



Vilonia Planning Commission

Minutes from November 30, 2023

Members Present:

Trey White, Chairman

Ryan Sims

Brady Zweifel

Tyler Wofford

Todd Beene

7:00 pm – Trey White called conditional use hearing for **Boone RV Park** to order

- Mr. Charlie Weaver presentation of #20 Ricky Bobby Way
- Water/Sewer, Large RV Lots – 50' x 100'
- Engineer sent water & sewer plans to state for approval
- Ryan Sims: Is it extended stay? Will it be expensive?
- Mr. Weaver: It will be monitored, with washateria and restroom at front of area. Price of stay will be costly enough the campers/RVs will be “nice”
- No Public Comment

7:07 pm – Close of Public Hearing

7:07 pm – Regular meeting of the Planning Commission called to order.

No minutes from previous meeting.

Old Business

None

New Business

Lot Split of 187 South Church Street

- Mrs. Deborah Wright: any questions or clarifications?
- Brady Zweifel: was there notification to other land owners? **Yes, by certified mail**
- Ryan Sims: meets restrictions of distance for lots
- Brady Zweifel motion to approve; 2nd by Todd Beene.
 - No comment
 - Vote: 5 in Favor, 0 opposed, motion passed

7:10 pm – RV Park Formal Discussion

- Comment given to us by Trey Foster. Shared with Mr. Weaver. Note: Last comment on page 2
- Brady Zweifel: we need better definition of “PUD” from Trey Foster’s letter, page 1 #1.
- Trey White: better definition should not hold up RV Park. Current proposed as a conditional use – not “PUD” use
- Brady Zweifel: this seems to be more commercial than industrial.
- Mr. Weaver: Probably more “mixed use” than commercial/industrial. RV Park is at South end of Industrial zone
- Discussion of commercial vs. industrial
- Ryan Sims: lot will have a meter for all water that also reflects on sewer, one meter for electrical
- Mayor Preston Scroggin: we are in good position with water and sewer as of now
- Mr. Weaver: there will be an additional pump station at edge of property
- Trey White: our job is to make a recommendation to the City Council. There will be further discussion. Conditional use equals we approve the RV Park to go there. Any motion?
- Ryan Sims: I make a motion to approve the conditional use of Boone RV Park, as submitted. Tyler Wofford 2nd
 - Vote: 4 in favor, 1 opposed. Recommendation passes, 4 to 1

7:33 pm – Ordinance to Establish a Commercial Zone in City Limits (#2023-8)

- Steven Craig (Councilmember) presentation of ordinance

7:50 pm – we will suspend the planning commission meeting at this time

7:51 pm – open public hearing for establishing a commercial zone

7:52 pm – call back to order

- Initiated by a member of the Vilonia City Council & Property Owner affected by proposed amendment

7:57 pm – opened for public comment

- **Drew Baker, 853 Main Street**: Boat RV Storage owner.
 - o What is the area to be affected? ***None at this point. This is an amendment to the zoning ordinance***
 - o How would it be rezoned? ***It would take a meeting/hearing/etc and be a grandfather option on existing buildings***
- **Josh Patterson, 72 Barnard Lane**: thinks it is a good thing. Would be nice to have a buffer zone with land open across from him

8:03 pm – closed public comment

- Answering questions: Not proposing changing current property zoning unless they wanted to

8:05 pm – public hearing closed

8:06 pm – called back into session Vilonia Planning Commission


- **Trey White**: we need to vote on this ordinance as submitted. Do we recommend or not recommend this ordinance to City Council?
- 8:08 pm – motion made by Ryan Sims to NOT recommend ordinance (or deny) because it is too vague. 2nd by Tyler Wofford
 - o Discussion: Brady Zweifel: 3.3.2 cited, to modify this amendment
 - o Vote: 2 in favor, 3 abstained, 0 against. Recommendation is to deny amendment as written

8:17 pm – Ryan Sims moves to rescind the motion


- Vote of approval by commission to rescind the motion
- Tyler Wofford makes a motion to table amendment for 2 weeks from today (Dec 14, 2023, at 7pm). 2nd by Todd Beene

8:25 pm – Notice of collection made for Mr. Weaver (\$325) and Mrs. Wright (\$105)

Motion made to adjourn. Meeting adjourned at 8:26 pm.



Chairman



Secretary

Date: 5/30/2024