

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, NOVEMBER 19, 2020

The Planning and Zoning Commission of the City of Gentry, Arkansas met on November 19, 2020 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Paul Church- Present	Jim Kooistra- Absent
Danny Feemster- Present	Jay Williams- Absent
Wanda Meyer- Present	
Mike Parks- Present	
Tammy Runyan- Present	

Others in attendance: Randy Moll, Janice and Ray Arnold, Mr. and Mrs. James Ferguson, Janie Parks, Mark Smithson, Cameron Klassen, Maxine Foster, Barry Jarnigan and others.

PUBLIC HEARING

Rezone Parcel# 10-00730-000 (Parks Circle) from R-1 to C-2
(Klassen)

Janice Arnold spoke against the request for rezone due to encroachment of commercial properties into residential areas. Mike Parks spoke in favor of commercial development for the benefit of growth of the City.

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

PUBLIC HEARING

Special Use Permit Parcel# 10-00381-000
(First Baptist Church)

This portion of the hearing was in suggestion to a conditional mixed- use permit for residency. There being no one present to speak in favor of, or against this request, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit Parcel# 10-00692-000
(Martinez)

After some discussion of the possibility of congestion and/or vision issues within the area were voiced:

There being no further comments, this portion of the public hearing was closed and the regular meeting of the Planning and Zoning Commission began with roll call:

PLANNING COMMISSION

MEMBERS PRESENT

Paul Church
Danny Feemster
Wanda Meyer
Mike Parks
Tammy Runyan

MEMBERS ABSENT

Jim Kooistra
Jay Williams

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Janie Parks, Maxine Foster, Randy Moll, James Ferguson, Barry Jarnigan, Ray and Janice Arnold, Cameron Klassen, and others.

Review of the Minutes of the October 15, 2020 Regular Meeting:

Motion: Church- To approve the minutes as presented

Second: Runyan

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

Motion Passed.

1). Rezone: Cameron & Janelle Klassen Parcel# 10-00730-000

After discussion and consideration:

Motion: Church-to approve the rezone from R-1 to C-2

Second: Runyan

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

Motion Passed.

2). Special Use Permit: First Baptist Church of Gentry; Parcel# 10-00381-000

After discussion:

Motion: Meyer - to approve conditional special use permit; to be used as a residence

Second: Feemster

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

Motion passed.

3). Special Use Permit: Hugo & Doris Martinez; Parcel# 10-00692-000

After review and consideration:

Motion: Church to deny the request for special use permit due to the proximity of the property line

Second: Meyer

Roll Call: Church-yes Feemster-yes Parks-yes

Meyer-yes Runyan-yes

Motion passed.

4). Subdivision- Sketch 1: Williams Family Revocable Living Trust; Parcel# 10-18-13849-000

After review and discussion:

Motion: Church- to approve the Sketch Plan with addition of gas lines

Second: Runyan

Roll Call: Church-yes Feemster-yes Parks-yes

Meyer-yes Runyan-yes

Motion passed.

***At this time Planning Commission was presented with the Preliminary Plat as well and all agreed to proceed with review:**

4). A. Subdivision- Preliminary Plat: Williams Family Revocable Living Trust

Motion: Church- to approve the Preliminary Plat with the noted additions

Second: Meyer

Roll Call: Church-yes Feemster-yes Parks-yes

Meyer-yes Runyan-yes

Motion passed.

5). Sunset Ridge: Country Lots LLC: Final; Parcel# 10-00148-200

After review and consideration:

Motion: Runyan- to approve with additions, to be presented to City Council

Second: Meyer

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

Motion passed.

**6). Subdivision- Lot Split: Cletus Dalla Rosa (RLP Development);
Parcel# 10-00878-000**

After review and consideration:

Motion: Church- to approve the Lot split

Second: Runyan

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

Motion passed.

**7). Lot Line Adjustment- First Assembly of God Church of Gentry;
Parcel# 10-00768-000**

After review and consideration:

Motion: Meyer-to table the lot line adjustment until an easement has been presented in regard to the septic, and brought back to planning and zoning for further review.

Second: Runyan

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

Motion passed.

8). A Moratorium Ordinance: An Ordinance Imposing a Temporary Moratorium on Issuance of Building Permits for Certain Structures within a Portion of the City of Gentry; and for Other Purposes, was presented for review. City Attorney Joel Kurtz explained the Moratorium Ordinance, and the reason for it.

At this time Mr. James Ferguson spoke regarding suggestions to be included in this ordinance such as: changing the lot width size to 50ft. and, with exception to those already in place, no front yard fences more than 3 ½ feet in height, and preferably “picket fence style”.

After some consideration, it was decided this matter would be tabled at this time and placed on the December 2020 agenda for further discussion.

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

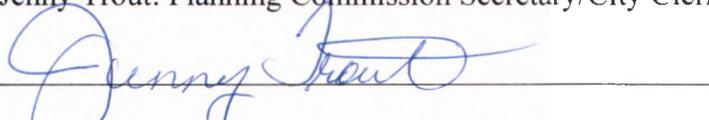
Motion: Church

Second: Runyan

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

A handwritten signature in blue ink, appearing to read "Jenny Trout", written over a horizontal line.

Mike Parks, Planning Committee Chairman

A handwritten signature in blue ink, appearing to read "Mike Parks", written over a horizontal line.