



## **Bryant Planning Commission Meeting Minutes**

Monday, September 8, 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, Thompson, Erwin
- Commissioners Absent: Edwards, Speed

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 8/11/2025**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Thompson. Voice Vote, 6 Yays, 0 Nays, 2 Absent*

#### **PRESENTATIONS AND ANNOUNCEMENTS**

##### **2. Water and Wastewater Rate Analysis Presentation**

*Tim Fournier, Public Works Director, presented the 2025 Water and Wastewater Rate Study.*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

- ##### **3. FSBC - New Site Additions - 604 Reynolds**
- Changes to Outfall of Retention Pond  
Hope Consulting - Requesting Approval for changes to the retention pond outfall -  
APPROVED, Contingent upon small comments being worked out with city engineer*

4. **State Farm - 515 N Reynolds Road - Site Plan Changes**  
*Richardson Engineering - Requesting Approval for modification to previously approved Site Plan - APPROVED*
5. **New Beginnings - HWy 5 and Midland Rd - Site Plan**  
*PLE - Requesting Site Plan Approval - APPROVED*
6. **20 Tanglewood Dr - Conditional Use Permit - Additional Square Footage for Addition to Accessory Structure**  
*David Harris - Requesting Approval of Conditional Use Permit - RECOMMENDED APPROVAL*

## **PUBLIC HEARING**

7. **20 Tanglewood Dr - Conditional Use Permit - Additional Square Footage for Addition to Accessory Structure**  
*David Harris - Requesting Approval of Conditional Use Permit*

*Butch Higginbotham spoke on behalf of the applicant.*

*Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 2 Absent.*

*Motion to close public comment made by Commissioner Erwin, seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 Nays, 2 Absent.*

## **PUBLIC COMMENT**

*A public comment was made by Joan Handy regarding a fence previously agreed upon on Arey Drive. The City of Bryant Code Enforcement Office will follow up on this matter.*

## **OLD BUSINESS**

*None*

## **NEW BUSINESS**

*None*

## **ADJOURNMENT**

*Motion to Adjourn made by Vice-Chairman Hooten, seconded by Commissioner Thompson. Voice Vote, 6 Yays, 0 Nays, 2 Absent. The meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Rebecca Kidder*

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*Date*