



Bryant Planning Commission Meeting Minutes

Monday, July 10, 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, Penfield, Edwards, Erwin
- Commissioners Absent: Burgess

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 6/12/2023

Motion to Approve minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 1 Absent. Minutes were approved.

Chairman Johnson read the DRC Report.

DRC REPORT

- 2. 307 SW 4th Street** - Conditional Use Permit
Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size. - NO RECOMMENDATION
- 3. Coral Ridge Subdivision Lots 7&8** - Modification from Code on Sidewalk Location
Hope Consulting - Requesting Approval of Modification from Code for Sidewalks to be Located Closer to the Curb. RECOMMENDED APPROVAL with location being 2 ft from BOC and Sidewalks having a curved radius connecting to adjacent properties.

4. **Meadow Ridge Subdivision Phase 4 - Lot 72** - Final Plat
Derek Van Tassel - Requesting Approval for Final Plat - RECOMMENDED APPROVAL with requirement of detention pond improvements, fire hydrant, and sidewalk being built.
5. **Bryant High School** - New Fencing
Lewis Architects Engineers - Requesting Approval for New Fencing at Bryant High School - APPROVED
6. **Five Star Fireworks** - Temporary Business Permit
Mark Bradford - Requesting Approval for Temporary Business Permits at 23395 I-30 and 5041 Hwy 5. - APPROVED
7. **Arnold Fireworks** - Temporary Business Permit
Terry Harper - Requesting Approval for Temporary Business Permits at 604 S Reynolds Road and 2703 Springhill Road APPROVED
8. **Accutrac Spray Equipment** - 105 SW 4th- Site Plan Additions
Joe Fast - Requesting Approval for New Carport and Fencing on Site - APPROVED
9. **Restore - Habitat for Humanity** - 3801 HWY 5- Sign Permit
Velocity Graphics - Requesting Sign Permit Approval - STAFF APPROVED
10. **Abby Road Shopping Center** - 1812 N Reynolds Road- Sign Permit
Neonics Sign & Neon - Requesting Sign Permit Approval - APPROVED
11. **Splash Carwash - N. Reynolds Road** - Sign Permit
Encinos Sign - Requesting Sign Permit Approval - APPROVED
12. **Arkansas Christian Academy/ Family Church** - Fencing
Perry Black - Requesting Approval for Fencing on Site - APPROVED
13. **Blue House Bakery and Cafe - Progress Way** - Sign Permit
Signs of Integrity - Requesting Approval for Facade Sign - STAFF APPROVED

PUBLIC HEARING

14. **307 SW 4th Street** - Conditional Use Permit
Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size.

The applicant stated that Peter Cunningham, Pastor of abutting church property to the South, and the neighbor to the West, Joe Casey, were both ok with the addition of the structure.

Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use to come forward. Seeing no members of the public coming

forward to speak, Chairman Johnson Called for a Roll Call Vote to approve. 6 yays, 0 nays, Burgess Absent.

Motion to Close Public Hearing made by Commissioner Penfield, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. 1 Absent.

NEW BUSINESS

- 15. Coral Ridge Subdivision Lots 7 & 8** - Modification from Code on Sidewalk Location Hope Consulting - Requesting Approval of Modification from Code for Sidewalks to be Located Closer to the Curb.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve sidewalks being located no closer than 2ft to the BOC, and having the sidewalks gradually curve back to 6ft from BOC at the abutting property lines. 6 yays, 0 nays, Burgess Absent.

- 16. Meadow Ridge Subdivision Phase 4 - Lot 72** - Final Plat

Derek Van Tassel - Requesting Approval for Final Plat

After discussion on the item, Chairman Johnson Called for a roll call vote to approve, contingent upon the remaining items from DRC being met. (Fire Hydrant, Detention pond improvements, Sidewalk being built and BOA for Plat.) The signing and filing of the plat will not take place until those items are completed. 6 yays, 0 nays, Burgess Absent.

DIRECTOR'S REPORT

No Directors Report

ADJOURNMENT

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

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date