Bryant Planning Commission Meeting Minutes

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

ANNOUNCEMENTS

During the City Council Meeting on January 30, 2024, Mayor Sanders appointed Jon Martin and Wade Permenter as Planning Commission Liaisons.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 1/11/2024**

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

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **2903 Pikewood Dr - Lot 31A and 31B** - Conditional Use Permit
   Veer Investment Properties - Requesting Approval of CUPs for a Duplex on each lot - RECOMMENDED APPROVAL, based on completed application.

3. **2714 Lavern - Short Term Rental** - Conditional Use Permit
   Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - RECOMMENDED APPROVAL, Based on completed application. Contingent upon all

public hearing requirements being met.

4. **Lot 31 and 32 Replat - Pikewood Subdivision - 2903 Pikewood Drive**
   Veer Investment Properties - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon DRC comments being met.

5. **AR Storage Center - I-30 Storage - 253000 I-30**
   Hope Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.

6. **Summerwood Sports Complex Gym 3 - Revised Plans - HWY 5 and Bryant Parkway**
   Phillip Lewis Engineering - Requesting Approval for Revised Site Plan - APPROVED - Contingent upon remaining engineering comments being addressed.

7. **Elrod Law Firm - 400 N Reynolds Road** - Sign Permit
   Ace Sign Company - Requesting Sign Permit Approval - APPROVED

8. **Sharks - 5309 Hwy 5 - Sign Permit Aero Signs** - Requesting Sign Permit
   Approval - STAFF APPROVED

9. **Sandy's Nails and Spa - 3411 Main Street Ste 4** - Sign Permit
   Requesting Sign Permit Approval - STAFF APPROVED

10. **Boutiques and Suites - 107 Progress Way** - Sign Permit
    L. Graphics - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

11. **2714 Lavern - Short Term Rental** - Conditional Use Permit
    Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

    Vanessa Guerra was not present, Motion to table until March 2024 meeting made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 yays, 0 nays, 1 absent.

12. **2903 Pikewood Drive - Lot 31A** - Conditional Use Permit
    Veer Investment Properties - Requesting Approval of CUP for Duplex

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

13. **2903 Pikewood Drive - Lot 31B** - Conditional Use Permit
    Veer Investment Properties - Requesting Approval of CUP for Duplex

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

Motion to close public comment made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent.

OLD BUSINESS

NEW BUSINESS

14. **Lot 31 & 32 Replat - Pikewood Subdivision - 2903 Pikewood Dr**

    Veer Investment Properties - Requesting Approval for Replat

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

15. **AR Storage Center - I-30 Storage - 253000 I-30**

    Hope Consulting - Requesting Site Plan and Commercial Plat Approval

    After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve with contingencies on elevation, drainage, and site plan report. 7 yays, 0 nays, 1 Absent.

    Chairman Penfield Called for a roll call vote to approve the two lot subdivision plats. 7 yays, 0 nays, 1 Absent.

DIRECTOR'S REPORT

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

(Acting Secretary for This Meeting)