Bryant Planning Commission Meeting Minutes

Monday, July 11, 2022
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Statton, Hooten, Penfield, Edwards, Erwin
- Commissioners Absent: Arey

ANNOUNCEMENTS

No Announcements.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes *06/13/2022***

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

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

1. **Eyecare Center of Saline County - Parking Lot Improvements**

   Richardson Engineering - Requesting Approval for Parking Lot Improvements

2. **Bryant Public Safety - New Training Range Addition**

   Ted Taylor - Requesting Approval for New Training Shooting Range Addition at Bryant Public Safety

3. **Take 5 Carwash - 3017 Marketplace Ave - Signage**

Arkansas Signs and Neon - Requesting Approval for Pole Sign

4. **Alcoa 40 Park - New Pavillion**

Ted Taylor - Requesting Approval for New Pavillion

5. **Mills Park - Tennis Courts**

Ted Taylor - Requesting Approval for New Tennis Courts

Staff Approved

6. **Take 5 Carwash - 3017 Marketplace Ave - Signage**

Arkansas Signs and Neon - Requesting Sign Permit Approval - Staff Approved Signs "A" and "B" Only

NEW BUSINESS

9. Cool Springs Mobile Home Community - Special Sign Permit
Southpaw Designs - Requesting Approval for Special Sign Permit

Truett Smith explained the difference in a sign variance vs a special sign permit.

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

Special sign permit for the property in its entirety including the enlargement of the existing sign as shown in the application. The total sign square footage allowed for this property is capped to the square foot existing at the time of this approval. That amount is 454 square feet split between two pole signs on the I30 frontage road.

10. Benjamin Grove Ph. 4 - Preliminary Plat
GarNat Engineering - Requesting Preliminary Plat Approval

Vernon Williams stated that a portion will need to be annexed in. This annexation will occur by final plat approval.

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

11. Midtown Phase 3 - Preliminary Plat
Hope Consulting - Requesting Preliminary Plat Approval

Truett Smith explained the difference between the T zones listed on the plat. This phase includes T-4 and T-5 zones.

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

DIRECTOR'S REPORT

Truett Smith discussed the upcoming software, "Tyler Technologies", that the city will be implementing and using in a few short months.

ADJOURNMENT

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

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*