

CITY OF VILONIA

Vilonia Planning Commision
August 25, 2016 @ 7:00 P.M.

Members Present:

Jeanna Branson
Brad Fisher
Melissa Jenkins
Frank Mitchell
Angie Rios
Marshall Smith
Trey White

Members Absent:

John Bonner
Charles Coker

Old Business

Minutes from December 17 were finally approved, as well as the minutes from the June 30 meeting.

No other old business.

New Business

In the absence of Chairman Bonner, Mr. Smith opened the meeting. Adam Whitlow of Whitlow Engineering appeared with plans for the approval of the planned ARCare Clinic for 1127 Main Street. It is a 47,580 square-foot building, and he shared that he believes they have met the required set-backs in the shown plans. Commissioners did not identify any issues with the presented plans but did also check planning guide for required number of parking spots, and he assured there will be 35-40. Mr. White made motion to approve plans and Mr. Fisher seconded. Motion passed.

Melanie and James Bailey introduced themselves and explained that they were appearing for help with plans for a new restaurant business on 1073 Main Street. They were not on the agenda, but said that Chief Hillman recommend they attend tonight and seek some guidance before making improvements to the property. Mrs. Bailey explained they had obtained a building permit for a pavilion and a food concession truck.

Mr. Smith explained that they could not receive approval on such without public notice, and that we suggest they consult with the city staff and review the guidelines for their type of property. They can make plans to attend a future meeting as the project proceeds. There were questions raised if putting a temporary building under a permanent structure would meet current guidelines, but Commissioners would need to review this in detail before another meeting. We explained that they would have to

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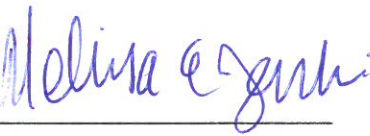
receive approval for any lot and property improvements before proceeding, and give opportunity for public notice. Motion was made to table this discussion until a future meeting when the Baileys can make preparation and request a formal review.

In final business, Mr. Fred Fowlkes presented plans for the Vilonia Commons 5-unit retail development planned for 128 South Mt. Olive at the corner of Hwy. 64. He presented notification of notice to 3 adjoining property owners, but no other parties were in attendance at this public meeting. He detailed the property and provided sketches. Commissioners saw no issues with the plans presented and Dr. Frank Mitchell made motion to approve plans and Mrs. Jenkins seconded. Motion passed.

There being no other business, the meeting was adjourned.



Chairman



Secretary

Date: 9-29-16