision on this soon.

Motion to adjourn made by Justin McCauley and second by Eric Krebs, meeting adjourned 5:55 pm.