



Bryant Planning Commission Meeting Minutes

Monday, JUNE 13, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Erwin, Burgess, Hooten, Statton, Edwards
- Commissioners Absent: Arey, Penfield

ANNOUNCEMENTS

No Announcements.

DIRECTOR'S REPORT

Truett Smith discussed the accepted bid for Bryant Parkway, The Engineering page of the new website, Construction Projects, Ted Talks on the website and we've had 30,000 views of the new website.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes (05/09/2022)

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Erwin. Voice Vote, 6 Yays, 0 nays. Arey and Penfield Absent

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. 1925 Johnswood Rd - Rezoning

Penny Webb - Requesting Rezoning from R-E to R-M - RECOMMENDED APPROVAL, Based on Completing Requirements for Public Hearing

2. Buffalo Wild Wings - Alcoa Road - Sign Variance

Siez Sign Company - Requesting Approval for Variance on Pole Sign Height - RECOMMENDED APPROVAL

3. Vape City Smoke and Tobacco - Main Street - Sign Permit

L. Graphics - Requesting Sign Permit Approval - STAFF APPROVED

4. Splash Carwash - Reynolds Rd and Evans Loop

Phillip Lewis Engineering - Requesting Site Plan Approval and Approval for Modification from Code on Pedestrian Improvements - RECOMMENDED APPROVAL

5. Meramec Specialty Co - Fireworks - 6905 Hwy 5

Meramec Specialty Co - Requesting Approval for Temporary Business Permit - APPROVED

6. Bryant Family Clinic - 507 W Commerce - New Fencing

Scott Stone - Requesting Approval for New Fencing

7. Merchant and Farmers Bank - 3512 Hwy 5 - Outparcel Site Work

GarNat Engineering - Requesting Approval for Site Work to Outparcel - APPROVED

8. VN Nails - 3310 Main St - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

9. Modern Storage - 300 Dell Dr - Sign Permit

Arkansas Sign and Banner - Requesting Sign Permit Approval - STAFF APPROVED

10. Pizza Hut - 3429 Marketplace Ave - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

11. Leap Kids Dental - 7409 Alcoa Road - Sign Permit

Cupples Sign Co - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

1. 1925 Johnswood Rd - Rezoning

Penny Webb - Requesting Approval for Rezoning from R-E to R-M

After Discussion on the purpose for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.

Public who spoke during Hearing:

Nathaniel Farr - Not Present but submitted a letter to be read during the public hearing.

"We as the owners of the Granted Easement are AGAINST the rezoning of the said property at 1925 Johnwood Road from RE to RM. We vote NO or AGAINST the Rezoning.The Granted Easement when granted was for a Single

Resident (RE) and not RM. We prefer it to remain in place as it was originally granted. The Easement was granted and permitted to the household of 1925 Johnwood Road. If a Multiple Resident is granted the Easement will be used by another resident who has no rightfully right to the granted easement. This would or may produce increased traffic, Land Investment Companies interest, other issues that may arise later etc. We as the owners want to keep it simple. When the owner purchased the property, they should have been aware or notified the granted easement was only for RE, and not a future RM. Thank You, Nathaniel Farr"

Mr. Farr, 1303 Katrina - nephew of Nathaniel Farr. He is against the rezoning due to the property using the easement, as referenced by Nathaniel Farr.

Motion to Close Public Hearing made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 2 Absent.

NEW BUSINESS

1. Buffalo Wild Wings - Alcoa Road - Sign Variance

Siez Sign Company - Requesting Sign Variance for Height of Pole Sign

After Brief discussion between the COMmission and the Owner of Buffalo Wild Wings on the hardship and reasoning for the variance, Chairman Johnson Called for a roll call vote to approve. 5 yays, 1 nay, Penfield, Arey Absent. Item was Approved.

2. Splash Carwash - Reynolds Road

Phillip Lewis Engineering - Requesting Site Plan Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Penfield, Arey Absent. Item was Approved

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Statton. Voice Vote, 6 Yays, 0 nays. 2 Absent. Meeting was adjourned.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date