



Vilonia Planning Commission
Minutes from July 1, 2021 Special Called Meeting

Members Present:

Trey White, Chairman
Charles Coker, Vice Chairman
Jeanna Branson, Secretary
Steve Austin
Brad Fisher
Dr. Frank Mitchell
Kimberly Williams

The meeting was called to order at 7:02 p.m.

Old Business

Commercial Space Development - Zach Brown/Salter Construction

Dixon Dental Clinic and Business Center -1163 Main Street

Zach Brown was in attendance at the meeting to make the presentation following notification of nearby property owners. An updated preliminary site plan proposal was presented along with receipts from notices sent to nearby property owners. This construction project is expected to take about 6 months to complete. Kimberly Williams requested that the Main Street turning radius be the same—30' turning radius face of curb. Trey White asked about the distance between the driveway entrances and it was determined to be acceptable. Mrs. Williams asked about the location of the fire hydrant. Keith Hillman stated the location of nearby hydrants and said there should not be an additional hydrant needed. Mrs. Williams asked about the islands at the end of the parking area and Mr. Brown stated that they would comply with the city requirements. Mr. Austin asked about the signage and Mr. Brown stated

that the proposal shows the initial signage plan and would include a future monument sign. Neighboring property owner, Mike Hambuchen expressed concerns about drainage and whether the retention basin would be adequate. Mr. Brown stated that a drainage report will be requested and provided to Mr. Hambuchen. Mr. Hambuchen also stated that the preliminary site plan makes use of Eagle Park Drive which is currently a private drive and not a City street. This raises questions about public access to the rear of the subject property from Eagle Park Drive and also access to utilities. Dr. Dixon stated that he had made an attempt to speak to Dr. Brian Lane, the other owner of Eagle Park Drive, but as of the date of the meeting, they had not been able to discuss the matter. Mayor Scroggin said that he was committed to work with the current owners of the street and the new developers as well as the street department, water department and City Engineer to help answer any questions. Mrs. Williams also reminded Mr. Brown to ensure that the correct number of designated handicapped parking spaces were included in the plan.

Charles Coker made the motion to approve the Preliminary Site Plan subject to the corrections requested by the Planning Commission. The motion was seconded by Steve Austin and the motion carried.

The meeting was adjourned at 7:38 p.m.



Chairman



Secretary

Date: 7/29/21