

April 24, 2025 Meeting of the Vilonia Planning Commission called to order at 7:00pm

Commissioners in attendance:

T. White, P. Hageman, B. Barham, C. Coker, B. Ayers. T. Beene.

Public Hearing began at 7:01

T. White gave Explanation and expectation of Public Hearing-

Presentation from Int. Holdings presented by Ben Smith Block chain const (President of the block chain council)

Started mining in 2019 (gave brief history)

Gave Brief explanation of bit coin mining (movement of information, movement of money)

This mine location will be owned by Mr. Landers, employed locally, managed by Ben Smith's company, employ 4-5 employees- expected salary around \$55000 annually.

Currently employ 22 people in Arkansas.

Mr. Landers will donate miners to the STEM Program at the local school for teaching students diff. aspects of the industry.

7:32pm presentation ended.

7:33 open mic given if anyone is for Mining.

Sharon Clark 16 Janski ln- 2 homes 600ft from proposed site. Questioned the noise (55 db level, ground water)

Faith Matos 24 whispering winds Cir. Remind plan comm of conditional use issues in the past: go cart trac, mobile homes, special needs adults are severely affected by noise, Mr. Landers article stated, "donate to schools...maybe", cooling with grey water

Amanda Ventura 24 Cardinal way- Disabled veteran, spent some time overseas, has researched the mining process. Sited Granberry Tx. And these people are having major health conditions- list given, stating that NONE of the conditions existed prior to the mining location. She has reached out to a person close to that location to talk with them, out of population of 12k there were 5 people employed by this company. DB over 75 consistently can cause hearing loss in children, we should be concerned about our kids.

Larry Wade 41 Janski ln- read letter that was sent to commission and council via email.

Logan Dearman 5 Farmhouse circle- ask did we make a mistake moving here, we did not ask these people to come here.

Aliz Brown 1117 main street & 357 hwy 319- amt of sound produced even while inside the bldg. would be tremendous. If cease and desist order is issued who pays for the cost to set up? Gifts to our town seem generous, but only a distraction to buy our silence. These companies keep coming to Vilonia b/c we are vulnerable, and they know it... Deny, Deny, Deny

Gina Moore 35 Bush Ln- resident of 24 yrs, 3 girls raised, quiet, safe great place to raise kids. Researched Bit Coin- requests that the company provide data resources or data provided, stated health issues from noise, energy usage, water usage on avg each bitcoin usage is equivalent to a swimming pool, eco system concerns, do we have the resources and capabilities to provide the needed things for the mine location? Are we asking the correct questions to provide a safe location for our community.

Cynthia Tarpley 24 Janski Ln- 20 yr resident has visited Bono site, and Cabot site, what will bldg. look like, fans, how many miners, how many bldgs. Etc.

James Quinn, 39 oakwood 300 yrds from site- engineer worked in utility industry- There is no such thing as excess power, we do have an excess of transmission capacity.

Entergy has 2 base loaded plants slated for retirement in the next few years, we could seek industries, subdivisions etc. Currently, if we allow this the new proposed business or subdivision would have to pay to expand the energy site. Planned obsolescence- most don't have a long life, get in make a killing and get out. Sites a huge location- started in 2023 and is now no longer profitable and will be decommissioned now, if in future it is found not profitable will it be decommissioned and how. The enclosure is sheet metal, the noise will be exhausted somewhere, the noise ordinance is good BUT the acoustical shadow has a possibility of not meeting the noise ordinance (example given of our football stadium- how far away do you hear it on game night?)

Harold Moody 24 Cister Ln. 3 miles out of town- can hear the football game on game night, 34 yr resident, Vietnam Veteran, has hearing aids, Bono location is very noisy, would like to see Vilonia stay as is.

Jame Harris 25 yr resident 11 Blair dr- has PTSD several nights must get up and sit outside where it is quiet.

Debra Newser 2 whippoorwill dr- agreements w/ Entergy, Entergy will have rolling brown outs in summer =, how does this affect us w/electric bills?

Bell 52 yr resident, postmaster here in El Paso, Veteran, has worked Crypto in Army. 20 acres on Janski Ln. Our town is a place of perfection, you're making a terrible mistake if not listening to the people. It can be found everywhere

Reba Smith 29n Hawk dr- 26 yr resident, one child w/severe autism 24 yr old / terret syndrome, triggered by noise- now is able to go on back porch to de-escalate there.

Amanda Ventura returned to mic- electric bills in TX area have tripled since location was activated.

Karen Wade 41 Janski Ln, 21 yrs- has migraines, interstate holdings has a corporate office in Sarasota Fl., also a cannabis location also, as a Believer she does not support that. Stated complaint of noise, how it hurts property values, noise also hurts the people in Bono area.

Rebuttal time given- utilities in Ar. Built on public svc comm. Explained increase in rate.

Site examples of new business coming to town, they must pay for upgrades for this business, it is not passed on.

Steve Landers spoke- he appreciates concerns, he has visited Bono site stated issues w/site, their site will not be remotely close to the prev proposed site in Vilonia. He lives in Clinton, has a metal bldg. 800 ft away from his house w/a mine inside it containing 135 machines, insulated and smaller fans, so the noise is contained, the exhaust fans used are not loud. There is not a sound issue w/the way they are proposing. This would be different than the Cabot site as well. DB level in this room has gone from 75-95 tonight, their standard will be 55 at night and 65 during day at property line per a sound study that was done. This is done at each site. Ground water issue- these sites do not use ground water at all. Stated that if this is voted in you will not know it is there, will be no issues with noise, water, internet etc.

The size of bldg. 40' wide 220' long 20' high, will house 4000 machines.

John Foster 1344 Hwy 64- across street from this location, legally if he gets in here and runs louder than DB, we fine him, he can keep on paying fines, we could go to court but who would have the best lawyer.

Public Hearing adjourned at 8:30pm

Transition to Public Hearing for Hepner Addition subdivision public hearing at 8:33pm

Mr. Hepner gave description and location-

Public Comments from Subdivision

Jason Fancy 26 Wever St.-

Concerns for construction phase- what is size of homes etc., early stages of dev. There were several cedars removed from their property mistakenly, drainage on Weaver is creating quite a swamp and needs to be addressed sooner rather than later.

Pub Hearing closed at 8:37pm

Meeting Called to order 8:37pm

Approval of min for March-

Motion to approve made by Todd Beene,

Question- Rick Hardy when hill farm went in, there is only 1 access, why is there not 2 accesses?

2nd Glen

In favor: all

Opposed: none

No old business

New Business:

Interstate Holdings, conditional use-

Brandon Ayers made it known he is an employee of Entergy and will recuse himself from discussion and voting.

Questions- Trey White- will be minimal internet needed at these sites, water for bathroom only, Bldg description- insulated? Yes, with heat reduction, ventilation through the roof vent, upblast fan will be used on roof for ventilation.

Trey stated he went at night, are the machines ramped up at night, answered given was no.

Why are there no bldgs. Offered at other locations, there is little to no cost difference, but the deployment pods could be moved.

Industrial zone- can go into an industrial zone, or if not in industrial zone it stipulates what type of container can be used- can go into other zones if permitted.

Any other legislation expected in the future.

Energy base load factor discussed. The site has to be shut down 144 hours per year to feed back the power grid, have not been asked to do so yet.

Trey W. stated that he cannot support it, he is unable to see anything comparable to this proposed site.

Commissioner question (B. Barham)- How many upblast fans will there be? 14 in total, they muffle sounds- discussion of fans at other locations,

What level of noise will come from site? 55DB at night 60DB day,

Who governs the location-

They desire to abide by the rules given.

Comm question (Patric)- life span- what is plan for disposal?

Parts of it can be recycled, if it remains profitable it could be 5-10myrs, they currently have machines from 2017 that are still profitable, the hardware guys are constantly maintaining the boards and equipment etc.

Comm question (Patrick)Have any air quality studies been done?

Has heat exhaust coming from it produces heat.

Motion: Made to deny this conditional use by Mr. Coker

2nd B. Barnham

Approval: all 5 commissioners (B. Ayers recused)

Opposed: none

Meeting adjourned.

Hepner addition:

Email sent by Trey Foster with recommendation and follow up email also, Lots 1-6 have a requirement in dev code 6.10.3 shows there is a 3 to 1 ratio, current width is 65' so the lots are too long currently. In comparison to a lot across the street, a cul-de-sac would not be economical to builders.

Trey- we should reevaluate the length before approval is given, with a length of 468' it is extremely over the 3 to 1 ratio and much more than a variance that can be given.

We as planning commission must adhere to zone document and control and variance as well.

Need to go back to drawing board to reconfigure the lots etc. then come back.

Drainage needs to be addressed.

Planning Comm question (Patrick)- subdivision plat, lot 1 East side gets down to 58' but should be minimum of 65'.

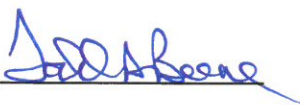
Easements need to be listed on the plat.

Right of ways- will they be dedicated?

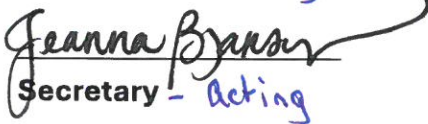
Property zones R1? It should be medium density residential.

This property is not in the flood plain.

Meeting Adjourned at 9:16pm



Chairman - Acting



Secretary - Acting

APRIL 24, 2025

PLANNING COMMISSION REGULAR MEETING

PUBLIC HEARING SIGN-IN SHEET

The purpose of this hearing is to discuss the conditional use approval and site plan of Interstate Holdings Blockchain and the Hepner Addition.

| Name | Address (include city if not Vilonia) |
|-----------------|--|
| GARY C. ADAMS | 1631 Hwy 64 E. Vilonia |
| Jane HERRIS | 11 Blair DR Vilonia AR |
| Phillip Mansen | 22 Oakwood Dr Vilonia |
| Byron | 30 MARSHALL LN |
| Zuni Loman | 39 Oakwood dr. |
| Scott Smith | 29 Hawk Dr |
| Mike Tramm | 87 Center Pt Sch Rd |
| Rick HARDY | 34 FARMHOUSE CIRCLE |
| Roy SPANN | 7337 LAKE POINT CIRCLE BENTON, AR 72019 |
| Lyle Lindquist | 22 Oakwood Dr Vilonia |
| Klisa Lindquist | 22 Oakwood Dr Vilonia |
| Steve Wills | 36 ARK-TEN RD CLINTON AR |
| James QUINN | 39 OAKWOOD DR |
| Patty Hale | 85 Vilonia |
| R. M. Gough | 164 W Lewisburg Rd |

APRIL 24, 2025
PLANNING COMMISSION REGULAR MEETING
PUBLIC HEARING SIGN-IN SHEET

| Name | Address (include city if not Vilonia) |
|--------------------|---------------------------------------|
| Victoria Champagne | 10 Vilsonia Way |
| Jim Hunter | 72 |
| PAUL Sowell | 87 N. Church St Vilonia |
| Janice Davis | 11 Mattison Dr |
| Dorinda Lendernie | 131 Clover Ridge Vilonia |
| John Lendernie | 14 Clover Ridge Vilonia |
| Gloria Guyer | 1740 Hwy 64 E. |
| Sarah Branscum | 32 Cypress Valley Rd |
| Stevie Patrum | 11 Green Meadows |
| Dennis Barnes | 154 E Lewisburg Rd |
| Cliff & Gma Moore | 35 Bush Lane |
| Chrisanne Chartier | 51 Vilsonia Way |
| Diane Whittsey | 49 Vilanco Lane |
| FAMH MATOS | 24 whisper wind Circle |
| Mike MATOS | 11 |
| CHARLES ROACH | 26 JANSKI dr. |
| Loei Taylor | 73 Janski |

APRIL 24, 2025
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| Name | Address (include city if not Vilonia) |
|-------------------|---------------------------------------|
| Steven Craig | 6 Vilsonia Way |
| Deborah m. Nusser | # 2 Whippoorwill DR |
| Joan Adams | 1681 Hwy 64E Vilonia Ar. |
| Roger Harper | 7 Hummingbird Dr Vil |
| Cynthia Tarpley | 24 Janski Ln |
| Van Tarpley | 24 Janski Ln |
| Rachelle Henry | 16 Vilanco Ln |
| Jason Henry | 16 Vilanco Ln |
| Emma Henry | 16 Vilanco Ln |
| Alicia Berken | 357 Hishy 319E |
| MARLY WIOFF | 8 JANSK LN |
| ANN PATRICK | 10 PATRICK LN |
| Cindy Bowling | 31 Oakwood |
| Dane Bowling | 11 |
| Sherrie G. Wood | 15 Bush Ln. |
| Phyllis Spradlin | 48 Goff Dr. |
| Ruba Smith | 29 Hawk Dr |

**APRIL 24, 2025
PLANNING COMMISSION REGULAR MEETING
PUBLIC HEARING SIGN-IN SHEET**

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| Name | Address (include city if not Vilonia) |
|-------------------------|---------------------------------------|
| John Cossey | 7 Energy Way Vilonia |
| Julie Morgan | 7 Janski Ln |
| Gary Morgan | 7 Janski Ln, |
| S Clark | Janski Lane |
| Tress Emmons | Centerpoint School road |
| Joy Ritchey | 39 FIRE STATION RD |
| Ricky Stone | Scagle OAK Sherwood |
| John Reynolds | 39 Fire Station Rd, Vilonia, AR |
| Victor Chapman | 19 Oakwood, Vilonia |
| Jynda Chapman | 19 OAKWOOD, Vilonia |
| Funela J. Briones | 1272 Main St. (corner of Janski Ln) |
| Steph Waters | 3001 P-L Dr Pen |
| April Smith | 1343 Hwy 649 Vilonia AR |
| Logan Dearmond | 5 Farmhouse Circle |
| Jamp Studey | 225 Mt. Olive Rd Vilonia |

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| Name | Address (include city if not Vilonia) |
|------------------------|---------------------------------------|
| KEVIN TAYLOR | 73 JANSKI LANE |
| KEVIN RIBBT | 71 Janski Lane |
| Rachele Waters | 2107 Peach Tree Dr. LR, AR 72211 |
| Robert Hapner | 57 Vilanco |
| Holly Moody | 24 Sister |
| Malissa Beene | 1 Abbie Dr Vilonia |
| Brady Zweifel | 13 Dove Creek Dr |
| Julie Rensley | 18 Oakwood Dr |
| Shea Puz | 18 Oakwood Dr |
| Amanda Ventura | 24 Cardinal Way |
| Patricia Harmon | 24 Harbor Drive |
| Glen Clement | 47 Janski Lane |
| Ryan Hensel | 1919 N Jackson, LR, AR |
| Peter Sytrina | 121 WAYLOV RD |
| John + Patti May Sieck | 63 Janski Ln |
| Susan - Penny Bell | 62 Janski LA |
| Cynthia Milam | Dove Creek Dr |

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| Name | Address (include city if not Vilonia) |
|-----------------------|---------------------------------------|
| Pat Casuda | 33 Alli Paige |
| Shea Emmons | 40 Bush Ln. |
| Robert Tsham | 39 Cypress Valley Rd |
| M. WHITE | JANSKI LN |
| Charlie Vedvor | 105 Coffee Ck Rd |
| Benny Bell | 62 Janski Lane |
| Will Reeves | 46 Eaglebrook |
| John FOSTER | 1343 Hwy 64 E |
| Bohannon | 55 Wilsonia way |
| Renee MOORE | 184A Schulte Rd |
| Bobby + Kari Dalton | 20 Henry Ln. |
| Larry + Karen Wade | 41 Janski Lane |
| Joshua Wade | 41 Janski Lane |
| Amanda + Jeff Pittman | 201 Center Point Loop |
| BRETT GRAVES | 22 South Mount Olive |

**APRIL 24, 2025
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| Name | Address (include city if not Vilonia) |
|-------------------------|---------------------------------------|
| Scott Langston | 10 Kristeen Dr Vilonia |
| Christina Fancy | 26 Weaver Street |
| Jason Fancy | 26 Weaver Street |
| Mary Rigby | 71 Janski Lane |
| Ron Cunningham | 1269 Main St |
| Mary Jane Sherrin | 424 Rocky Point Rd Vilonia |
| Bon Laorenau | 14 Wicker St Vilonia |
| Ashley & Brandon Brewer | 10 Saye St |
| David Dixon | 11 Vilonia way |
| Joeki Jankin | 1234 Main St. Vilonia |
| Brenda Jankin | 1171 Main St. Vilonia |
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