

CITY OF GENTRY
PLANNING & ZONING COMMISSION

THURSDAY, OCTOBER 20, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on October 20, 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

Rezone-Jose Manuel & Ruth Noemi Munoz-Parcel# 10-00659-000

This request is brought before the planning and zoning commission to rezone the property located at S. Robin Rd. and Hwy 12 from R-2 to R-N. Commissioner's discussed the possibility that additional curbing may be required for the next phase.

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

PUBLIC HEARING

Rezone- SVM22 Homes, LLC-Parcel#'s 18-13354-000 & 18-13356-00

This request is to rezone from A-1 to R-2. Some concerns about drainage issues were raised from property owners in the area.

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:

PLANNING & ZONING

ROLL CALL: Church- Present

Feemster- Present

Kooistra- Present

Williams- Present

Meyer- Absent

Parks- Present

~~Jo~~ Runyan- ~~Absent~~ Present

Members Absent: Wanda Meyer

Others present: Code Enforcement Officer, Mark Smithson; City Attorney-Joel Kurtz; Chamber of Commerce Director, Janie Parks, City Clerk- Jenny Trout, Chris Tilly (Engineer), Gary Riekens, and others.

Review of the Minutes of the September 15, 2022 Regular Meeting: After review:

Motion: Church- to approve the minutes as written

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes

Parks-yes Williams-yes Runyan-pass

Motion passed.

1). **Jose Manuel & Ruth Neomi Munoz- Rezone- Parcel# 10-00659-000:** After review:

Motion: Williams- to approve the rezone

Second: Kooistra

Roll Call: Church-yes Feemster-yes Kooistra-yes

Parks-yes Williams-yes Runyan-yes

Motion passed.

2). **SVM22 Homes, LLC-Rezone- Parcel#'s 18-13354-000 & 18-13356-000:** After review:

Motion: Williams- to approve the rezone

Second: Feemster

Roll call: Church-yes Feemster-yes Kooistra-yes

Parks-yes Williams-yes Runyan-yes

Motion passed.

- 3). **Kristie & Kevin Shook- Lot Line Adjustment- Parcel# 18-13571-000**: After consideration:

Motion: Church- to approve the lot line adjustment

Second: Runyan

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

Motion passed.

- 4). **Mai Kou Xiong- Tract Split- Parcel# 15-07467-001**: After review and consideration:

Motion: Williams- to deny the tract split without further information provided regarding the access road.

Second: Church

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

Motion passed; tract split denied.

- 5). **David Bates & Paul Carter-Lot Line Adjustment-Parcel# 10-01146-000**: After review and consideration: It was decided a utility easement would need to be created, if lot line adjustment was approved.

Motion: Runyan- to approve the lot line adjustment conditioned on a revised plat reflecting an utility easement, before signing off

Second: Williams

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

Motion passed.

- 6). **Main Street Village- Subdivision 3 Final- Parcel# 10-00658-000**: This matter was withdrawn from the agenda.

- 7). **Ryan's Place- Subdivision- 2 Preliminary- Parcel# 10-00086-000**: After review and discussion:

Motion: Williams- to approve the preliminary plat

Second: Kooistra

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

Motion passed.

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

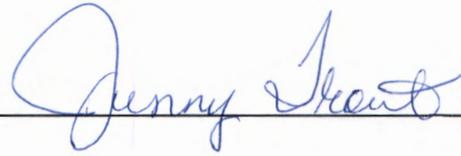
Motion: Church

Second: Feemster

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Commission Chairman

