

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, APRIL 21, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on April 21, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the start of the public hearing:

Public Hearing

Maudie Jech; Special Use Permit: Parcel# 10-00100-000

Ms. Jech and her family were present with an explanation as to the request for a special use permit. They would like to be able to park an RV near her home, specifically behind the home- on the South side, for visiting family, in order to assist with her personal care. This is only a temporary situation and, the family stated a slab will be poured for the RV to be parked on. Commissioner's advised the Jech's that a special use permit would be reviewed annually.

Public Hearing

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (duplexes)

This request is being made to allow duplexes in a R-O zone for 4 lots- in total. Adjacent property owner, JoEllen Martin inquired about whether or not the lot sizes met the requirements. Adjacent property owner Heather Hearn voiced concerns of there being no retaining wall, as well as concerns of erosion and privacy. The developer was present and addressed these matters stating it is the intent of the developer to build a short retaining wall with a "decorative rustic theme" and, that erosion should not be an issue given the layout of the land.

Public Hearing

RLP Investments; Special Use Permit: 100, 112, 124 & 136
Ryder St. located in the Rustic Flats Subdivision (setbacks)

During discussion it was stated that R-3 can be allowed in a R-O zone, as long as all requirements are met.

There being no further questions or comments, Chairman Mike Parks closed this portion of the Public Hearing and announced the regular session of the Planning and Zoning Commission meeting by requesting roll call:

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present
Runyan-Present

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout; Chamber of Commerce Director-Janie Parks; Fire Chief- Vester Cripps, Ron Homeyer, Jo Ellen Martin, Maudie Jech, Heather Hearn and others.

Review of the Minutes of the March 17, 2022 Regular Meeting: After review:

Motion: Runyan- to approve the minutes as written

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
Williams-yes Meyer-yes Runyan-yes

Motion passed.

1). Maudie Jech: Special Use Permit; Parcel# 10-00100-000:

After discussion, and having heard this matter presented during the public hearing:

Motion: Meyer- to approve the special use permit, with the understanding that it will be reviewed every year and, that the sole purpose of the RV is for the caregiving of Ms. Jech

Second: Runyan

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
Williams-yes Meyer-yes Runyan-yes

Motion passed.

2). RLP Development LLC: Special Use Permit (for duplexes) Parcel# 10-00145-000:

Having heard this matter during the public hearing:

Motion: Williams- to approve duplexes in the R-O zone

Second: Church

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
Williams-yes Meyer-yes Runyan-yes

Motion passed.

3). RLP Development LLC: Special Use Permit (for setbacks) Parcel# 10-00145-000:

Having heard this matter during the public hearing:

Motion: Church- to grant the variances; also to allow for both setback and lot size for the duplexes

Second: Williams

Roll Call: Church- yes Feemster-yes Kooistra-no
 Williams- yes Meyer-yes Runyan-yes Parks-yes

Motion passed.

4). Eddleman; Concept Tract Split: (Discussion only) Parcel# 18-14718-000:

Mr. Eddleman has 90 acres on Browning Road. He was present to inquire about the requirements for developing this property. Gentry Planning Commissioners advised Mr. Eddleman and offered suggestions.

5). Anita & Kenneth Wise: Conditional Mixed-Use Permit: Parcel# 10-00411-000:

This request is intended for the owners to put an apartment in back of the Twice But Nice store.

Motion: Church- to allow the Conditional Use Permit in order to put an apartment in the back of the Twice But Nice store

Second: Runyan

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

6). KSBD, LLC: Tract Split (Ulibarri) Parcel# 10-00001-120: After discussion:

Motion: Church- to allow the Tract Split to create Tract 2

Second: Kooistra

Roll Call: Church- yes Feemster-yes Kooistra- yes Parks-yes
 Williams- pass Meyer- yes Runyan-yes

Motion passed.

7). Steele Development Inc: Crowder Ave. Subdivision Phase 1 Preliminary:

Parcel# 18-13369-001: During discussion: all members agreed to accept the Pre-Planning Meeting check list. After discussion:

Motion: Williams- to approve as presented

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes Williams-yes
 Meyer-yes Runyan-yes Parks-yes

Motion passed.

8). Freddie Wilmoth- Lot Line Adjustment: Parcel# 10-00121-000: After discussion:

Motion: Williams- to approve the Lot Line Adjustment

Second: Runyan

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

9). Three Springs Subdivision (Netzel) Phase 2- Sketch Plan: Parcel# 18-13587-000:

During discussion: Tract 12 will remain agricultural and, Tract 4-R will not be developed as it lies within the flood plain. Recommended for approval. After discussion:

Motion: Williams- to accept the staff's recommendation and approve the Sketch Plan

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams- yes Meyer-yes Runyan-yes

Motion passed.

10). Three Springs Subdivision Phase 2- Preliminary: Parcel# 18-13587-000:

After discussion:

Motion: Church- to accept the staff recommendations and approve the Preliminary

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

11). Mark & Tina Lynch- Informal Plat; Tract Split: Parcel# 18-13905-000:

After discussion:

Motion: Williams- to approve the Tract Split

Second: Feemster

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

12). James Gibson- Gibson Subdivision- Informal Plat; Parcel# 18-13362-000:

After discussion:

Motion: Williams- to approve the informal plat

Second: Church

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan- yes

Motion passed.

13). Ryan's Place Subdivision (Kemp Holdings, LLC) 1- Sketch Plan; Parcel# 10-00086-000

After review and discussion:

Motion: Williams- to approve the Sketch Plan

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

There being no further business, Chairman Mike Parks entertained a motion to adjourn:

Motion: Kooistra- to adjourn

Second: Williams

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman


