



## **Bryant Planning Commission Meeting Minutes**

Monday, September 11th, 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, Hooten, Penfield, Erwin, Burgess, Speed, Edwards
- Commissioners Absent: Statton

#### **ANNOUNCEMENTS**

*None*

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

*None*

#### **PUBLIC COMMENTS**

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 8/14/2023**

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

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

- ##### **2. Arkansas Christian Academy - New Middle School Building - 21815 I-30**
- Charlie Best - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining items being met.*

- 3. Midtown Block 8 - Modification to Plan**  
*Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown. - NO RECOMMENDATION*
- 4. Creekside Addition Ph 1 - Replat - Tract A & Lot 76**  
*GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL*
- 5. Saratoga Place Subdivision - Final Plat**  
*GarNat Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL*
- 6. Roman Heights Ph 1 - Replat - Lots 21 & 22**  
*Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL*
- 7. Hilltop Landing Subdivision - Preliminary Plat**  
*Hope Consulting - Requesting Approval for Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon Remaining Comments being met*
- 8. 23740 I-30 - Billboard - Modification**  
*Jimmy Parker - Requesting Approval for Modification to Billboard - APPROVED*
- 9. Sage Health - 1800 N Reynolds Rd - Water Meter**  
*Sage Health - Requesting Approval for installation of 2 Inch Water Meter - APPROVED*
- 10. Eyecare Center of Saline County - Fencing**  
*Alan Schrader - Requesting Approval for New Fencing Around Pavilion*
- 11. AR Care - Hornet Health Center - Sign Permit**  
*Cupple Signs - Requesting Sign Permit Approval - APPROVED*
- 12. Midtown - Block 15, Lot 18 - Sidewalk Modification**  
*Graham Smith Construction - Requesting Approval for a Modification on Sidewalk Location - Approved, Sidewalk on North Side of Driveway Must come down past alleyway and have a ramp for crossing to opposite side of road, as well as a ramp to existing sidewalk on the opposite side of the road.*
- 13. YumYum Hibachi Express - 3213 Main Street - Sign Permit**  
*KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED*

## **NEW BUSINESS**

### **14. Midtown - Block 8 - Modification to Plan**

*Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown.*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Nays, 0 Yays, Statton Absent. Modification and replat was not approved.*

**15. Creekside Addition Ph 1 - Replat - Tract A & Lot 76**

*GarNat Engineering - Requesting Approval for Replat*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Replat was approved.*

**16. Saratoga Place Subdivision - Final Plat**

*GarNat Engineering - Requesting Approval for Final Plat*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Plat was approved.*

**17. Roman Heights Ph 1 - Replat - Lots 21 & 22**

*Hope Consulting - Requesting Approval for Replat*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve, 7 Yays, 0 Nays, Statton Absent. Replat was approved.*

**18. Hilltop Landing Subdivision - Preliminary Plat**

*Hope Consulting - Requesting Approval for Preliminary Plat and Requesting Approval to Pay fee in-lieu-of half street improvements to Hilltop Road*

*After discussion on the item and Half street improvements, Chairman Johnson called for a roll call vote to approve the preliminary plat with the requirement of half-street improvements, including along the full width of the property on Hilltop Road and subject to the city and developer working out the issue with the waterline along Hilltop Road. 7 Yays, 0 Nays, Statton Absent.*

**19. REQUEST TO ADD: Arkansas Christian Academy - New Middle School - 21856 I-30**

*Charlie Best - Requesting Site Plan Approval and Non-Standard Building Approval on Front Facade Window Percentage*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the site plan and non-standard building, 5 Yays, 2 Nays, Statton Absent. Site plan and non-standard building were approved.*

**ADJOURNMENT**

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

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*Chairman, Rick Johnson*

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*Date*

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*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*