



## **Bryant Planning Commission Meeting Minutes**

Monday, May 13th, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Penfield, Hooten, Statton, Johnson, Burgess, Edwards, Erwin, Speed
- Commissioners Absent: None

#### **ANNOUNCEMENTS**

*Interim Director of Community Development, Colton Leonard, spoke briefly about the June 3rd workshop. The workshop is to discuss the trail system in Bryant.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 4/11/2024**

*Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 nays. 0 Absent.*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

2. Bryant Schools - High School- Building Addition  
*Minton Engineering - Requesting Site Plan Approval - RECOMMENDED APPROVAL*
3. Roman Heights Subdivision- Phase 2  
*Hope Consulting - Requesting Approval for a Suspension on the Requirement to Build Multi-Use Trail along North Side of Subdivision - RECOMMENDED APPROVAL*

4. Starbucks Coffee - 20701 I-30- Revised Site Plan  
*Nina Berg - Requesting Approval for Revisions to Site Plan - APPROVED*
5. Senior Tequila - 2919 N Reynolds- Site Plan Revision  
*Requesting Approval for adjusting location of retaining wall to create patio area - APPROVED*
6. Meramec Specialties Co. - 6139 HWY 5- Temporary Business *Kevin Bailey*  
*Requesting Approval for Temporary Business for Fireworks Stand*
7. TNT Fireworks - 400 Bryant Ave- Temporary Business  
*Heather Whaley - Requesting Approval for Temporary Business for Fireworks Stand*
8. Marketplace II Subdivision Lot 16 and Lot 19- Site Plan Approval *GarNat Engineering*  
*Requesting Approvals for Site Plans for lots 16 and lot 19*
9. The Breakroom - 1812 N Reynolds Road- Sign Permit  
*Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED*
10. Magnolia Title - 3417 Market Place Ave- Sign Permit  
*Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED*

## **NEW BUSINESS**

### **11. Bryant Schools - High School - Building Addition**

*Minton Engineering - Requesting Site Plan Approval*

*The building will be 4 stories, 64,000 sq feet, will provide parking and driveway all the way around the building. This is a major change. Will be demoing the existing building. Will leave the parking and grassy area. Canopy will extend out further. The south end will provide a safe room. This work will start around July or August and will be completed August 2026.*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. Voice Vote, 8 Yays, 0 nays. 0 Absent.*

### **12. Roman Heights Subdivision - Phase 2**

*Hope Consulting - Requesting Approval for a Suspension on the Requirement to Build Multi-Use Trail along North Side of Subdivision*

*Recommendation from DRC is to suspend the requirement to build the Multi-Use Trail along the north side of the property for a period of one year. Giving the city time to have workshops with developers and council to look at updates for requirements of the Walk, Bike, Drive Master Transportation Plan. Depending on the outcome of those meetings, Bull Development would either be required to build the trail, pay the in-lieu fee, or fall under the new requirements that are set by the city as an outcome of these meetings.*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. Voice Vote, 8 Yays, 0 nays. 0 Absent.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Stratton. After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. Voice Vote, 8 Yays, 0 nays. 0 Absent.*

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*Chairman, Lance Penfield*

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

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*Secretary, Tracy Picanco*

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