



Bryant Planning Commission Meeting Minutes

Monday, February 13th, 2023

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

City Planner Colton Leonard let the Commission know that the Sign Code that was approved by the City Council at their last meeting and will go into effect next month.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 01/09/2023

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 2 Absent.

Chairman Johnson read the DRC Report.

DRC REPORT

2. Coral Ridge - Lots 18 & 24 - Variances

Hope Consulting - Requesting Recommendation for Approval of Variances on Lot Setbacks - NO RECOMMENDATION FOR EITHER LOT

3. Lindsey Pools - 9113 HWY 5 N - New Service Operation Building.

Cari DePrang - Requesting Site Plan Approval and Recommendation for Approval of Replat and Non-Standard Building. - RECOMMENDED APPROVAL FOR REPLAT AND NON-STANDARD BUILDING. APPROVED SITE PLAN, contingent upon submitting updated site plan, SW In-lieu-of fee being paid, and Non-standard building being approved by PC.

4. Springhill Grocery - 2725 Springhill Road - New Addition and Plat of Property

Ali Hamza - Requesting Approval for New Building Addition and Recommendation for Plat Approval - RECOMMENDED APPROVAL OF PLAT, contingent upon submittal of new plat for PC. APPROVED NEW ADDITION, contingent upon screening being placed along front and side of the cooler.

5. Middleton Detention Pond - 1800 Woodland Park

Hope Consulting - Requesting Approval for Changes to Detention Pond - APPROVED, contingent upon stormwater comments being addressed.

6. Cornerstone Montessori Christian Academy - Springhill Road

Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon facade of building being approved by staff before permitting.

7. Arkansas Service One HVAC - Corporate Center Dr. - New Parking Area

Brad Tucker - Requesting Approval for adding of Additional Parking Area - APPROVED, Contingent upon receiving new site plan.

8. A-1 Cellular Repair - 3213 Main Street - Sign Permit.

Fast Signs - Requesting Sign Permit Approval - STAFF APPROVED

9. RFS - Resinous Flooring and Supply - 221 Progress Way Unit 800 - Sign Permit.

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. Edward Jones - 2305 Springhill Road STE 3 - Sign Permit.

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

11. Crave - 3429 Marketplace Ave - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

NEW BUSINESS

12. Lindsey Pools - 9113 Hwy 5 N - New Service Operations Building

Cari Deprang - Requesting Approval for Replat and Non-Standard Building.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 0 nays, Burgess and Statton Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Arey, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Burgess and Statton Absent.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date