



## **Bryant Planning Commission Meeting Minutes**

Monday, July 8, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting 6/10/2024 Minutes**

*Motion to Approve Minutes made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 5 Yays, 0 nays. 3 Absent.*

#### **ANNOUNCEMENTS**

*Director Ted Taylor asked the Commissioners to share and pass out fliers regarding the upcoming water services survey.*

#### **DIRECTORS REPORT**

##### **2. Brief Update on Master Pedestrian/Trail Plan**

*Director Ted Taylor discussed the reworking of the Master Trail Plan and some of the upcoming ideas. He informed the Commission that we will have upcoming workshops on the matter.*

*Commissioner Hooten read the DRC Report*

#### **DRC REPORT**

##### **3. Walgreens - 5500 HWY 5 - Site Plan Revisions**

*Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED*

4. **Big Dog Gym** - 201 S Elm- Fencing  
*Requesting Approval for Fencing - APPROVED*
5. **Five Star Fireworks** - Temporary Business License  
*Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.*
6. **Hurricane Lake Baptist Church** - 2516 Springhill Road- New Awning  
*Requesting Site Plan Approval for New Awning - APPROVED*
7. **Arnold's Fireworks** - Temporary Business License  
*Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections*
8. **Miller and Hilltop Road** - Two Lot Subdivision Plat  
*Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA*
9. **Little Caesars - N. Reynolds and Brown Ln** - Plat  
*Thomas Engineering - Requesting Approval for One Lot Commercial Subdivision Plat - RECOMMENDED APPROVAL*
10. **Alcoa 40 Park** - Lacrosse Concessions Container  
*Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL*

## **NEW BUSINESS**

### **11. Miller and Hilltop Road-** Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

*Assistant Director Colton Leonard told the commission that this was a simple 2 lot subdivision. We will ask for half street improvements if there is any further division in the future.*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.*

**12. Little Caesars - N Reynold's and Brown Ln**

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

*Assistant Director Colton Leonard stated that the site plan would be Approved by the Development and Review Committee. This approval tonight is just for the one lot commercial subdivision plat.*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.*

**13. Alcoa 40 Park - Lacrosse Concessions Container**

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container.

*It was noted that DRC approved the location. The applicant stated that the container will be 100% metal, but would be painted gray and decorated with decals for the Lacrosse team.*

*After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.*

**14. Planning Commission By-Law Revisions**

Discussion and vote on approval of revisions to by-laws

*Discussion was pushed to next month's meeting. Assistant Director Colton Leonard went over some of the changes being made and was given a few comments for revisions to be made. It was noted that the Commissioners present wanted to have more than 5 members present to vote. Motion to table made by Johnson, seconded by Hooten. Voice Vote. 5 yays 0 nays, 3 Absent.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Hooten, Seconded by Commissioner Johnson. Voice Vote, 5 Yays, 0 nays. 3 Absent. Meeting was adjourned.*

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Chairman, Lance Penfield

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Date

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Secretary, Tracy Picanco

\_\_\_\_\_  
Date