

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, FEBRUARY 17, 2022**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 17, 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 public hearing:

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

**Members Absent:** Paul Church

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout; Chamber of Commerce Director-Janie Parks; Steven Bishop, Ray Netzel, and Kyle Coslett.

**Review of the Minutes of the January 20, 2022 Regular Meeting:** After review:

**Motion:** Williams- to approve the minutes as presented

**Second:** Meyer

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

**Motion passed.**

- 1). **Robert Swanson RE: referred by City Council for further review of lot split:** Chairman Mike Parks told commissioner's- though not present, Mr. Swanson had been in contact with himself and, with Mayor Kevin Johnston and advised he would be meeting with his personal counsel and asked that this matter be tabled until he was able to attend.

**Motion:** Williams- to table this matter until the March meeting

**Second:** Kooistra

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

**Motion passed; review of lot split was tabled.**

**2). Netzel Revocable Trust: Three Springs Subdivision: Parcel# 18-13587-000; Subdivision 1 Sketch; Subdivision 2 Preliminary; Subdivision 3- Final:**

After review of the Sketch Plan:

**Motion:** Runyan- to accept the Sketch Plan

**Second:** Williams

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

**Motion passed.**

After review and discussion of the Preliminary:

**Motion:** Williams- to approve the Preliminary subject to the additional items required of lines 4 & 8 of the checklist

**Second:** Meyer

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

**Motion passed.**

After review and consideration of the Final Plat:

**Motion:** Meyer- to table the final and bring back to the March meeting with corrected information

**Second:** Kooistra

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

**Motion passed; final was tabled.**

**3). Bishop Properties Subdivision 1- Parcel# 18-13697-000: Sketch; Subdivision 2- Preliminary; Subdivision 3- Final:**

After review of the Sketch Plan:

**Motion:** Kooistra- to accept the Sketch Plan as long as updated information of the existing, adjoining land owners, is provided

**Second:** Feemster

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

**Motion passed.**

After review and consideration of the Preliminary:

**Motion:** Williams- to approve the Preliminary

**Second:** Kooistra

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

**Motion passed.**

After review and consideration of the Final Plat:

**Motion:** Williams- to approve the Final Plat

**Second:** Runyan

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

**Motion passed.**

**4). Paul Church: Pioneer Woods Phase 4 Subdivision: Parcel# 10-01077-000; Subdivision 3- Final Plat:**

After review and consideration of the Final Plat:

**Motion:** Runyan- to approve the final plat pending required signatures and sidewalks

**Second:** Meyer

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

**Motion passed.**

**5). Sunset Ridge: Subdivision 3- Parcel# 10-00148-200; Phase 5 Final Plat: Country Lots LLC:**

After review and consideration of the Final Plat:

**Motion:** Williams- to accept the Final Plat

**Second:** Kooistra

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

**Motion passed.**

**6). Wes Renfro: Lot split/adjustment: Parcel# 10-00518-000:**

After consideration:

**Motion:** Williams- to approve the adjustment

**Second:** Meyer

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

**Motion passed.**

**7). Jeffory Sanders/Sunset Ridge; Variance Request- Parcel# 10-07092-000  
(tabled in January; Mark Smithson to present)**

After discussion and consideration:

**Motion:** Williams- to approve the variance request

**Second:** Kooistra

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

**Motion passed.**

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

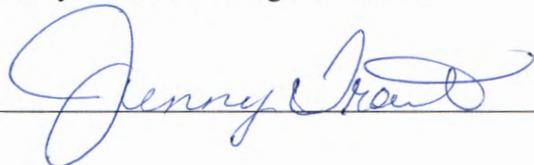
**Motion:** Feemster

**Second:** Runyan

**All in favor, none opposed.**

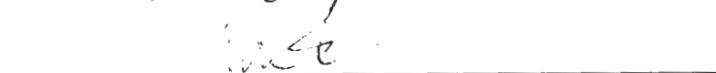
**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk



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Mike Parks, Planning Committee Chairman



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