



Bryant Planning Commission Meeting
Monday, July 13th, 2020
Boswell Municipal Complex - City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

ANNOUNCEMENTS

APPROVAL OF MINUTES

Planning Commission Meeting Minutes - 6/8/2020

Documents:

[Planning Commission Meeting Minutes 6-8-2020.docx](#)

DRC REPORT

TNT Fireworks - 400 Bryant Ave

Requesting Approval for Temporary Business Permit - **Approved**

Documents:

[0302-APP-01.pdf](#)

Meramec Specialty Fireworks - 6905 HWY 5

Requesting Approval for Temporary Business Permit - **Approved**

Documents:

[0292-LTR-01.pdf](#)
[0292-APP-02.pdf](#)
[0292-APP-01.pdf](#)

3707 Springhill Road - Lot Split - Lindsey Estates

Hope Consulting - Requesting Recommendation of Approval for Subdivision Plat -
Recommended Approval

Sam's Hill Estates - Hilldale Road

Hope Consulting - Requesting Approval for Subdivision Plat and Pre-Annexation
Agreement - **Recommended Approval**

. **Marketplace Subdivision - Site Plan Revision**

GarNat Engineering - Requesting Approval for Site Plan Revisions - **Approved, Contingent upon working out details of waterline, pedestrian access, and dumpster.**

Documents:

[0298-PLN-01.pdf](#)

. **Jimmy's Jerk Chicken - 6221 HWY 5**

Jacquez Morrison - Requesting Approval for Temporary Business Permit - **Approved, Must Keep Food Truck 50ft from other Venders.**

Documents:

[0295-APP-02.pdf](#)

. **HW Entertainment, Bryant Fireworks - 23950 I-30**

Requesting Approval for Temporary Business Permit - **Approved**

Documents:

[0303-APP-01.pdf](#)

. **Farmers Bank -3345 HWY 5**

Crafton Tull - Requesting Site Plan Approval - **Approved**

Documents:

[0293-DRN-01.pdf](#)

[0293-PLN-03.pdf](#)

[0293-PLN-02.pdf](#)

[0293-APP-01.pdf](#)

. **Employment Solutions / Century 21 Sign -113 Broadway**

Requesting Sign Permit Approval - **Approved**

Documents:

[0307-APP-01.pdf](#)

. **Crosspointe Church - 401 Reynolds Road**

Ace Sign Company - Requesting Sign Permit Approval - **Approved**

Documents:

[0297-APP-01.pdf](#)

. **Arnold Fireworks**

Aime Horn - Requesting Approval of Temporary Business Permits for three locations:

1) 2116 N Reynolds Road - **Approved**

2) 604 S Reynolds Road - **Approved**

3) 2625 Springhill Road - **Approved**

Documents:

[0304-APP-01.pdf](#)

[0305-APP-01.pdf](#)

[0306-APP-01.pdf](#)

- . **JD Byryder - 22677 I-30 S**
Dan Bartlett Architect - Requesting Approval of Commercial Plat -
Recommended Approval
- . **5901 Boone Road - Rezoning**
Hope Consulting - Requesting Approval for Rezoning from PUD to R-1.S. -
Recommended Approval
- . **Malvern National Bank Plaza - 4430 HWY 5**
Ace Signs - Requesting Approval for Sign Variance - No Recommendation

PUBLIC HEARING

- . **5901 Boone Road - Rezoning**
Hope Consulting - Requesting Approval for Rezoning from PUD to R-1.S.

Documents:

[0300-APP-01.pdf](#)

NEW BUSINESS

- . **Sam's Hill Estates - Hilldale Road**
Hope Consulting - Requesting Approval for Subdivision Plat and Pre-Annexation
Agreement

Documents:

[0296-PLN-03.pdf](#)

[0296-PLN-02.pdf](#)

[0296-PLN-01.pdf](#)

[0296-APP-01.pdf](#)

- . **3707 Springhill Road - Lindsey Estates**
Hope Consulting - Requesting Approval for Subdivision Plat

Documents:

[0311-PLN-02.pdf](#)

- . **Malvern National Bank Plaza - 4430 HWY 5**
Ace Signs - Requesting Approval for Sign Variance

Documents:

[0290-PLN-01.pdf](#)

[0290-APP-02.pdf](#)

- . **JD Byryder - 22677 I-30 S**
Dan Bartlett Architect - Requesting Approval of Commercial Plat

Documents:

[0266-PLN-04.pdf](#)

[0266-PLN-05.pdf](#)

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT