



**SALINE COUNTY PLANNING BOARD
MINUTES OCTOBER 12, 2023**

Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #3 AT 5:30 P.M.

ROLL CALL:

Layne Penfield	Present	Kylie Parker	Absent
Sherry Spann	Absent	Justin McCauley	Absent
Kevin Barham	Present	Randy Ives	Present
Matt Nalley	Present		

NON-VOTING:

Cayce Landers	Absent	Kolton Jones	Present
John Wofford	Present	Judge Matt Brumley	Present
Rick Bellinger	Absent	Jessica Brochhausen	Present
Aaron Rasburry	Absent	Audrey Villegas	Absent

PRESENTATION OF MINUTES: Minutes for September and October meetings will be presented for approval at the November meeting.

Kevin Barham attended the meeting by phone and Layne Penfield acted as Chair.

OLD BUSINESS: None.

NEW BUSINESS:

AVILLA PROVINCE REPLAT

JONATHAN HOPE

Layne asked Jonathan to explain the request for replat. Jonathan stated that the driveway for one lot was encroaching on the lot line. The line was adjusted to keep the lot square footage the same for both property owners. Randy moved to approve, Matt seconded. Motion carried.

SOUTH CHATFIELD DUPLEX

WILLIAM STING

William was not in attendance but there were no outstanding requirements or documents. John said he had worked out everything with William and had no concerns. Matt made a motion to approve contingent upon the tract number being added to the site plan, Randy second. Motion carried.

PRE-APPLICATION 30 LOT DEVELOPMENT

DANIEL KELLEBREW

It was determined that this property was inside the city limits of Bauxite. The Board recommended that Daniel reach out to the Mayor Eddie Jones of Bauxite for guidance on their planning process.

DOLLAR GENERAL-GERMANIA AND VIMY RIDGE

MARCUS MCNIECE

NOT OFFICIAL MINUTES UNTIL APPROVED AT NEXT REGULARLY SCHEDULED MEETING

Kolton did clarify that even though this property was within the planning jurisdiction of Shannon Hills, the County was ultimately responsible for decision making due to the population of Shannon Hills being less than 8000 people. Layne asked John Wofford about the updated plans. John stated that they had updated the site plan to meet the requests made by the Board at the September meeting. John also explained that the street improvements to be made would only be made to the portions of the road that adjoin their property but would include Vimy Ridge and Germania. Randy offered to show the changes being made to the members of the audience there for this item. Layne opened the floor to the audience to speak. Brandon Douglas asked for clarification as to why the project was still being approved if Shannon Hills didn't have jurisdiction. Kolton explained that even though Shannon Hills heard and approved the project at their meeting, they didn't have final say and they understood that by sending it to the County Planning Board for final approval. The County's decision would not be influenced by the decision of Shannon Hills. Layne stated that the Board was reviewing it based solely on the ordinances and requirements put in place by Saline County. Brandon Douglas, Michael Marrs, Mr. New, Todd Adams (requested a 8'-10' wall on the side of the property adjacent to his property and for the police to be able to be there within 2-3 minutes when called), Stewart Smith, and Nathan Treece spoke against the project. John Wofford stated that he believes that the developer has addressed all the Boards concerns. Matt and Randy agreed. Randy moved to approve, Matt seconded. Motion carried.

ADJOURN: Matt moved to adjourn, second by Randy, approved by all. Meeting adjourned.