



## **Bryant Planning Commission Meeting Minutes**

Monday, February 12, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Penfield, Hooten, Edwards, Erwin, Speed
- Commissioners Absent: Burgess

#### **ANNOUNCEMENTS**

*During the City Council Meeting on January 30, 2024, Mayor Sanders appointed Jon Martin and Wade Permenter as Planning Commission Liaisons.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 1/11/2024**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 1 Absent.*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

- 2. 2903 Pikewood Dr - Lot 31A and 31B** - Conditional Use Permit  
*Veer Investment Properties - Requesting Approval of CUPs for a Duplex on each lot - RECOMMENDED APPROVAL, based on completed application.*
- 3. 2714 Lavern - Short Term Rental** - Conditional Use Permit  
*Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - RECOMMENDED APPROVAL, Based on completed application. Contingent upon all*

*public hearing requirements being met.*

- 4. Lot 31 and 32 Replat - Pikewood Subdivision - 2903 Pikewood Drive**  
*Veer Investment Properties - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon DRC comments being met.*
- 5. AR Storage Center - I-30 Storage - 253000 I-30**  
*Hope Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.*
- 6. Summerwood Sports Complex Gym 3 - Revised Plans - HWY 5 and Bryant Parkway**  
*Phillip Lewis Engineering - Requesting Approval for Revised Site Plan - APPROVED - Contingent upon remaining engineering comments being addressed.*
- 7. Elrod Law Firm - 400 N Reynolds Road - Sign Permit**  
*Ace Sign Company - Requesting Sign Permit Approval - APPROVED*
- 8. Sharks - 5309 Hwy 5 - Sign Permit Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED**
- 9. Sandy's Nails and Spa - 3411 Main Street Ste 4 - Sign Permit**  
*Requesting Sign Permit Approval - STAFF APPROVED*
- 10. Boutiques and Suites - 107 Progress Way - Sign Permit**  
*L. Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

## **PUBLIC HEARING**

- 11. 2714 Lavern - Short Term Rental - Conditional Use Permit**  
*Vanessa Guerra - Requesting Approval of CUP for Short Term Rental*  
  
*Vanessa Guerra was not present, Motion to table until March 2024 meeting made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 yays, 0 nays, 1 absent.*
- 12. 2903 Pikewood Drive - Lot 31A - Conditional Use Permit**  
*Veer Investment Properties - Requesting Approval of CUP for Duplex*  
  
*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.*
- 13. 2903 Pikewood Drive - Lot 31B - Conditional Use Permit**  
*Veer Investment Properties - Requesting Approval of CUP for Duplex*  
  
*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.*

*Motion to close public comment made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent.*

**OLD BUSINESS**

**NEW BUSINESS**

**14. Lot 31 & 32 Replat - Pikewood Subdivision - 2903 Pikewood Dr**

*Veer Investment Properties - Requesting Approval for Replat*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 7 yays, 0 nays, 1 Absent.*

**15. AR Storage Center - I-30 Storage - 253000 I-30**

*Hope Consulting - Requesting Site Plan and Commercial Plat Approval*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve with contingencies on elevation, drainage, and site plan report. 7 yays, 0 nays, 1 Absent.*

*Chairman Penfield Called for a roll call vote to approve the two lot subdivision plats. 7 yays, 0 nays, 1 Absent.*

**DIRECTOR'S REPORT**

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Erwin, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.*

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*Chairman, Lance Penfield*

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

\_\_\_\_\_  
*Secretary, Rebecca Kidder*  
*(Acting Secretary for This Meeting)*

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