



SALINE COUNTY PLANNING BOARD

MINUTES: AUGUST 11, 2016

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

Roll Call:

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

Absent: Eric Krebs, Sherry Spann
Non-Voting: John Wofford, Engineer
 Renee Richard – Addressing Coordinator
 JR Walters – Quorum Court
 Audrey Villegas – HR Specialist
 Clay Ford – Attorney

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

New Business:

- **Thuston, Minor Prelim/Final:** Mr. Sean Goodson is presenting the plat, after much discussion between Mr. Goodson and the Board they decided that they should only be approving lots 1 & 2 of this plat due to indecision on lots 3 & 4. Matt made a motion to approve lots 1 & 2 without the 20 foot access and that the two lots have approved systems by the Health Department. They suggested that since there is already a building on lot 1 that the system is not encroaching on the lot line and a perk test on lot 2 for primary and/or alternate system; second by Justin and approved by all.
- **Springwater Phase 7, Final:** Mr. Fred Brown is presenting the plat, after much discussion between the Board and Mr. Brown it was determined that the point of beginning was creating confusion. Matt made a motion to approve contingent upon clarification of the Point of Beginning on the plat and excluding the west section of Franklin Road between lots 179 and 180 and modify the legal description to reflect, second by Justin and passed by all.

Old Business:

- **Subdivision Rules and Regulations, Master Road Plan and Cell Tower Amendments:**
The Board reviewed the proposed changes and asked that Audrey ask Benton what their cul-de-sac overall measurement is, they thought proposed was a little excessive; suggested that it be 110 feet on the turnaround right-of-way diameter to accommodate an 80 foot diameter asphalt paved surface adjoined by a 4 foot gravel shoulder bulb. Also, the Board does not think it would be wise to increase both the amount of sub base and the asphalt requirements at the same time; they would prefer to pick one or the other; it was suggested asphalt stay at 2 ½ inch thickness and increase sub base to 8 inches thick. Matt made a motion to approve with the above changes, Justin made a second and passed by all.

Open Discussion:

Motion to adjourn made by Justin and second by Sherry.

Minutes are not approved until the next designated Planning Board Meeting