

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, SEPTEMBER 16, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on September 16, 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- Absent

PUBLIC HEARING

Schuber Mitchell Homes: Variance- Parcel# (lot 5 in Grand Estates Phase 2): 313 Oak Ave.

After questions and answers regarding the request for a setback in order to move a garage, to effectively optimize the water flow/drainage for this lot, this portion of the public hearing was closed.

PUBLIC HEARING

NOTICE OF ZONING OF ANNEXED LANDS

After discussion for possible recommendation to the City Council regarding the current zone status of R-2, this portion of the public hearing was closed.

PUBLIC HEARING

Amendment to Zoning Ordinance (RE: R-N)

This matter was brought to the commission to discuss changing the wording regarding the new R-N zone, by revising the definition. After City Attorney Joel Kurtz presented his suggestions, and discussion was had, this portion of the public hearing was closed. Chairman Mike Parks announced the beginning of the regular session of the planning and zoning commission, requesting roll call.

PLANNING COMMISSION:

ROLL CALL: Church- Present
Kooistra- Present
Meyer- Present
Parks- Present
Runyan- Present
Feemster- Present

MEMBERS ABSENT: Williams

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Janie Parks, Delton Williams, Larry Curran, Jr. & Misty, Patrick Foyt, and others.

Review of the Minutes of the August 19, 2021 Regular Meeting:

Motion: Church- to approve the minutes as written
Second: Runyan
Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Meyer-yes Runyan-yes
Motion Passed.

1). Schuber Mitchell Homes: Variance- Parcel# (lot 5 in Grand Estates Phase 2): 313 Oak Ave.:

After discussion with the engineering representative for Schuber Mitchell Homes:

Motion: Church- to grant the Variance regarding the setback for the garage, contingent on the engineering and, ALL possible measures are taken to resolve this issue for any future builds
Second: Kooistra
Roll Call: Church-yes Feemster-yes Kooistra- yes
 Parks-yes Meyer-no Runyan-yes
Motion passed.

2). Notice of Zoning of Annexed Lands: (Sunset Ridge): After consideration:

Motion: Church- to recommend to City Council this area be zoned as R-2
Second: Runyan
Roll Call: Church-yes Feemster-yes Kooistra-yes
 Parks-yes Meyer-yes Runyan-yes
Motion passed.

3). Amendment of Zoning Ordinance (RE: R-N): After consideration:

Motion: Meyer- to accept the proposed amendment and, recommend to City Council for acceptance
Second: Kooistra
Roll Call: Church-yes Feemster-yes Kooistra-yes
 Meyer-yes Runyan-yes Parks-yes
Motion passed.

4). Collins - Concept Review: Sub-sketch plan: Representative Patrick Foyt presented commission members with a "review only" sketch plan and, asked for feedback regarding said plan for a 4-unit townhouse development. After discussion with regard to setbacks, drainage and street issues, the commission suggested further research be done and the plan brought back at a later date, providing more clarity with regard to the plan.

5). Switzer Living Trust: Lot Split- Sketch Plan 1- Parcel# 10-00658-000: After lengthy discussion regarding drainage issues, flooding, traffic and lot size, as well as the commission's suggestion that a 3rd party have an opportunity to review the drainage/flood plan and, ownership of the surrounding property be provided:

Motion: Meyer- to deny the sketch plan until a better idea of drainage and, road improvements for Robin Road are provided

Second: Runyan

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

Motion passed.

6). Switzer Living Trust: Lot Split- Preliminary - Parcel# 10-00658-000: Having previously denied the Sketch Plan, this matter was dismissed.

7). Julian & Roxanne Goslee: Tract Split & Lot Line Adjustment- Parcel# 10-00148-424; Dawn Hill East Rd.: After consideration:

Motion: Church- to approve the Tract Split & Lot Line Adjustment as proposed

Second: Kooistra

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

Motion passed.

8). Kenneth & Karen Lambert: Lot Split- Parcel# 10-00148-600; 21449 Marion Lee Rd.:

Motion: Church- to approve the lot split

Second: Runyan

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


