

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, DECEMBER 17, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 17, 2020 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

<b>ROLL CALL:</b> Paul Church- Present	Danny Feemster- Absent
Jim Kooistra- Present	Jay Williams- Absent
Wanda Meyer- Present (remotely)	
Mike Parks- Present	
Tammy Runyan- Present	

Others in attendance: Janie Parks, Mark Smithson, Linda Allen, Dale Adams, Janie Kooistra, Gene James, Jason Williams, and others.

**Review of the Minutes of the November 19, 2020 Regular Meeting:**

**Motion:** Church- To approve the minutes as presented

**Second:** Runyan

<b>Roll Call:</b> Church-yes	Kooistra-pass	Parks-yes
Meyer-yes	Runyan-yes	

**Motion Passed.**

**1. 2021 Selection of Chairman, Alternate Chairman & Secretary**

**Motion:** Church – To nominate Mike Parks as Chair, Wanda Meyer as Alternate Chair, and Jenny Trout (City Clerk) as Secretary

**Second:** Runyan

<b>Roll Call:</b> Church-yes	Kooistra-yes	Parks-yes
Meyer-yes	Runyan-yes	

**Motion Passed Unanimously.**

**2. 2021 Regular Planning & Zoning Meeting Schedule**

**Motion:** Kooistra – To keep meetings on 3<sup>rd</sup> Thursday of each month

**Second:** Church

<b>Roll Call:</b> Church-yes	Koistra-yes	Parks-yes
Meyer-yes	Runyan-yes	

**Motion Passed Unanimously.**

**3. Re-zone- Cam and Jane Klassen**

The Commission discussed the City Council’s referral of the Klassen rezone petition back to the Commission after having reached an impasse. The Commission noted the concerns voiced by residents of Parks Circle: light and noise pollution, the possibility of unpleasant odors and an unsightly appearance, and increased traffic. The Commission considered the Klassens’ plans to reconstruct a historic post and beam structure on the property and use it to store and display antiques in connection with the adjoining antique shop, and possibly host classes. The Commission considered the Klassens’ offer to dissolve the lot line and make the property part of the existing lot on which the antique store sits; to build a fence along the east side of the property to screen it from adjoining property on Parks Circle; and to access the property solely from the existing driveway off Highway 59. The Commission also discussed the fact that there is an existing 80’-wide wooded buffer between the property and the nearest adjoining residence on Parks Circle, which contains a fairly deep ravine that, because it drains Parks Circle, is very unlikely to be developed.

Commissioners felt that the combination of the existing features and the Klassens’ offers amply addressed the concerns voiced by the residents. Any light or noise pollution in excess of what would typically occur in R-1 would be greatly, if not completely abated by the wooded buffer strip and the planned fence. If the lot line is dissolved and the only entrance to the property is off Highway 59, traffic on Parks Circle would, if anything, be less than if a residence was present on the property. Finally, the Commissioners noted that any concerns about the possibility of an unsightly appearance should be allayed by the appearance of the Klassens’ adjoining properties, by the fact that the appearance of the property has already been much improved since the Klassens’ purchase, and by the offer to construct a fence along the east side. The Commissioners also believed that any future concerns in this area could be adequately addressed by enforcement of the City’s existing code regulations.

**Motion:** Church - To reiterate Planning Commission’s recommendation that the petition to rezone the subject property from R-1 to C-2 be approved, contingent on the owners’ agreement to promptly dissolve the lot line between the subject property and the adjoining lot on Highway 59.

**Second:** Kooistra

**Roll Call:** Church-yes                      Koistra-yes                      Parks-yes  
                         Meyer-yes                      Runyan-yes

**Motion Passed Unanimously.**

**4. Lot Split/ Lot Line Adjustment-Alan Watkins**

**Motion:** Kooistra – Approve the Lot Split/Lot Line Adjustment and effectively dissolve the 8’ tail for the eastern lot on south.

**Second:** Church

**Roll Call:** Church-yes                      Koistra-yes                      Parks-yes  
                         Meyer-yes                      Runyan-yes

**Motion Passed Unanimously.**

5. **Final Plat/Checklist- Williams Addition**

**Motion:** Church- To approve the final plat on condition that the plat be redrawn to show existing gas line and the necessary signatures be obtained on the supporting documents

**Second:** Kooistra

**Roll Call:** Church-yes                      Koistra-yes                      Parks-yes  
                 Meyer-yes                      Runyan-yes

**Motion Passed Unanimously.**

6. **Lot Split- Pat Adams (Adams Truss)**

**Motion:** Church – Table to find out whether owner can grant easement over land leased to cell company

**Second:** Meyer

**Roll Call:** Church-yes                      Koistra-yes                      Parks-yes  
                 Meyer-yes                      Runyan-yes

**Motion Passed Unanimously.**

7. **Lot Split/Lot Line adjustment- Assembly Church**

**Motion:** Meyer – Approve now that sewer easement has been granted

**Second:** Runyan

**Roll Call:** Church-yes                      Koistra-yes                      Parks-yes  
                 Meyer-yes                      Runyan-yes

**Motion Passed Unanimously.**

8. **Initial Review of Proposed R-N Zone**

The Commissioners discussed some proposed requirements of a possible new zoning district, tentatively captioned the R-N Residential Neighborhood zone. The Commission felt that given the narrower proposed minimum lot width of fifty feet, the minimum interior setback line should be reduced from ten feet to seven feet. The Commissioners requested that the City Attorney continue to flesh out regulations for the proposed district, and also look into how alleys would be utilized.

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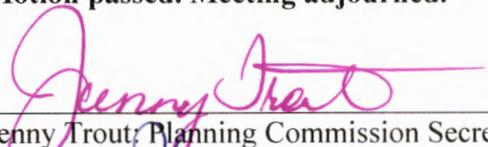
With no further business, Chairman Mike Parks entertained a motion to adjourn.

**Motion:** Church

**Second:** Runyan

All in favor, none opposed.

**Motion passed. Meeting adjourned.**

  
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Jenny Trout, Planning Commission Secretary/City Clerk

  
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Mike Parks, Planning Committee Chairman