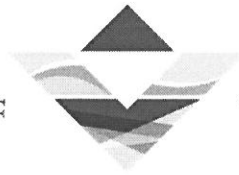


CITY OF VILONIA



Vilonia Planning Commission
October 13, 2016 @ 7:00 P.M.

Members Present:

John Bonner
Jeanna Branson
Charles Coker
Brad Fisher
Melissa Jenkins
Angie Rios
Marshall Smith
Trey White

Members Absent:

Frank Mitchell

Old Business

Minutes from September 29 were read and approved.

Baileys

Mrs. Bailey presented new site plans for their business, Sweet Heat, at 1073 Main Streets showing vehicular traffic, easements, and utilities. Parking area was reviewed again by her builder. They will add a rear swell to catch water.

She said they still would like 6 months to complete the parking lot for the site except for the handicapped spaces would be done immediately.

Mr. Bonner brought up section 6.2 of the Zoning guide defining accessory buildings. He feels that since a food trailer is not specifically defined as an excluded use it would be permissible to allow it as an accessory. Mr. Smith agreed. The Baileys confirmed there will be an awning off the main building to cover the food trailer.

Mr. Bonner questioned if we have allowed any other restaurants to wait on parking lot paving. Mr. Coker recommended we could require a letter of credit. It was discussed that this could be done to give them 6 months from Certificate of Occupancy. We clarified with them that they are willing to provide the Letter of Credit. Ms. Rios asked if this is just for asphalt paving or would include the curb improvements, but those are currently included in the plan under review. The builder also stated this was already included in their plans.

Mr. Coker then suggested that we allow them until July 1, 2017 to complete their paving improvements. He also shared that they can come before the Commission to ask for an extension. Mr. Bonner also asked if driveways/drive-thrus would be paved and they showed that they would be.

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Ms. Rios questioned if a bar scale was needed and there was some discussion about the requirements for site approvals. She moved we approve the plan as submitted but with the following changes, also said she would like the disclaimer removed, bar scale added and the names and land uses of adjacent properties listed. With no seconds to that motion, Mr. Bonner declared it did not carry.

Mr. Coker made motion that we approve the Bailey's site plan as submitted with a letter of credit for paving the parking lot for \$20,000 due July 1, 2017. A second was made and motion was approved with one dissent.

There being no other business, the meeting was adjourned.

Charles Cohen

Chairman

Jeanna Branson

Secretary

Date: 3-30-17