



## **Bryant Planning Commission Meeting Minutes**

Monday, June 12th, 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, Statton, Hooten, Edwards, Penfield, Erwin, Burgess
- Commissioners Absent: Edwards

#### **ANNOUNCEMENTS**

*None*

#### **DIRECTOR'S REPORT**

*None*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 05/18/2023**

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

##### **2. Special Planning COmission Meeting Minutes 05/31/2023**

*Motion to Approve Minutes made by Commissioner Burgess, Seconded by Commissioner Erwin.  
Voice Vote, 6 Yays, 0 nays. Edwards Absent.*

*Vice-Chairman Burgess read the DRC Report.*

## DRC REPORT

### **3. Reynolds Centre Development - 23146 I-30**

*Bond Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL*

### **4. Arkansas Service One HVAC - 3015 Corporate Center Drive**

*Mark Emmerling - Requesting Non-Standard Building Approval - NO RECOMMENDATION. Site Plan Approved by DRC contingent upon non-standard building approval and stormwater plan submitted.*

### **5. Benjamin Grove Subdivision Ph. 4 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL*

### **6. Market Place II Subdivision Ph. 3 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL*

### **7. 407 Boone Road - Modification Request from HOB Code**

*Harris Family - Requesting Modification from Heart of Bryant Code for a driveway on a pedestrian friendly designated frontage and modification on build-to-zone setbacks. - NO RECOMMENDATION*

### **8. Hurricane Gardens Subdivision - Lot 2 and 3 Replat**

*Hope Consulting - Requesting Approval for Replat of Lots 2 & 3 - RECOMMENDED APPROVAL*

### **9. Cypress Valley Phase 2 - Final Plat**

*Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed*

### **10. Midland Road Estates - Preliminary Plat**

*Hope Consulting - Requesting Preliminary Plat Approval and Approval of Modification from Code to not build a collector designated road as shown on Master Transportation Plan. - RECOMMENDED APPROVAL OF PLAT, NO RECOMMENDATION ON MASTER STREET PLAN MODIFICATION*

### **11. Murphy Usa - 403 Bryant Ave**

*CEI Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon paying stormwater detention in-lieu-of fee, and obtaining a grease trap permit.*

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

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

### **13. Meramec Specialty Co. - 6905 HWY 5 - Temporary Business License**

*Kevin Bailey - Requesting Approval for Temporary Business License for Fireworks Stand - APPROVED*

### **14. La Monarca - 612 Office Park Drive - Sign Permit**

*Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED*

**15. Inspire Childcare Development Center - 303 N Reynolds Road - Sign Permit**

*Shanekia Smith - Requesting Sign Permit Approval - STAFF APPROVED*

**16. Summerwood Partners Development - Vernia Park Subdivision - Site Plan Changes**

*Zane Robbins - Requesting Approval for Site Plan Changes - APPROVED*

**17. Walmart - 400 Bryant Ave - New Building Addition**

*Harrison French and Associates - Requesting Approval for New Building Addition - APPROVED*

**18. Bryant Family Chiropractic - 3405 Market Place - Tenant Monument Sign**

*Southpaw Designs - Requesting Sign Permit Approval - APPROVED*

**19. Street Name Change - Shady Pine Street**

*Request for Approval of Shady Pine Street to be changed to Avery Lane - APPROVED*

**20. KO Auto Sales - 23337 I-30 - Sign Permit**

*KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED*

**21. Sage Heath - 1800 N Reynolds Road - Sign Permit**

*Lumatech Inc - Requesting Sign Permit Approval - STAFF APPROVED*

**22. Road Runner - 23190 I-30 - Sign Permit**

*Custom Advertising - Requesting Sign Permit Approval - STAFF APPROVED*

**NEW BUSINESS**

**23. Reynolds Centre Development - 23146 I-30**

*Bond Consulting - Requesting Site Plan Approval*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve contingent upon the approval of the crosswalks and stop signs being approved by staff. Roll Call Vote. 6 yays, 0 nays, Edwards Absent.*

**24. Arkansas Service One HVAC - 3015 Corporate Center Drive**

*Mark Emmerling - Requesting Non-Standard Building Approval*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote for the front facade and then the side facades. Vote on Front facades: Roll Call Vote. 0 yays, 6 nays, Edwards Absent. Vote on Side facades: Roll call Vote. 6 yays, 0 nays, Edwards absent.*

**25. Benjamin Grove Subdivision Ph. 4 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Edwards Absent.*

**26. Market Place II Subdivision Ph. 3 - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Edwards Absent.*

**27. 407 Boone Road - Modification Request from HOB Code**

*Harris Family - Requesting Modification from Heart of Bryant Code for a driveway on a pedestrian friendly designated frontage and modification on build-to-zone setbacks.*

*After discussion on the item, It was decided to allow for a minimum and maximum setback to be voted on. The setback was proposed to be 65ft maximum and 45ft minimum from the property line. Part of the motion also included the driveway on the East side of the property, adjacent to the alleyway to remain and be able to be used. Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Edwards Absent.*

*Chairman Penfield made a motion to add the replat of the lots onto the agenda. Seconded by Burgess. Voice vote, 6 yays, 0 nays. Edwards Absent. Commissioner Penfield made a motion to approve the replat contingent upon the adding of the new approved setbacks and the driveway location that was approved for the lot. Roll Call Vote. 6 Yays, 0 nays. Edwards Absent.*

**28. Hurricane Gardens Subdivision - Lot 2 and 3 Replat**

*Hope Consulting - Requesting Approval for Replat of Lots 2 & 3*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve contingent upon having the City attorney review the BOA to make sure there are no conflicts. 6 yays, 0 nays, Edwards Absent.*

**29. Cypress Valley Phase 2 - Final Plat**

*Hope Consulting - Requesting Final Plat Approval*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Edwards Absent.*

**30. Midland Road Estates - Preliminary Plat**

*Hope Consulting - Requesting Preliminary Plat Approval and Approval of Modification from Code to not build a collector designated road as shown on Master Transportation Plan.*

*After discussion on the item, there was a motion to approve the plat contingent upon changes being made and reapproved. There is to be a connection through lot 31, and the street ROW will need to change to 60ft from lot 31 to the Eastern entrance of the neighborhood, but the roadway would be built to the local street specification. Roll Call Vote: 6 yays, 0 nays, Edwards Absent.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Johnson. Voice Vote, 6 Yays, 0 nays. Edwards Absent. Meeting Adjourned.*

\_\_\_\_\_  
*Chairman, Rick Johnson*                      *Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*                      *Date*