



Vilonia Planning Commission
Minutes from January 26, 2023

Members Present:

Trey White, Chairman

Charles Coker

Frank Mitchell

Mike Matos

Ryan Sims

Todd Beene

PUBLIC HEARING -TINLEY WASHINGTON-REQUEST FOR CONDITIONAL USE PERMIT FOR
34 HAWK DRIVE, VILONIA, AR

7:00 pm – Trey White called public hearing to order

- Explanation of application
- Open for public comments
- None given

7:05 pm – Close of Public Hearing

7:05 pm – Regular meeting of the Planning Commission called to order.

Approval of minutes for 12/29/2022 meeting; motion by Matos, 2nd by Sims.

Approval of minutes vote:

Yes – all in favor

No – 0

Old Business

Mayor Preston Scroggin – removal of Nightingale Cottage conditional use

New Business

Long Go Kart Site Plan – No representative

Mayor spoke to site plan to be filed with city for Master Street Plan

Planning Commission is to review site plan – road construction to avoid any “upgrades” to site upon annexation by city

Mr. Charles Coker spoke to plan – very good plan, concrete roads, etc. They extended city sewer to avoid us having to manipulate road at a later date.

PC Task is to perform a Site Plan Review – or motion to add this to our records.

C. Coker made motion (2nd by T. Beene) to approve the intent of the preliminary Site Plan. In Favor – All. Against – 0

7:20 pm – Sweet Beloved Salon

Trey White – as a review, we are making a recommendation to the Vilonia City Council.

Dr Mitchell – this application does not need conditional use. Negatives he sees: in Covenant, says home is to be used for dwelling only.

Mike Matos – cited 7.2.2; shouldn't be as a conditional use.

Ryan Sims – Permitted use doesn't need P.C. approval.

Discussion of 25% use for business.

Should we stipulate they abide by the 25% plan

Ryan Sims – Motion made as permitted use Not Conditional use.

2nd – Mike Matos. In Favor – All. Against – 0

Announcements

Last meeting for: Mike Matos

Dr Mitchell

Fischer

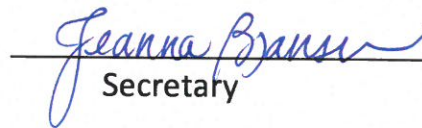
Introductions by New P.C. members

Home Occupations – need to address this closer

Is signed petition necessary?

Encourage P.C. to look to other P.C.s to get ideas for future

Motion made to adjourn by Sims (2nd by White). Meeting adjourned at 7:28 pm.


Chairman
Secretary

Date: 3-30-23