

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, AUGUST 18, 2022**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 18, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order by announcing the public hearing:

**PUBLIC HEARING**

**Amendment to the Gentry Subdivision Regulations: sidewalks**

There being no questions or comments, this portion of the public hearing was closed.

**PUBLIC HEARING**

**Apple Valley LLC: Rezone**

**Discussion:** A representative for the developer was present. Developer is requesting R-N zoning South of Marion Lee to the North side. Adjacent property owner Gene Newton, voiced concerns about the abundance of houses, narrow streets, ingress/egress and traffic. Bill Taylor also raised the question of road improvements, to which the developer said the road would be paved to T.O. Rd.

There being no further questions or comments, this portion of the public hearing was closed, and the regular planning and zoning commission meeting commenced with roll call:

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

Members Absent: Tammi Runyan

Others present: Mark Smithson; City Attorney-Joel Kurtz; Chamber of Commerce Director, Janie Parks, State Representative Delia Haak, and others.

**Review of the Minutes of the July 21, 2022 Regular Meeting:** After review and discussion:

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

**Second:** Williams

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

**Motion passed.**

1) **Amendment to the Gentry Subdivision Regulations: sidewalks.** After review:

**Motion:** Meyer- to recommend the amendment to City Council

**Second:** Feemster

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

**Motion passed.**

2) **Apple Valley LLC; Parcel# 10-00148-715: Rezone:** During discussion, Commissioner Paul Church stated he thought the zone should be R-1, not R-N. The developer changed his request to rezone to R-1.

**Motion:** Church- recommend re-zone to R-1

**Second:** Williams

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

**Motion passed.**

3) **Roy Cotton & Brian Tidwell; Parcel# 10-00553-000: Subdivision Sketch 1:** During discussion proponents want to split the property into 3 lots, but not if they have to invest a lot of money into it, such as curb, guttering, paving, etc. The request was made to amend the lot split into 2 lots, instead of 3

**Motion:** Church- to allow the lot split stating for any additional lot splits in the future, Cherry Ave. would need to be developed in keeping with subdivision requirements.

**Note:**\*Plat needs to be redrawn showing revision of lot split\*

**Second:** Williams

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

**Motion passed.**

**4) Margarita Soto & Jose Mota; Parcel# 10-00148-110: Subdivision Sketch 1:**

Discussion: the plat -as submitted, is seeking a lot split but it must meet subdivision requirements. After consideration:

**Motion:** Feemster- to table in order to allow time for revisions, in order to meet city requirements

**Second:** Kooistra

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

**Motion passed.**

**5) RLP Development (Russ's Ridge); Parcel# 10-00144-001: Site Plan/Concept Review:**

Developer is proposing a mixed development to include, commercial, multi-family, single family and, tiny houses. Significant concerns were discussed about placement of multiple tiny homes on a single large lot. After consideration and review:

**Motion:** Williams- to approve the site plan/concept review

**Second:** Kooistra

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

**Motion passed.**

**6) Bishop Properties; Parcel# 18-13697-000: Lot Line Adjustment: After discussion:**

**Motion:** Church- to grant the lot line adjustment

**Second:** Meyer

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

**Motion passed.**

**7) James & Linsey Wilson; Parcel# 18-13782-001: Tract Split: After review:**

**Motion:** Williams- to approve the tract split

**Second:** Church

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

**Motion passed.**

**8) Josiah Gray; Parcel# 18-13601-000: Tract Split: After review:**

**Motion:** Church- to approve the tract split

**Second:** Kooistra

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

**Motion passed.**

9) **Nick Black; Parcel# 10-00481-000: Replat:**

Discussion determined water will need to run to the 2<sup>nd</sup> lot

**Motion:** Williams – to approve replat

**Second:** Kooistra

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

**Motion passed.**

10) **Lay Gieng; Parcel# 18-13647-001: Tract Split:** After review:

**Motion:** Church- to approve tract split as drawn

**Second:** Feemster

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

**Motion passed.**

11) **William & Delia Haak; Parcel# 18-13595-000: Tract Split:** After consideration:

**Motion:** Church- to approve tract split as drawn

**Second:** Meyer

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

**Motion passed.**

12) **Landscaping Ordinance; City Attorney Joel Kurtz (tentative)**

**Motion:** Church- to table to a later date

**Second:** Williams

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

**Motion passed.**

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

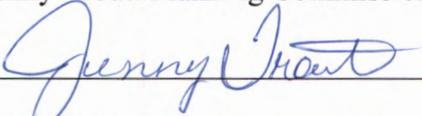
**Motion:** Williams- to adjourn

**Second:** Church

**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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