



Bryant Planning Commission Meeting Minutes

Monday, August 14th, 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, Erwin, Burgess, Speed
- Commissioners Absent: Edwards

ANNOUNCEMENTS

Item number 12, Hilltop Landing Subdivision has been removed from the agenda for not completing all remaining items before the meeting.

Mr. Leonard Speed was welcomed as our newest Planning Commissioner for Ward 2. Commissioner Speed gave a brief introduction about himself.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 7/10/2023

Motion to Approve minutes made by Commissioner Penfield, Seconded by Commissioner Statton. Voice Vote, 7 Yays, 0 nays. Edwards Absent. Minutes were approved.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. Pikewood Subdivision II - Lots 78R and 79R - Replat

Jeff Porter - Requesting Approval for Replat - RECOMMENDED APPROVAL

3. Pikewood Subdivision II - Lot 78R - Conditional Use Permit

Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure - RECOMMENDED APPROVAL

4. First Security Bank - 1819 N Reynolds Road - Remodel and Site Changes

Murray Contractors - Requesting Approval for Remodel and Site Changes - APPROVED

5. Cornerstone Christian Montessori School - 4910 Springhill Road - Site Plan

Hope Consulting- Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed

6. Krispy Krunchy Chicken - 400 Bryant Ave - Sign Permit

Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

7. First Security Bank - 1819 N Reynolds Road - Sign Permit

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

8. Bryant Vision Clinic - 2213 N Reynolds Road - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being met

PUBLIC HEARING

10. Pikewood Subdivision II - Lots 78R and 79R - Conditional Use Permit

Jeff Porter - Requesting Approval for CUP for Accessory Building on Lot without Primary Structure

Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use to come forward. No members of the public came forward to speak for or against the CUP. After discussion on the Conditional Use Permit, Chairman Penfield suggested they place a condition that the Accessory Structure be no larger than 2,500 SF in size. With all of the Commissioners in agreement, Chairman Johnson called for a Roll Call Vote to approve. 7 yays, 0 nays, Edwards Absent.

Motion to Close Public Hearing made by Commissioner Penfield, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Edwards Absent.

NEW BUSINESS

11. Pikewood Subdivision II - Lots 78R and 79R - Replat

Jeff Porter - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, contingent upon a Utility easement being added along the back and front of the lot before the signing and recording of the Plat. 7 yays, 0 nays, Edwards Absent.

12. Hilltop Landing Subdivision – Preliminary Plat

~~Hope Consulting – Requesting Recommendation for Approval of Preliminary Plat~~

~~Item Removed From Agenda.~~

DIRECTOR’S REPORT

No Directors Report

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Erwin. Voice Vote, 7 Yays, 0 nays. Edwards Absent. Meeting was adjourned.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date