



## **Bryant Planning Commission Meeting Minutes**

Monday, July 14, 2025

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Hooten, Penfield, Johnson, Edwards, Erwin, Speed
- Commissioners Absent: Thompson

#### **ANNOUNCEMENTS**

*Ted Taylor, Directory of Planning & Development, reported that an initial meeting has been held with Crafton Tull to discuss the scope of work for the Comprehensive Growth Plan. He noted that price negotiations will begin soon, once Crafton Tull returns with a proposed contract.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 6/09/2025**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

##### **2. A-1 Fireworks - 25612 I-30 - Temporary Business License**

*Joan Rey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED*

##### **3. Meramec Specialty - Fireworks City - 6905 HWY 5 - Temporary Business License**

*Kevin Bailey - Requesting Approval for Temporary Business License for Firework*

*Stand - APPROVED*

- 4. TNT Fireworks - 400 Bryant Ave - Temporary Business License**  
*Heather Whaley - Requesting Approval for Temporary Business License for Firework Stand - APPROVED*
- 5. Five Star Fireworks - Temporary Business License**  
*Mark Bradford - Requesting Approval for Temporary Business License for Firework Stand at the following locations: 23395 I-30, 5407 Hwy 5 - APPROVED*
- 6. Jake's Fireworks - 4910 Hwy 5 - Temporary Business License**  
*Billy Dickey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED*
- 7. Arnold Fireworks - Temporary Business License**  
*Terry Harper - Requesting Approval for Temporary Business License for Firework Stands at: 604 S Reynolds Rd and 2703 Springhill Rd - APPROVED*
- 8. Panera Bread - 23146 I-30 - Sign Permit**  
*Arkansas Sign and Neon - Requesting Sign Permit Approval for Pylon Sign - APPROVED*
- 9. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres**  
*JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building -RECOMMENDED APPROVAL*
- 10. Midland Estates Subdivision Ph 1 - Final Plat**  
*Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon all remaining comments being addressed and verification that site improvements are completed by Friday, July 11th.*
- 11. Marketplace East Subdivision Ph 1 - Final Plat**  
*GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon Fire marshall verifying that Emergency Access road is sufficient and verification that site improvements are completed by Friday, July 11th.*
- 12. Bryant Schools ALE - Building Addition- 1200 S Reynolds - Non-standard Building**  
*Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition - RECOMMENDED APPROVAL*

## **PUBLIC HEARING**

### **13. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres**

*JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building*

*Diana Thomas, the applicant, answered questions from the Planning Commission members. A public comment in support of the building was provided by Butch Higginbotham.*

*Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

*Motion to close public comment made by Commissioner Statton, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent.*

## **OLD BUSINESS**

*None*

## **NEW BUSINESS**

### **14. Midland Estates Subdivision Ph 1 - Final Plat**

*Hope Consulting - Requesting Final Plat Approval*

*After discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

### **15. Marketplace East Subdivision Ph.1 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval*

*After discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

### **16. Bryant Schools ALE - Building Addition - 1200 S Reynolds - Non-Standard Building**

*Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition*

*After discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.*

## **DIRECTOR'S REPORT**

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Statton, seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Rebecca Kidder  
(Acting Secretary for this meeting)*

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*Date*