



Bryant Planning Commission Meeting Minutes

Monday, March 13th, 2023

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

Birch Street Replat removed from the agenda by applicant, Pikewood subdivision CUP Pulled from agenda due to not meeting public hearing requirements.

DIRECTOR'S REPORT

No Report

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 02/13/2023

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Penfield. Voice Vote, 8 Yays, 0 nays. None Absent.

Vice-chairman Burgess read the DRC Report.

DRC REPORT

2. Shady Pine Plaza - 2228 Shady Pine Ln

Richardson Engineering - Requesting Approval for Variance on rear and side setbacks, and Recommendation for Approval of Site Plan. - NO RECOMMENDATION ON VARIANCES, RECOMMENDED APPROVAL OF SITE PLAN

3. Pikewood Subdivision - Lots 89R & 90R - CUP For Duplexes

GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes - RECOMMENDED APPROVAL

4. Birch Street Replat - Lots 10-14 of Sherwood Forest Subdivision

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon Easement being added to plat

5. Creekside Addition Phase 1 - Lots 83, 84, & Tract C Replat

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

6. Marketplace East Subdivision Ph. 1 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modification from Master Transportation Plan. - RECOMMENDED APPROVAL, Contingent upon remaining items being met.

7. Diamond Estates Subdivision - Modification from Subdivision Code

GarNat Engineering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street. - NO RECOMMENDATION

8. Indian Springs Baptist Church - 23581 I-30 - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - APPROVED

9. Wendy's - 2206 N Reynolds - Remodel

LiveCo Construction - Requesting Approval for Remodel - APPROVED, Contingent upon Dumpster Enclosure being built.

10. Athletico - 3231 Main Street Ste. 3 - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

11. Bryant Schools Admin Building 1511 N Reynolds Road - Parking Lot Addition

Minton Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being addressed

12. Scooter's Coffee - 1816 N Reynolds Road - Sign Permit

Shawn LaMontia - Requesting Approval of Signage - APPROVED

13. Aria Oil C-Store - Hwy 5 And Lowery Ln

Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining items being met.

14. Summerwood Sports Gym - 4800 Dallas Dr - Sign Permit

Arkansas Sign And Neon - Requesting Sign Permit Approval - STAFF APPROVED

15. Hibbett Sports - 7319 Alcoa Road - Sign Permit

Lumatech - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

16. Pikewood Subdivision - Lots 89R & 90R - CUP for Duplexes

GarNat Engineering - Requesting Approval for Conditional Use Permits to Build Duplexes

Item pulled from agenda for not meeting Public Hearing requirements.

NEW BUSINESS

17. Shady Pine Plaza - 2228 Shady Pine Ln

Richardson Engineering - Requesting Site Plan Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 8 yays, 0 nays, None absent.

18. Birch Street Replat - Lots 10-14 of Sherwood Forest Subdivision

Hope Consulting - Requesting Approval for Replat

Item pulled from agenda by request of applicant.

19. Creekside Addition Phase 1 - Lots 83, 84, Tract C - Replat

GarNat Engineering - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 8 yays, 0 nays, None Absent.

20. Marketplace East Subdivision Phase 1 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval and Approval on Modification from Master Transportation Plan

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, None Absent. Commissioner Penfield Abstained from the Vote.

21. Diamond Estates Subdivision - Modification from Subdivision Code

GarNat Engineering - Requesting Approval For Modification from Subdivision Code on Sidewalk Requirement for Portion of Street and cul-de-sac length

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the Modification on the sidewalk. 8 yays, 0 nays, None Absent. He then called for a vote on the modification for length of cul-de-sac. 7 yays, 1 nay, None Absent. Both requests pass.

Commissioner Penfield made a motion to add the Diamond Estates Subdivison Preliminary Plat to the Agenda. Seconded by Commissioner Arey. Voice Vote, 8 yays, 0 Nays.

22. Diamond Estates Subdivision - Preliminary Plat
GarNat Engineering - Requesting Preliminary Plat Approval

After a brief discussion, Chairman Johnson Called for a roll call vote to approve. 8 yays, 0 nays, None Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 8 Yays, 0 nays. None Absent.

Chairman, Rick Johnson *Date*

Secretary, Tracy Picanco *Date*