



Bryant Planning Commission Meeting Minutes

Monday, August 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, Burgess, Penfield, Hooten, Edwards, Speed
- Commissioners Absent: Erwin

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

- 1. Planning Commission Meeting 6/10/2024 Minutes - Corrected**
- 2. Planning Commission Meeting 7/8/2024 Minutes**

Motion to Approve both sets of minutes made by Commissioner Burgess, Seconded by Commissioner Johnson. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 3. 19 Tanglewood Drive- Conditional Use Permit**

Donald Whitfield - Requesting Recommendation for Approval of Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure. - RECOMMENDED APPROVAL Based on Completed Application

4. Skye Blue Duplexes-Hurricane Lake Rd - Conditional Use Permit and Subdivision Plat

Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning; Requesting Approval of subdivision plat; and Request for a waiver on portion of street specifications. - RECOMMENDED APPROVAL on CUP requests based on completed application and contingent upon Subdivision Plat Approval. RECOMMENDED APPROVAL on Subdivision Plat and Waiver

5. Andres Woods - Lot 22 and 23 - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

6. Blessing Addition - Hwy 5 and Midland Road - Commercial Subdivision Plat

Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon update plat showing the dedicated extension to the sewer easement.

7. Leslie Addition - One Lot Subdivision Plat

Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon complete legal description being added to the plat as one parcel.

8. Senor Tequila - 2919 N Reynolds Road - Patio Roof Addition

Requesting Site Plan Approval - APPROVED

9. Little Ceasar's - N Reynolds Rd and Brown Lane

Thomas Engineering Requesting Site Plan Approval - APPROVED, Contingent upon Revised Plans with trickle channel shown on plans, and Building elevations.

10. Hill Farm Elementary Greenhouse/ Hoophouse - Saline Co. Master Gardeners

Requesting Site Plan Approval - APPROVED

11. Pathfinder Inc - 2107 Bishop Road - Sign Permit

Action Sign - Requesting Sign Permit Approval - APPROVED, Contingent upon utility locates and maintaining required distance from utilities

PUBLIC HEARING

12. 19 Tanglewood Drive - Conditional Use Permit

Donald Whitfield - Requesting Approval for Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure. Mr Whitfield wants to build a detached garage. If allowed this would put him 325 feet over the allowed amount. Owner verified that the siding on the detached garage will match the home.

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

13. Skye Blue Duplexes - Hurricane Lake Road - Conditional Use Permit

Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning.

After A brief discussion on the Purpose for the CUPs, Chairman Penfield opened the public hearing and asked for people here to speak on the Conditional Use to come forward.

- *Connie Styles of 2613 Hurricane Lake Rd has lived at her home since childhood. The duplexes would be right across the street from her. She has safety concerns with the narrow road. She stated they already have major drainage issues after a heavy rain and is afraid by building the duplexes this issue would become much worse. **AGAINST***
- *Jonathan Camp of 3130 Hawkeye, agrees with the above comments and would like to add that he does not want renters in his neighborhood. **AGAINST***
- *Greg Styles mentioned several things he was unhappy about and he was totally against having renters in the neighborhood. **AGAINST***
- *Melinda Holly of 3026 Hawkeye, Agrees with the above comments and added she will not feel safe with renters in the neighborhood. **AGAINST***
- *Rhet Folse of 2623 Hurricane Lake Rd said that the previous owners of the property did some excavating work and now it washes out everytime it rains. Dump trucks have ruined their roads. Ted Taylor told Mr Folse he needed to contact our public works department about the roads. Lance Penfield explained that there would be improvements made if the duplexes were to go in. **AGAINST***
- *Rhonda Sanders of 2903 vice rd., was not against the duplexes but would like to see a place for kids to play and to rework the parking situation.*
- *John Akins of 2817 Hurricane Lake rd., Concerns over flooding issues over road. **AGAINST***
- *Crystal Winkler of 2907 Hurricane rd., agrees with all of the above comments.*
- *Linda Akins of 2817 Hurricane rd., Concerned with the curve of the road and safety.*
- *Stewart Finley is the developer. Stated there are many duplexes behind Lowes and the road is just as narrow. Councilman Burgess ask how he intended to address the water issue. On the back side there will be a retention pond. Kazi from Hope Consulting said the back retention pond should catch all the water coming from the North side and it should correct the flooding issue. Chairman Hooten asked if they had considered pushing the duplexes back at least 10 feet for lots 1, 2, and 3. Mr Finley said they could push them back 10 feet and provide updated plans showing that if the CUPs were approved.*

Chairman Penfield Called for a roll call vote to approve the CUPs with the condition that the buildings be pushed back an additional 10 ft from the road. 3 yays, 3 nays, 1 abstain, 1 absent. The approval did not pass.

Motion to Close Public Hearing made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays, 1 Absent.

NEW BUSINESS

14.Skye Blue Duplexes - Hurricane Lake Road- Subdivision Plat

Hope Consulting - Requesting Approval of subdivision plat and Request for a waiver on portion of street specifications

Item removed from agenda due to Conditional Use Permits not being Approved.

15.Andres Woods - Lot 22 and 23- Replat

Hope Consulting - Requesting Approval for Replat

Hope Consulting stated that the owner has agreed to continue the sidewalk along lot 23 and build out a concrete apron with a culvert at the existing gravel drive.

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

16.Blessing Addition - Hwy 5 and Midland Road- Commercial Subdivision Plat

Zane Robbins - Requesting Final Plat Approval

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

17.Leslie Addition - One Lot Subdivision Plat

Zane Robbins - Requesting Final Plat Approval

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

18. Planning Commission By-Law Revisions Discussion and vote on the approval of revisions to by-laws

After brief discussion on the item, a couple of minor changes were recommended. Chairman Penfield Called for a vote to approve and recommend the By-laws to City Council with those couple of changes. 7 yays, 0 nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess , Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date