



Bryant Planning Commission Meeting Minutes

Monday, June 8, 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, Thompson, Johnson, Edwards, Speed, Hooten, Penfield
- Commissioners Absent: Lewis

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 5/11/2026

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Chairman Penfield asked Vice-Chairman Hooten to read the DRC Report.

DRC REPORT

2. Meramec Specialty - Fireworks City - 6139 Hwy 5 - Temporary Business

Kevin Bailey - Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

3. Jake Fireworks - 4910 Hwy 5 - Temporary Business

Kevin Bailey - Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

4. A-1 Fireworks - Temporary Business

Kevin Bailey - Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

- 5. Roman Heights Subdivision** - Replat Lot 13R
Hope Consulting - Requesting Recommendation for Approval of Replat - APPROVED BY DRC, confirmation needed by Planning Commission.
- 6. The Social Parlor - 601 N Reynolds Road** - Sign Permit
Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED
- 7. Baker's Jewelry - 2212 N Reynolds** - Sign Permit
Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED
- 8. Snell-Northcutt Electric - 22000 I-30** - Sign Permit
Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

Chairman Penfield asked for a motion to add Hill Valley Estates PUD to the Agenda. Motion to Approve adding Hill Valley Estates PUD made by Commissioner Johnson, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent

- 9. Midtown TND Overlay** - Amendment to Zoning Code
City of Bryant - Requesting to Remove all Portions of the Midtown TND Overlay Except the Property Described in the Proposed Ordinance

After a brief discussion, Chairman Penfield asked those in attendance to speak for or against the public hearing item.

Mayor Treat (On behalf of Mr. Bullock who was unable to attend) stated concerns of what the public interest is, what the zoning will be, and will the removal of the overlay have an impact on the existing settlement agreement - AGAINST.

After additional discussion, Chairman Penfield called for a motion to continue the Public Hearing to the July Planning Commission meeting. Motion was made by Commissioner Statton, seconded by Commissioner Speed.

- 10. Hill Valley Estates - PUD** - Rezoning
Hope Consulting - Requesting Approval of Zoning Plan and Rezoning to PUD.
After a brief discussion, Chairman Penfield asked those in attendance to speak for or against the public hearing item.
Seeing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

11. Roman Heights Subdivision - Replat Lot 13R

Hope Consulting - Confirmation of Replat Approval

Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent

ADJOURNMENT

Motion to Adjourn made by Commissioner Johnson, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

Chairman, Lance Pinfield

Date

Secretary, Ethan Godwin

Date