

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, AUGUST 19, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 19, 2021 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- Present
Wanda Meyer- Present
Mike Parks- Present
Tammy Runyan- Present
Danny Feemster- Present
Jay Williams- Present

MEMBERS ABSENT: None

PUBLIC HEARING

Re-Zone: Charles & Valerie Stewart: Parcel# 10-00864-002: Allen Ave.

Mark Smithson spoke on behalf of the Stewarts advising the Commission members of the reasons for the request. There being no further comments, this portion of the public hearing was closed.

PUBLIC HEARING

Re-Zone: Bates & Associates: Parcel# 10-00658-000:
1387 E Main St.

Jake, Engineer for Bates & Associates, was available for any questions and answers. This property is currently zoned R-2. The proposed request is to rezone to R-N, instead of R-3. The projected build would consist of 42 single family lots. Many adjacent property owners voiced concerns about traffic flow, as well as drainage and flooding issues. After all concerns were heard, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit: Gentry Spanish Seventh Day Adventist Church: Parcel# 10-000107-000:
121 Shafer Ave.

Mark Smithson advised the Commission the request of the Church, is to space out paving of the parking lot as the money becomes available. There being no further comments, this concluded the public hearing portion of the evening's agenda. Chairman Mike Parks thanked those in attendance for coming and announced the start of the regular session of the planning commission:

PLANNING COMMISSION:

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

MEMBERS ABSENT: None

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Jason Barrett, Jesse Fulcher, Janie Parks, Larry & Misty Curran, James Krein, various land owners, and others. Randy Moll attended virtually.

Review of the Minutes of the July 15, 2021 Regular Meeting:

Motion: Church- to approve the minutes as written

Second: Runyan

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

Motion Passed.

At this time Chairman Mike Parks informed members of the planning commission about the City of Gentry COVID Credit Program that was provided in each of their packets

1). Rezone: Charles & Valerie Stewart: Parcel# 10-00864-002: Allen Ave.

To change the current zone from C-2 to R-2: After discussion and consideration:

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

Second: Kooistra

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

Motion Passed.

2). Rezone: Bates & Associates: Parcel# 10-00658-000: 1387 E Main St.

To change the current zone from R-2 to R-N: After discussion and consideration:

Motion: Church- to change the zone to R-N but, this matter will be strongly reviewed for drainage and street issues

Second: Feemster

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

Motion passed.

**3). Special Use Permit: Gentry Spanish Seventh Day Adventist Church:
Parcel# 10-00107-000: 121 Shafer Ave.**

This item was initially overlooked but, was addressed after the Board of Appeal/Ochoa matter. After discussion and consideration:

Motion: Williams- to approve the request as long as the handicapped areas are paved and, on condition of a 4 year review

Second: Runyan- seconded the paving; Kooistra- seconded the condition of a 4 year review

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

Motion passed.

4). Board of Appeal: Omar Ochoa: Parcel# 10-00918-000: 184 Orchard Dr.

To increase footage size of driveway. After discussion and consideration:

Motion: Church- to grant permit for 32' driveway

Second: Meyer

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

Motion passed.

5). Tract Split: Vanatta/Alan Reid & Associates: Parcel# 18-13877-001: 21409 Shady Grove Rd.

Alan Reid represented the Vanatta's regarding any questions. After consideration and discussion:

Motion: Williams- to approve the property line adjustment tract split

Second: Meyer

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

Motion passed.

6). Tract Split: William & Delia Haak- Parcel# 18-13568-004: 20083 Dawn Hill E. Rd.

After discussion:

Motion: Church- to approve the lot split

Second: Kooistra

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

Motion passed.

7). Kevin & Candra Osnes: Parcel# 18-13909-000: 20591 Shady Grove Rd.

After review and consideration:

Motion: Kooistra- to approve the tract split as shown

Second: Meyer

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

Motion passed.

8). Subdivision: Apple Valley: Preliminary Plat: Parcel# 10-00122-490: 21920 Marion Lee Rd.

After review and consideration:

Motion: Meyer- to approve the Preliminary Plat with the stipulation that (line 16), signatures are obtained and Layman has had chance to review

Second: Kooistra

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

Motion passed.

9). Subdivision: Apple Valley: Sketch Plan: Parcel# 10-00122-490: 21920 Marion Lee Rd.

The Sketch Plan was reviewed by all members and accepted.

10). Subdivision: Pioneer Woods Phase 3: Final: Parcel# 10-01056-000: Off Camanche Dr.

After review and consideration:

Motion: Williams- to approve the final

Second: Meyer

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

Motion passed.

11). Concept Review: Jerid Jones: Parcel# 18-13587-000: 18473 W Hwy 12: Q & A

12). Concept Review: RLP: Parcel# 10-00086-000: 600 S Gentry Blvd.: Zone & rezone discussion regarding mix use with commercial/residential, etc. was had; SP zone was recommended.

13). Ordinance Campgrounds and RV Parks: FOR REVIEW & Discussion: An Ordinance Authorizing the Establishment of RV Parks and Campgrounds within the City Limits of the City of Gentry, Arkansas; and for other Purposes, was provided for review and discussion.

Motion: Williams- to approve with changes, as recommended by City Council

Second: Kooistra

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

Motion passed.

Motion: Kooistra- to approve the Ordinance on Emergency

Second: Meyer

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

Motion passed.

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

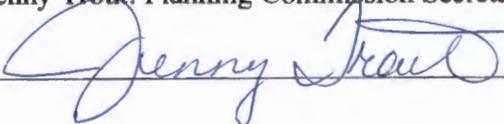
Motion: Church

Second: Meyer

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman

