

VILONIA PLANNING COMMISSION

May 29, 2025

Minutes

Members present:

Todd Beene

Jeanna Branson

Ryan Sims

Charles Coker

Glen Willhite

Bob Barham

Patrick Hegeman

At 7:05 p.m. The Public Hearing was called into session by Todd Beene.

RE: Aim High Laundry-

Steve Willhite was present to answer questions on behalf of Aim High Laundry.

Scott Berrier asked several questions regarding the amount of land being used, whether it would be on sewer or septic, type of plumbing, and is it a closed loop system. He also asked about the driveway distances and the types of machines to be used in the facility.

Hayden Quinones voiced concerns about pollutants, chemicals, contamination increased traffic, light pollution, noise nuisance, and hours of operation.

Jim Purvis questioned whether the owner had obtained a sewer easement to the property.

Michelle White spoke to clarify the location of the proposed business.

RE: Lot Split Approval, Jared Fowlkes

Jared Fowlkes spoke to explain the proposed Lot Split to sell 2.45 acres. No other comments from the public.

At 7:18 p.m. The regular session of the Planning Commission was called into session by Todd Beene.

Todd Beene made the motion to not read the minutes from the previous meeting. Jeanna Branson seconded the motion.

Mr. Willhite made a motion to approve the minutes as presented to the Commission. Mr. Sims seconded the motion. The minutes were approved unanimously.

Items of Old Business:

Hepner Addition, Robert Hepner

Mr. Beene asked Mr. Hepner if he had received and agreed with the comments from Engineer Trey Foster. Mr. Hepner confirmed this.

Motion by Jeanna Branson to approve subject to correct the zoning to MDR instead of R-1, and to label the “drainage and utility easement” to the south and west.

Patrick Hegeman seconded the motion.

The motion passed unanimously.

Items of New Business:

Joseph Taylor, BBQ Food Truck

Joseph Taylor is proposing to place a BBQ food trailer at 1099 Main Street. He has talked to the Health Dept to obtain permit.

Ryan Sims made the motion to approve with the proper health inspection/permit.

Jeanna Branson seconded the motion. The motion was passed unanimously.

Lot Split at Janski Lane

Jared Fowlkes presented the request.

Mr. Fowlkes confirmed that the covenants and restrictions from 1977 do not prohibit the lot split.

Todd Beene made the motion to approve the Lot Split.

Charles Coker seconded the motion.

Jeanna Branson abstained from the vote. The motion was passed unanimously.

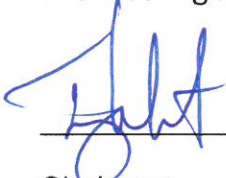
Aim High Coin Laundry

This will be a 1.5-acre purchase. Approximately 1.0 acre, more or less, to be used for this project. The mayor stated that the sewer easement is in place. Letter from Trey Foster states requirements have been met.

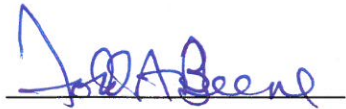
A motion was made Charles Coker and seconded by Ryan Sims, to approve subject to correcting the County to be Faulkner, and sewer easement to be confirmed.

Glen Willhite abstained from the vote. The motion was passed unanimously.

The meeting as adjourned at 7:46 p.m.



Chairman



Secretary

Date: 7.31.25