



**SALINE COUNTY PLANNING BOARD  
MINUTES APRIL 11, 2024**

**Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #1 AT 5:30 P.M.**

**ROLL CALL:**

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

**NON-VOTING:**

<b>Cayce Landers</b>	Absent	<b>Kolton Jones</b>	Present
<b>John Wofford</b>	Present	<b>Judge Matt Brumley</b>	Absent
<b>Rick Bellinger/Ed Albares</b>	Absent	<b>Jessica Brochhausen</b>	Present
<b>Aaron Rasburry</b>	Present	<b>Audrey Villegas</b>	Absent

**PRESENTATION OF MINUTES: Minutes for March 14th presented for approval. Layne moved to approve, Matt second. Motion carried.**

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**EAST END CELL TOWER-W. SAWMILL RD**

**TELECAD WIRELESS**

Matt Bates spoke in favor of the project. Jonathan Krazac, SBA representative, spoke against the project stating that our ordinance prefers cohabitation when possible. At the time of requesting cohabitation, the neighboring tower's structural analysis would not hold the equipment. There was additional discussion about a new structural analysis and the loss of tenants equipment on the tower owned by SBA. Kolton leaves the decision to the Board. Matt stated that he believed Telecad did their due diligence to make cohabitation work at the time. Justin moved to approve, Matt second. Motion carried.

**THE GARDENS AT HOPE VALLEY**

**AARON RASBURRY**

Matt recused himself from this item. Aaron Rasburry and Chuck Sanders spoke in favor of the project. There was discussion on performance bond duration and amount and also a depth variance for lots 8 and 9. Layne moved to approve contingent upon a variance on lots 8 and 9 and a performance bond and maintenance bond put in place to the satisfaction of the County, Kylie second. Motion carried.

Matt Nalley returned to the meeting.

**COLE CORNER**

**JORDAN CATES**

Jordan Cates spoke in favor of the project. Matt stated the interior easement lines need to be 10' per side. John stated that the front easement needs to be 15'. Matt moved to approve contingent upon the NE corner exception area being included in the plat with the County right-of-way delineated, easement along county roads be increased to 15', and that the interior easements be increased to 10' per side, Sherry second. Motion carried.

**KIRK ROAD ESTATES**

**GARNAT ENGINEERING**

No one was in attendance for this item. Recommendations were given to pass on to the engineer. Sherry moved to table, Kylie second. Motion carried.

**DOGWOOD PLANTATION REPLAT**

**HOPE CONSULTING**

Jonathan Hope was unable to attend the meeting but requested this item still be reviewed. Jessica read an email from Jonathan regarding the item. Matt stated that the interior lot line easements need to be increased to 10' per side. Layne moved to approve contingent upon Matt's statement, Matt second. Motion carried.

**OTHER BUSINESS**

Discussion regarding ordinance modifications. No vote taken.

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