



Bryant Planning Commission Meeting Minutes

Monday, April 13th, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 3/9/2026

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, introduced our newest Planning Commissioner, Phillip Lewis, for Ward 1 and announced that interviews had just been conducted for the open Assistant Planning Director position and that a decision would be made soon on the new hire.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 2. 1701 Johnswood Rd-** Conditional Use Permit for Short Term Rental
Marsha Fleming - Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION

3. **2913 Springhill Road** - 2 Lots- Rezoning from R-M to C-1
Hope Consulting - Requesting Recommendation for Rezoning from R-M to C-1 - RECOMMEND APPROVAL
4. **Elm Estates Subdivision** - 203 SW 4th St- Final Plat
GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL
5. **111 NE 2nd St**- Site Plan Modification from HOB Code
Bart Ferguson - Requesting Approval for Modification from HOB Code - RECOMMENDED APPROVAL
6. **Woody Drive Addition**- 2 Lot Commercial Subdivision
Zane Robbins - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed
7. **Fence Brokers** - 25736 I-30- Site Plan Addition
John Shelnutt - Requesting approval to replace metal pole barn that fell during the winter ice storms and also add an additional one to the site. - APPROVED, Contingent upon verification of materials being stored and meeting fire code if needed.
8. **Goddard School** - Christy Ln- Site Plan
PLE - Requesting Site Plan Approval - APPROVED
9. **Lindsey Pools** - 9318 HWY 5- Site Plan Addition
Requesting Approval for two new Accessory Structures - APPROVED
10. **Collective Church** - 605 Progress Way- Sign Permit
Ace Sign Company - Requesting Sign Permit Approval - APPROVED

PUBLIC HEARING

11. **1701 Johnswood Rd.** - Conditional Use Permit for Short Term Rental
Marsha Fleming - Requesting Approval of CUP for Short Term Rental

After brief discussion, Chairman Penfield asked for those in attendance to speak for or against the public hearing item. Seeing none, he called for a roll call vote. There was one contingency added to the CUP. At the time of Business License renewal each year, the applicant must provide a list showing the days the dwelling unit was used as a STR. Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

12. 2913 Springhill Road - 2 Lots - Rezoning from R-M to C-1
Hope Consulting - Requesting Rezoning from R-M to C-1

After brief discussion, Chairman Penfield asked for those in attendance to speak for or against the public hearing item. Seeing none, he called for a roll call vote to approve. 6 Yays, 2 Nays, 0 Absent. The item will go before the City Council for Approval.

Motion to close public comment made by Commissioner Stratton, seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

13. Elm Estates Subdivision - 203 SW 4th St - Final Plat
GarNat Engineering - Requesting Final Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

14. 111 NE 2nd st - Site Plan
Bart Ferguson - Requesting Approval for Modification from HOB Code

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

15. Woody Drive Addition - 2 Lot Commercial Subdivision
Zane Robbins - Requesting Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve the replat. 8 Yays, 0 Nays, 0 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Edwards, seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Acting Secretary, Colton Leonard

Date