

Planning commission meeting 11-20-25

Public Hearing for Parkview called to order @ 7:00pm

Rules/outline for public hearing given

Presented by Tristan Phillips of Richardson engineering.

E side of Cemetery st.

Zoned med density residential

99 lots

OPEN TO FLOOR FOR PUBLIC COMMENT

Jim Pervis #1 S Elizabeth St

Is there a buffer area b/w planned subd. &

Peggy Parks 48 S Church st

Currently share a driveway with property owners

Concerned about drainage @ 42 s church etc.

Tristan- Unable to comment on fencing or buffer b/t new properties and current owners.

Drainage is being assessed, will have 2 detention ponds in the creek that runs through middle of property, and concrete drainage swell, regrade ditch on east etc, those plans will be submitted to Mr. Trey Foster in coming days for approval.

Shared driveway- will be greenspace in that area- can be seen on the plat.

Public Hearing for Parkview closed at 7:11pm.

Public Hearing called to order for Cypres Crossing subdivision.

264 lots, this is prelim approval to begin constr

5 entrances, 4 on N Coker, 1 on Hwy 64,

62+. acres

Public Comment

Gary Troutman 8 Dennis dr Vilonia

Concerns with drainage/flood

4 entrances on N Coker and 1 on Hwy 64 brings concern of const traffic, road is narrow

Lots/houses 100-1800 sq ft. lots 60' x 100' is there any section 8 housing

What company is doing the construction?

Charles Ruple 76 S Mt Olive

Flooding concerns for area

Sister in law- sick could not attend, has land on E side of property.

How will septic & sewer system affect the drainage etc

How does school system think they can incorporate these families etc?

Fencing surrounding area?

What covenants will be implemented to avoid junk cars/boats/trailers etc from "piling up?"

Lighting/light pollution - close property on the Eastern side.

Andy Huntley

4 new drive access on N Coker is concerning, people drive fast on that area already.

Drainage- 3 culverts fed from this area will it back up the area.

School Dist. The schools maxed out?

Electric drain on the area? Can power grid support it?

Public Portion closed for Cypress

Bond Engineering-

Drainage- widen the creek, place ponds, adjust the drainage pipe below Coker, drainage infrastructure should improve the area.

4 Entrances- pipe all open ditches, curb and gutter, widen the road, adding write of way on Coker rd.

State Fire code requires # of entrances for amt of houses, they are meeting that requirement.

Sewer- should not affect drainage, it is beneath drainage, existing sewer will be "tied into"

Lighting- typically city code requires street lights at intersection and 300' apart to make it properly lit.

Mathey- home sizes 1100-1800 sq ft

Schools- no comment

Tree foliage- prior to him owning property.

Built by-

4 sides of house to be brick

Public hearing Cypress Crossing Subd. closed at 7:27pm

Meeting called to order at 7:28PM By Trey White

Members Present: Ryan Sims, Todd Beene, Trey White, Charles Coker, Bob Barham, Glenn Whillhite

Approval of Min. for Aug 28, 2025

Brief description given for Aug meeting minutes

Motion made- Ryan Sims

2nd by- Glenn Willhite

All in favor- all
None opposed

Old Business- NONE

New Business-

Parkview subd on Cemetery St-

Trey White ask When will drainage study be completed?

Addressed the corrections suggested by Engineer Trey Foster

All have been addressed on the plat and will be improved.

No waivers requested.

All lighting inside subdivisions is to be installed by developer after fixture is approved by Plann comm.

Build assurance- there will be restrictions on the lots, no guidance at this time but they have completed subdivisions previously and will be adding them soon.

Detention pond (per Tristan will be wet ponds, they will hold water most of the time as required by ADEQ etc) discussed and pointed out on Platt along with drainage pipe, curb and gutters.

Ryan Sims- Sandlot st., is it being left open for future connectivity?

Tristan- Yes, it will be left open for future connectivity.

Charles Coker- drainage must be studied, addressed etc. there is a lot of water that comes into that area.

Trey White- construction traffic damage to roads etc will be the responsibility of the builder.

Ryan Sims- mailbox location

Tristan- they will be dispersed here and there

Discussion of motion among the commissioners-

Motion to approve prelim plat made by Ryan Sims-

Motion to approve preliminary plat pending approval from city engineer of hydraulic study and detention ponds, street lighting installed by developer at time of construction, and

repair of any street damage caused by construction to subdivision, and adhering to our control document for land and subdivision

2nd – Bob

In favor- all

Opposed- none

Transition to Cypress Crossing-

Construction entrance- where will that be, as of now they have been coming in off Coker.

Currently entering from Hwy 64 and will be the current plan for the south side.

Will be developed in phases, but to the public it will not be noticeable.

Trey White- speaking of Master Street Plan that shows N Coker as an arterial, it does not appear to be an arterial any longer since it now has driveways and lots that back up to it etc. Lots that back up to N Coker should be a min to 165', also shows Dennis st extending over to Mt Olive, the new plan should be changed to match up to Dennis st on the master street plan.

The north drive would have to move 100' south to line it up with Dennis st., will have to add an "S" curve.

Drainage- greenspace dedicated to city for any repair etc that is needed in the future, will not have any fences etc in this area, above the city sewer lines.

Detention ponds should be dry, there may be 1 that has to be dug out to adjust lots etc

Will ask for Waiver from arterial on N Coker,

No concerns from council

Will ask for Waiver for stub out on E side of subdivision,

From Hwy 64, will there be a "common appearance" or fence along Hwy 64, a uniformed look from that area.

Covenant for subd will have fencing restrictions.

Construction will be done by Lenar Construction

Utility connections- water & Sewer are designed, working on drainage now.

East side of Coker will be improved to a 27' width with storm drains, curb and gutter
With side walk down Coker rd.

Mailbox clusters are in designated areas on plat as required by Post office requirements for new subdivisions.

CONTINGENCIES:

Motion made by Charles Coker to approve preliminary plat and give waiver for Streets:
Pending approval from city engineer of hydraulic study and detention ponds, street lighting installed by developer at time of construction, and repair of any street damage to N. Coker caused by construction to subdivision, and adhering to our control document for land and subdivision, also a waiver will be requested for Marden Rd will be renamed Dennis and lined up with Dennis on our Master street plan.

Waiver to reclass N Coker to a collector rd from Arterial

2nd- Glenn Whillhite

In favor- all

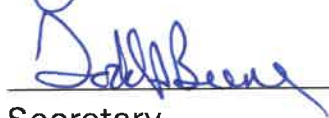
Opposed- none

Announcements- none

Meeting Adjourned at 8:26pm



Chairman



Secretary

Date: 6-25-26