



SALINE COUNTY PLANNING BOARD

MINUTES: SEPTEMBER 8, 2016

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

Roll Call:

Present: Layne Penfield Kevin Barham
 Randy Ives Matt Nalley

Absent: Eric Krebs, Sherry Spann, Justin McCauley

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

Presentation of Minutes: August 11, 2016; Randy made a motion to pass, Kevin made a second, and passed by all.

New Business:

- **A to Z Drive Thru, Commercial:** Jonathan Hope and Zane Hawley are both here to present what was called the Beer Barn now changed to A to Z Drive Thru. It will be a drive thru only and the entrance will be the closest to the intersection going with the flow of traffic and the exit will be after that exceeding the amount requested in the Master Road Plan. The Board suggested they make sure there is plenty of ventilation where people are working for safety purposes. Randy made a motion to approve contingent upon there being good, visible entrance signs denoting one-way entrance, not an exit; second by Matt and approved by all.
- **Pinewood Estates Phase 4, Final:** Jonathan Hope is presenting this plat. The Board asked if he had received Health Department approval and he said it was in the process and would send the approval letter to Audrey and John once he received it. They also asked if he had a Maintenance Bond and he stated that was in the process as well and would have that to Audrey to file as soon as it was ready. Matt made a motion to approve contingent on him receiving these approvals, Randy made a second and approved by all.
- **Sebastian Place, Final:** Jonathan Hope is presenting this plat. There was much discussion on the private drive and the property that would be behind the four (4) platted lots. And there was a discussion of the plat needing an Improvement District or an Incorporated P.O.A. to take care of the roads. Matt made a motion to approve contingent upon setting up an incorporated P.O.A. that includes the back acreage, to maintain the roads with an additional legal description for the P.O.A and Health Department Approval; Kevin made a second and approved by all.

Old Business:

Open Discussion: Layne had a question posed to him about a property out in the Avilla Vicintage area where the land owner would like to separate a lot into 3 and asked what the Board would like to see from them to do this. The Board wanted to see a minor, final plat on the property specifically to show how the plan to access the lots and Health Department approval. Bryant has a portion of the property in their ETJ

Minutes are not approved until the next designated Planning Board Meeting



and Audrey is going to e-mail Tina Davis to see if they want to exercise any jurisdiction over this. Audrey also informed the Board that the Circuit Clerk's office has moved to a program that they print the recording information on a label to put on the plats and no longer use the "Certificate of Recording" that we require be printed on the plat, therefore what are the thoughts of the Board to remove that requirement if it is no longer being used. The Board was in agreeance with making that change.

Motion to adjourn made by Randy and second by Matt at 6:15 pm.