



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: July 11, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/13/2022

- [PLANNING COMMISSION MEETING MINUTES 6-13-2022.pdf](#)

Announcements

Director's Report

DRC Report

2. Arnold Fireworks - Temporary Business Application

Aime Horn - Requesting Approval for Temporary Business Application for Fireworks Tents - APPROVED

1) 2116 Reynolds Road

2) 2703 Springhill Road

- [0566-APP-01.pdf](#)
- [0567-APP-01.pdf](#)

3. 5 Star Fireworks -23101 I-30 S - Temporary Business Application

Mark Bradford - Requesting Approval For Temporary Business Application for Fireworks Tent - APPROVED

- [0564-LTR-01.jpg](#)
- [0564-APP-02.pdf](#)
- [0564-APP-01.pdf](#)

4. Road Runner - 23190 I-30

Fennel Purifoy Architects - Requesting Site Plan Approval for Remodel of Existing Gas Station - APPROVED

- [0568-ARC-01.pdf](#)
- [0568-PLN-01.pdf](#)
- [0568-APP-01.pdf](#)

5. Cool Springs Mobile Home Community - Sign Variance

Southpaw Designs - Requesting Recommendation for Approval of Sign Variance - NO RECOMMENDATION, TO PLANNING COMMISSION AS SPECIAL SIGN PERMIT APPLICATION INSTEAD OF VARIANCE

6. Benjamin Grove Ph. 4 - Preliminary Plat

GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, CONTINGENT UPON SUBMITTAL OF UPDATED PLANS ADDRESSING REMAINING COMMENTS

7. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval on Preliminary Plat - RECOMMENDED APPROVAL, CONTINGENT UPON VERIFICATION THROUGH SUBMITTAL OF CALCULATIONS THAT THE DETENTION POND IN STONEYBROOK IS ADEQUATE FOR THE NEW PHASES OF MIDTOWN.

8. Luv Homes - Manufactured Home at 3017 Walnut Drive

Requesting Approval for Adjusting the Pitch of the Roof to a 3:12 Pitch - APPROVED

Old Business

New Business

9. Cool Springs Mobile Home Community - Special Sign Permit

Southpaw Designs - Requesting Approval for Special Sign Permit

- [0565-APP-01.pdf](#)
- [0565-VAR-01.pdf](#)

10. Benjamin Grove Ph. 4 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval

- [0569-PLN-02.pdf](#)
- [0569-APP-01.pdf](#)
- [0569-LTR-01.pdf](#)

11. Midtown Phase 3 - Preliminary Plat

Hope Consulting - Requesting Preliminary Plat Approval

- [0561-PLN-03.pdf](#)
- [0561-DRN-02.pdf](#)
- [0561-STW-01.pdf](#)
- [0561-DRN-01.pdf](#)
- [0561-APP-01.pdf](#)
- [0561-LTR-01.pdf](#)

Adjournments