

Planning commission meeting 7-31-2025

Public Hearing- began at 7:00pm

CCA addition: presented by Kevin Watson, Watson Homes

Address :700 Padget rd. Conway

Built the current building, plan is to add 2nd building that will be connected w/ covered walkway of 60 feet, with an auditorium for gatherings, 4 classrooms inside.

Eric Moix will handle steel part of building.

Public comment:

Sara Johnston 2 Palomino dr-

Playground- how far away

Light- shines into back of their home

Flooding b/c of new building, fence has problems b/c of water flow.

Reply from Mr. Watson:

He has plot plan, playground will be between the buildings

Light pollution will be addressed during planning comm. Meeting

Drainage is an issue and is being addressed along Beryl, would have to enhance the drainage for CCA as well as Saddle Creek subd.

Public Hearing closed at 7:11pm

Public Hearing- Hepner lot split

Explanation: requested a lot split at lot on Weaver St. and Saye St

Public Comments:

Heather Shelly 9 Saye St.- how many houses is that or are you selling?

Mr. Hepner answered he wanted to split the lot to sell them.

Shane Poland 11 Jones St. lot split is behind his house, questions of what does this mean?

Public hearing closed at 7:16pm

Public Hearing for 1011 Main St-

Jordan Patoka with Jaco engineering- description given for proposed area.

Public comment:

Sharon Clark Janski In, what will this project look like?

Explanation given by Trey White.

Jordan gave brief explanation of layout and plan etc.

Public hearing closed at 7:21pm.

Planning Comm Meeting for July called to order at 7:22pm

Commissioners in attendance: Ryan Sims, Patrick Hageman , Todd Beene, Trey White, Charles Coker, Bob Barham, Glen Willhite

OLD BUSINESS:

May minutes read by Trey W.-

Call for approval of minutes:

Ryan Sims motion to approve, 2nd Mr. Coker.

Favor- all

Opposed- none

NEW BUSINESS:

Central Christian Academy-

Question about parking from the commission-

Answer- plans for both, current gravel area will be paved, and additional area will be added.

Comm asked about Prelim approval given with addition of parking listed as well as drainage plan listed on plot.

Jimmy with code enforcement, spoke about buildings touching and requirements then.

Motion: Motion to approve contingent on parking site plan and drainage Ryan Sims, 2nd Bob Barham

Comments- none

Favor- all

Opposed- none

Lot split at Weaver St. & Saye St.-

No issue from commission

Motion: Motion to approve lot split as presented from Patrick Hageman, 2nd from Glenn Willhite.

Favor- all

Opposed- none

Commercial Development proposal at 1011 Main St.-

Letter given to Jordan Patoka from Trey Foster addressing multiple errors/concerns.

Trey W. ask about paving on parking area- on the plans it shows gravel paving,

Jordan stated that was an error on the plans.

There currently is no plan to pave the food truck area.

Trey W. Questioned about civil engineer being suspended.

Question from Jordan about stamped drawings, or complete set of construction drawings.

Comment from Patric Hageman- flood plain on north border of property but is not in the floodway.

FEMA requires notification of moving dirt or trees in area floodway/plain.

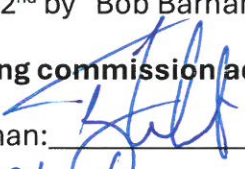
Ryan Sims stated requirement for store frontage in our building code to be aware of

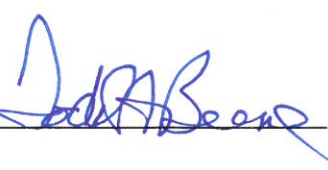
Trey W. ask about sidewalk on site, section 6.13 shows sidewalk requirements etc.

Motion: Ryan Sims motion to table until notations addressed with Trey Foster,

2nd by Bob Barham.

Planning commission adjourned at 8:05pm

Chairman: 

Secretary: 

Date: 8/28/2025

JULY 31, 2025

PLANNING COMMISSION REGULAR MEETING

PUBLIC HEARING SIGN-IN SHEET

TOPIC 1: Construction of an additional Central Christian Academy building at current location (4 N. Beryl Road)

TOPIC 2: Lot Split on Northeast corner of intersection at Weaver Street and Saye Street

TOPIC 3: Commercial Development at 1011 Main Street

Name	Address (include city if not Vilonia)
Brady Zweifel	13 Dove Creek Dr Vilonia
Patrick Hagan	24 Hawk Drive
Chad Cook	64 Cook
Joshua Jendryak	1234 Main St, Vilonia
John Jendryak	1234 Main St. Vilonia
Robert Hagan	57 Vilonia
Chris & Sarah Johnson	2 Palamino Dr
JORDAN PATRICK	1011 main
Kevin Webster	700 PROCTOR Rm CORWAY
Steven Craig	6 Vilonia Way
Jimmy Horton	14 Stanley Rd
Troy Foster	16 CAMEL CREEK TRAIL
Heather Shelley	9 Saye Street
Shane Poland	11 Jones St Vilonia