

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, DECEMBER 16, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 16, 2021 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 public hearing:

ROLL CALL: Church- Present

Feemster- Present

Kooistra- Present

Williams- Absent

Meyer- Present

Parks- Present

Runyan- Present

MEMBERS ABSENT: Williams

PUBLIC HEARING

Schortzmann's Water Service LLC: Conditional Use Permit

Mark Smithson provided an explanation of need for the permit and, stated Fire Chief Vester Cripps had recommended a plaque be placed on the outside of the building regarding the contents inside. There being no further discussion, this portion of the public hearing was closed.

PLANNING COMMISSION:

ROLL CALL: Church- Present

Feemster- Present

Kooistra- Present

Williams- Absent

Meyer- Present

Parks- Present

Runyan- Present

MEMBERS ABSENT: Williams

Others in attendance: City Attorney Joel Kurtz (^{personally present} ~~virtually~~), City Clerk Jenny Trout, Mark Smithson and others.

Review of the Minutes of the November 18, 2021 Regular Meeting & December 2, 2021

Special Meeting: After review:

Motion: Church- to approve the November 18th minutes as written

Second: Runyan

Roll Call: Church- yes

Feemster-yes

Kooistra-yes

Meyer-yes

Parks-yes

Runyan-yes

Motion Passed.

Motion: Meyer- to approve the December 2, 2021 Special meeting minutes with amendment to the motion showing as, “to approve the final plat”

Second: Runyan

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

Motion passed.

1). 2022 Selection of Chairman, Alternate Chairman & Secretary: After discussion:

Motion: Runyan- to keep all current positions as is unless someone declines; Chairman- Mike Parks, Alternate Chairman -Wanda Meyer and, Secretary/Clerk, Jenny Trout

Second: Meyer

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

Motion passed.

2). 2022 Regular Planning & Zoning Meeting Schedule: After discussion: Finding no conflicts:

(It should be noted that Jay Williams was at this time heard to be present virtually).

Motion: Meyer- to accept the 2022 calendar as presented

Second: Feemster

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

Motion Passed.

3). Schortzmann’s Water Service, LLC; Home Occupancy, Parcel# 10-00148-210:

After discussion:

Motion: Church- to approve the Home Occupancy

Second: Feemster

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

Motion passed.

4). Snyder Court- Subdivision Sketch Plan; Parcel# 10-00875-000: Discussion produced the following requirements and comments: sidewalks and curbs are to be required for the preliminary plat and, back side lot improvements are not required however, access to houses and garages should come off of Snyder St. **NOT Fulton St.**

Motion: Meyer- sidewalks and curbs are to be required in the Preliminary Plat

Second: Feemster

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

Motion passed.

Motion: Runyan- to approve the Sketch Plan with the recommendations and comments

Second: Meyer

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

Motion passed.

5). **Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000:** City Attorney Joel Kurtz advised members that no known covenants exist at this time for this property. After discussion:

Motion: Williams- to deny the tract split based on its original conception to create 5 acre lots/subdivision years ago

Second: Meyer

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

Motion passed. Tract Split denied.

6). **Three Springs RV park – Approval:** Discussion was had in relation to the definition of a RV park and ordinance requirements. Joel read aloud the ordinance requirements to the members and stated those requirements were met.

Motion: Runyan- to approve the request for approval of the RV park

Second: Kooistra

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

Motion passed.

It was mentioned that some ordinance amendments were likely in the future.

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

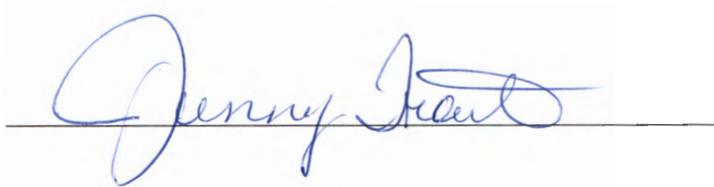
Motion: Meyer

Second: Feemster

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman

