

Vilonia Planning Commission
April 28, 2016

Members Present:

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

Members Absent:

John Bonner
Frank Mitchell

Old Business

Minutes from Jan. 28 still incorrect. "Church should be changed to cemetery." Motion made to approve with this change.

No other old business.

New Business

Bobby French presented to the Commission as the surveyor of Wyatt Place Phase II, final plat.

Curb and utilities are in. Would like subgrade dry, gravel down, and they will ask for the letter of credit for asphalt and then they will file the final plat. Ronnie Ellison, one of the developers, appeared.

Mr. Coker confirmed we have allowed this in the past. Ms. Rios asked when was this planned to begin and how long would credit be extended? Mr. French said he thinks next month after drier conditions, then sub-grade down. Ms. Rios also wanted to know about flood zone and he said it is not considered in flood plain. We also had some discussions and asked about the odd lot 19, marked as a park area. Who will maintain? He said that the person purchasing lot 18 will be acquiring the lot by detention pond and they will maintain the empty lot. Commissioners asked if that lot was just for use by this development, and it is.

Mr. Coker asked for a motion to approve this final plat proposal. Mrs. Branson made motion to approve, and then amended that motion that the final plat of phase II as presented will be approved subject to a letter of credit with amount approved by Mr. Fred Fowlkes. Mr. Smith seconded amended motion. Motion approved. Commissioners asked them to please check the fees with Kelly Lawrence and to remit payment.

Commissioners asked Chief Hillman if we could request our packets emailed to us instead of mailed, which would include PDF of the plats or other drawings we need to see. Mrs. Jenkins said she would make that request to city staff. Mrs. Jenkins said she would also ask staff to please include full names of persons coming in front of Commission.

There being no other business, the meeting was adjourned.

Chairman

Secretary

Date: _____