



**Minutes
Vilonia Planning Commission
December 17, 2015 @ 7:00 P.M.**

Members Present:

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

Members Absent:

Old Business

Harps showed revised plans to remove previous shown drive-through for third party vendor and to add gasoline pumps on north side and retaining wall on south side. Revised plans accepted.

New Business

Mr. Bonner called public hearing for proposed zoning to order and asked Mr. Fowlkes to brief those in attendance.

Mr. Fowlkes gave a brief introduction to those present about how we came to this process. He explained that to have the kind of activity or town center that the public forums identified, we would need changes to our current regulations. MetroPlan proposed changing the entire current town center zone to support the new concept. The Planning Commission reviewed and considered this proposal and felt it was too big of an area. The discussion tonight proposes to leave town center zone as it is and to define a new area from Cemetery to Industrial with the proposed change re-defined as Village Square. The basic change proposed reduces minimum setbacks in the Village Square, for example, buildings built right up to the road with parking in the rear. For current town center zone this change is allowed, but not required. Implication to existing property requires no changes; rebuilding or building new development would require following the new rules. He explained this is more flexible with smaller lot sizes allowed.

Chairman Bonner encouraged any questions from the public and for individuals to please come up and view the documents and maps.

Mr. Gordon asked if permitted uses changed and Mr. Fowlkes said no, but adding apartments.

Mr. Maxwell asked about having automobile sales and service in this type of area. Do we want that added here? And do we want manufactured homes?

Mr. Gordon asked about availability of funds from an outside agency to help build roads for this.



The mayor explained it was money proposed to enhance the entrance to any such development—street, infrastructure, landscaping, “street-scape.” The mayor explained that they will have to decide if we meet the criteria and he cannot guarantee the city would receive it.

Mr. Gordon asked that if we received that money could the zoning be changed later? The mayor did understand we would be obligated to keep the zoning. Mr. Fowlkes said regulations inside the zoning could be changed possibly, but not the whole thing.

Mr. Musselman stressed that the city needs to make sure it can properly handle storm water management in such an area. Commissioners and Mr. Fowlkes assured such safeguards are in place.

Mr. Bill Jones asked if he could build his three houses on Church Street the same exact way from before the storm and wanted assurance that he could put the same house back up on those lots. Much discussion about this and he was assured the changes wouldn’t hinder him.

Mr. Gordon asked for assurance that the city will try to make this work if the zoning is changed. The Mayor said the city is willing to do everything it can to make this happen.

Representatives from the Nazarene Church asked if setbacks would apply to them should they have to rebuild, which they would.

Chairman Bonner asked if the landowners directly impacted would share if they could support such a change. Mrs. Latimer shared that she thinks this sounds like something good to Vilonia. The Gordon family said that they have discussed this and they are willing to support the plan. The Musselman family also supports the plan with assurance that storm water can be properly managed.

Mrs. Jenkins made a motion to send the proposed zoning regulations for the newly defined Village Square to the Vilonia City Council for approval. Ms. Riös seconded. Motion was unanimously approved.

Meeting adjourned.