

Vilonia Planning Commission
January 30, 2015

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Members Present:

Trey White	Charles Coker
Jeanna Branson	Melissa Jenkins
Marshall Smith	Marty Knight
John Bonner	Brad Fisher

Members Absent:

Frank Mitchell

The meeting was called to order at 7:05 p.m. Minutes from the October 30 meeting were read and approved.

Old Business:

None.

New Business:

Officer Elections

Mr. Freddie Fowlkes introduced three new Commissioners—Trey White, Jeanna Branson and Brad Fisher and read the terms of all the members. He also reminded the Commission that Vilonia Fire Chief Keith Hillman is now the Code Enforcement Officer for the City.

Mr. Smith nominated John Bonner for Chairman, Charles Coker for Vice Chairman and Melissa Jenkins as Secretary. Vote held and all elected to those positions.

Fowlkes Replat Request

Mr. Johnny Fowlkes presented a request for a replat for Lots 32 and 33 Green Valley Subdivision into six smaller lots. He presented 19 certified mail receipts for neighboring property owners. None were in attendance. Habitat for Humanity is building on five of the nine lots across the street from this requested replat. One-and-a-half acres noted on the map will be a community park with entrance 18 feet wide. Mr. Bonner confirmed that both sides of the street will have curb and gutter. Mr. Fowlkes said the sidewalk would go on side with yellow lots noted. Minimum lot size is 60 feet, and these are 64. There were no other comments from the Commissioners or public in attendance. Mr. Coker made motion to approve final replat for Lots 32-33. Jeanna Branson abstained from the vote since Mr. Fowlkes is her father. Motion passed and Mr. Fowlkes was notified of the \$130 review fee, which was paid.

Clint Tucker—Vilonia Sign Ordinance

Mr. Tucker was not in attendance at the meeting. However, Mayor Firestone was there and asked the Commission to please undertake a review of the Vilonia Sign ordinance. He said that we really need to look at this considering how many side streets are developing. He wants to be as pro-business as we

can with the city redeveloping and notes it is hard for businesses located down the roads off of Hwy. 64. There was a little discussion of this by the Commissioners, mostly asking some questions about current regulations. Mr. Freddie Fowlkes gave some background on the ordinance and Mr. Coker remarked how bad the signs cluttered up Vilonia before the ordinance and that any review should be done carefully. No action was taken.

New Member Orientation

Mr. Freddie Fowlkes presented by-laws to all the Commissioners. He advised that the ordinance definitions and the subdivisions are key to understanding the planning documents. He also reviewed the authority of Planning Commissions. For example, subdivision approvals are final. Mr. Bonner asked if a group training would be helpful. Commissioners agreed, but Mr. Fowlkes also suggested we could include some training at every meeting and meet the scheduled nights even if there is no official business.

Mr. Knight also encouraged the Commissioners to attend the scheduled Town Hall meetings later in February concerning rebuilding after the tornado. He also shared news about an economic development "Boot Camp" hosted by UCA that may be of interest to the Commission.

No other business was brought forth. Meeting adjourned.

Minutes Approved: 2-26-15
Chairman: John Bonner
Secretary: Melinda A. Miller