

March 27, 2025 Vilonia Planning Commission Meeting called to order at 7:01 pm

Commissioners in attendance:

T.White, R. Sims, J. Branson, P. Hageman, B. Barham, C. Coker, B. Ayers. T. Beene.

Announcement made for AMENDED agenda for this evening.

Approval of min for Feb-

Motion to approve made by Ryan Sims, 2nd B. Ayers

In favor: all present

Opposed: none

No old business

New Business:

Replat of Hill Farm subdivision,

Introduction:

For Lots 23-33

Land was raised out of flood plan to avoid the insurance (raised approx 18' in that area only)

Variance for setbacks on those 6 lots, they will stay together forever.

No upkeep expected from the city, Lot A and Lot B may not be separated in the future.

Maintenance Bond:

Trey Foster and developer met this week, if approval is made to approve replat and grant the variance there will still be the maintenance bond required (good for up to 1 yr, that is 50% of the utility improvement that has been performed).

Motion: Made by J. Branson

Recommendation to approve the replat for lots 23-33, grant the variance for lots 23-28 for lots removed/separated from flood plain, contingent upon the maintenance bond being placed.

2nd B. Barham

Approval: all present opposed: none

Meeting adjourned at 7:14pm.


Chairman

Date: 4-24-25


Secretary