Bryant Planning Commission Meeting Minutes

Monday, July 8, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Johnson, Penfield, Hooten, Erwin, Speed
- Commissioners Absent: Statton, Burgess, Edward

APPROVAL OF MINUTES

1. **Planning Commission Meeting 6/10/2024 Minutes**

   Motion to Approve Minutes made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 5 Yays, 0 nays. 3 Absent.

ANNOUNCEMENTS

Director Ted Taylor asked the Commissioners to share and pass out fliers regarding the upcoming water services survey.

DIRECTORS REPORT

2. **Brief Update on Master Pedestrian/Trail Plan**

   Director Ted Taylor discussed the reworking of the Master Trail Plan and some of the upcoming ideas. He informed the Commission that we will have upcoming workshops on the matter.

Commissioner Hooten read the DRC Report

DRC REPORT

3. **Walgreens - 5500 HWY 5** - Site Plan Revisions
   Kimley-Horn - Requesting Approval for Site Plan Revisions - APPROVED

4. **Big Dog Gym** - 201 S Elm- Fencing
   Requesting Approval for Fencing - APPROVED

5. **Five Star Fireworks** - Temporary Business License
   Mark Bradford - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 5407 HWY 5, 2.) 23395 I-30 APPROVED, contingent upon proof of insurance, copy of state police license, and site inspection at each location.

6. **Hurricane Lake Baptist Church** - 2516 Springhill Road- New Awning
   Requesting Site Plan Approval for New Awning - APPROVED

7. **Arnold's Fireworks** - Temporary Business License
   Terry Harper - Requesting Approval for Temporary Business License for Firework Sales at: 1.) 604 S Reynolds Road, 2.) 2625 Springhill Road - APPROVED, Contingent upon Site Inspections

8. **Miller and Hilltop Road** - Two Lot Subdivision Plat
   Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon ROW Modification to plat, and BOA

9. **Little Caesars - N. Reynolds and Brown Ln** - Plat
   Thomas Engineering - Requesting Approval for One Lot Commercial Subdivision Plat - RECOMMENDED APPROVAL

10. **Alcoa 40 Park** - Lacrosse Concessions Container
    Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container - RECOMMENDED APPROVAL

NEW BUSINESS

11. Miller and Hilltop Road- Two Lot Subdivision Plat

Hope Consulting - Requesting Final Plat Approval

Assistant Director Colton Leonard told the commission that this was a simple 2 lot subdivision. We will ask for half street improvements if there is any further division in the future.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

12. Little Caesars - N Reynold's and Brown Ln

Thomas Engineering - Requesting Approval for One Lot Commercial Plat

Assistant Director Colton Leonard stated that the site plan would be Approved by the Development and Review Committee. This approval tonight is just for the one lot commercial subdivision plat.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

13. Alcoa 40 Park - Lacrosse Concessions Container

Adam Baker - Requesting Non-standard Building Approval for use of Modified Metal Shipping Container.

It was noted that DRC approved the location. The applicant stated that the container will be 100% metal, but would be painted gray and decorated with decals for the Lacrosse team.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 5 yays, 0 nays, 3 Absent.

14. Planning Commission By-Law Revisions

Discussion and vote on approval of revisions to by-laws

Discussion was pushed to next month's meeting. Assistant Director Colton Leonard went over some of the changes being made and was given a few comments for revisions to be made. It was noted that the Commissioners present wanted to have more than 5 members present to vote. Motion to table made by Johnson, seconded by Hooten. Voice Vote. 5 yays 0 nays, 3 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Hooten, Seconded by Commissioner Johnson. Voice Vote, 5 Yays, 0 nays. 3 Absent. Meeting was adjourned.

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Chairman, Lance Penfield *Date*

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Secretary, Tracy Picanco *Date*