

Vilonia Planning Commission Minutes  
June 29, 2023 Meeting

Members Present

Trey White, Chairman  
Jeanna Branson, Secretary  
Charles Coker  
Todd Beene  
Kimberly Williams  
Ryan Sims  
Brady Zweifel  
Jonathan Pyron  
Tyler Wofford

The meeting was called to order by Trey White at 7::00 p.m. The minutes from the May 25, 2023 meeting were read by Trey White. A motion was made by Todd Beene to approve the minutes as read. It was seconded by Ryan Sims and the motion carried.

**Old Business:**

**Davidson Engineering--Preliminary Site Plan for Vilo AR LLC**

Barrett Davidson from Davidson Engineers appeared before the commission as the civil engineer doing work for Vilo AR LLC.

Chairman White gave the City Engineer's comments to Mr. Davidson. Mr. Davidson submitted a letter from Clear Acoustic Design, LLC, which states they have been working to provide noise consulting services for the applicant in Vilonia.

No noise study was presented to the commission.

Chairman White noted that it is his opinion that the site plan should not be approved , considering that outstanding issues remain on the site plan as noted by the City Engineer and that an engineered sound study has not been provided to the Planning Commission.

A motion was made by Brady Zweifel to deny the Site Plan. The motion was seconded by Tyler Wofford.

Kimberly Williams stated that the Applicant has failed to supply the Planning commission with an accurate description of the proposed operation including machinery, processes, and products. The applicant also failed to include specifications for the mechanisms, techniques, and operations in sufficient detail for the Planning Commission to determine whether the industrial pursuit meets the intent set forth in the City of Vilonia's zoning ordinance (Section 5.3.1). Said ordinance is to protect the public health and safety of the City and thus prevent land or buildings from being occupied in any manner to create any dangerous, injurious, noxious, or otherwise objectionable condition related to noise in a manner or amount that adversely affects the surrounding area. In light of these circumstances she agrees that the site plan should be denied and stated that she thinks we should look into denying the applicant permanently.

Various comments by members of the planning commission regarding the motion on the floor needing to be addressed first.

Chairman White asked for a vote on the motion. The motion carried with a unanimous vote, with none abstaining, and none objecting.

A motion was made by Kimberly Williams and seconded by Tyler Wofford to recommend revoking the Conditional Use Permit for Vilo Crypto LLC. The motion carried unanimously, with none abstaining, and none objecting.

Chairman White opened the floor to Cameron Baker who is a founding member of the Arkansas Block Chain Council. Mr. Baker stated that there are several data mining facilities in various communities in Arkansas that are operating with no noise complaint issues. He specifically mentioned Walnut Ridge, Malvern, and Mountain Pine. He stated that there is technology available to keep the noise level down to zero decibels. He noted that there is a difference between air-cooled and fully liquid cooled facilities. He stated that 10 megawatts of power usage is typical for an Arkansas crypto mining site. He gave out his email address for anyone to be able to use to contact him.

## **New Business**

### **Jones Subdivision**

Matthey Jones appeared to present the plat for Jones Subdivision off of Barnard Lane. Commission members asked about the lot dimensions not being shown on the plat, as well as the 60 foot set back for Barnard Lane, and neighboring property owners' names.

There was a question about whether too much time had elapsed between the preliminary plat being approved and this final plat being submitted.

Ryan Sims made the motion to approve it as a Preliminary Plat subject to the following changes:

- \*Barnard Lane should have a 60 foot Right of Way.
- \*Street to be 27 feet wide, back of curb
- \*Plat to show dimensions of each lot along with the acreage amount.
- \*Length of the street to be shown on the plat.
- \*Sidewalk to be shown on at least one side of the street.
- \*Cul-de-sac radius to be shown on the plat
- \*Radius for Barnard

The motion was seconded by Kimberly Williams. The motion carried.


There were no announcements.

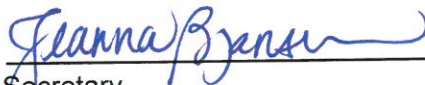
The following individuals were on the agenda to give comments regarding the crypto mining issue.

1. Diane Whitby, North Little Rock
2. Patty Hale, 85 Vilanco Ln, Vilonia
3. Nancy Dickerson, lives outside of Bono
4. Melissa Blackwell, Aaron Loop, Vilonia
5. Elisa Brown, 357 Hwy 319, Vilonia
6. Jeff Spence, 69 Janski Lane, Vilonia
7. Pam Lawrence, 14 Wicker St., Vilonia
8. Ellenor Bell, Janski Ln, Vilonia
9. Dave Bowling, 31 Oakwood, Vilonia
10. Klisa Lindquist, 22 Oakwood, Vilonia
11. James Quinn, yielded his time
12. Linda and Vic Chapman, 19 Oakwood, Vilonia
13. Pamela Bowen, 42 Oakwood, Vilonia
14. Brooke Lawrence—not in attendance
15. Bob Allison, 55 Vilsonia Way
16. Jason Henry, 16 Vilanco Lane, Vilonia
17. Amber Crace, 52 Janski Lane, Vilonia
18. Zale Crace, 52 Janski Lane, Vilonia
19. Ruth McKinnon 47 Whispering Wind Circle
20. Charlie Mills—not in attendance
21. Tim Hunter, 10 Vilsonia Way
22. Jeremy Criswell, 53 Janski Lane, Vilonia

The meeting was adjourned 8:30 p.m.

Approved:

  
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Chairman

  
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Secretary

Date: 7/27/23