

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, FEBRUARY 18, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 18, 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- virtually
Danny Feemster- Present
Wanda Meyer- Present- virtually
Mike Parks- Present
Tammy Runyan- Absent
Jay Williams- Present

Others in attendance: Randy Moll (virtually); Mark Smithson, City Attorney Joel Kurtz, City Clerk Jenny Trout.

PUBLIC HEARING

Special Use Permit Parcel# 10-00434-000 213 S. Rust Ave. (M4 Construction)

After discussion, including the fact that this is currently zoned as R-0, and the plan is to build a duplex on this property. Having no further comment, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit Parcel# 10-00354-000 N. Giles Ave. (M4 Construction)

After discussion, including the fact that this is currently zoned as R-0, and the plan is to build a triplex on this property. Having no further comment:

Motion: Church- to adjourn the public hearing

Second: Kooistra

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

This portion of the public hearing was closed.

PLANNING COMMISSION

ROLL CALL:

Paul Church- Present
Jim Kooistra- Present; virtually
Danny Feemster- Present
Wanda Meyer- Present; virtually
Mike Parks- Present
Tammy Runyan- Absent
Jay Williams- Present

Review of the Minutes of the January 21, 2021 Regular Meeting:

Motion: Church- To approve the minutes as written

Second: Feemster

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

Motion Passed.

1). Review of the new RN (Residential Neighborhood): City Attorney, Joel Kurtz

After review and discussion: it was decided changes were to be made to the size, area, and setback requirements table and brought back for public hearing for: Amendment to Zoning Code, in March 2021.

2). M4 Construction LLC: Special Use Permit Parcel# 10-00434-000 213 S. Rust Ave

After review and consideration:

Motion: Williams- to approve the special use permit

Second: Church

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

Motion passed.

3). M4 Construction LLC: Special Use Permit Parcel# 10-00354-000 N. Giles Ave.

After review and discussion:

Motion: Church- to approve special use permit for triplex

Second: Kooistra

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

Motion passed.

4). Country Lots LLC: Subdivision- Sketch Plan (Sunset Ridge Phase 5)
Parcel# 10-00148-200

After review and discussion:

Motion: Williams- to approve the Sketch Plan

Second: Feemster

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

Motion passed.

5). Country Lots LLC: Subdivision- Preliminary Plat (Sunset Ridge Phase 5)
Parcel# 10-00148-200

After review and discussion:

Motion: Meyer- to deny the Preliminary Plat until access of a proper size to the Common Area is provided, as well as providing either a 6' asphalt or concrete sidewalk to said area

Second: Kooistra

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

Motion passed.

6).Grand Estates Phase 2 Final; Parcel# 10-00120-002

This matter was cancelled; To be brought back in March.

7). Wesson, Katrena Michelle- Lot Split: Parcel# 10-01292-000

After review and discussion:

Motion: Williams- to approve the lot split

Second: Church

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

Motion passed.

8). Haak, William & Delia- Lot Split; Parcel# 18-13593-000

After review and discussion:

Motion: Church- to approve the lot split for Bill Haak

Second: Meyer

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

Motion passed.

9). Fandrich Revocable Trust, Dean & Sheryl- Lot Line Adjustment;
Parcel# 10-01149-000

After review and discussion:

Motion: Williams- to approve the lot line adjustment

Second: Feemster

Roll Call: Church=yes Feemster=yes Kooistra=yes
 Parks=yes Williams=yes Meyer=yes

Motion passed.

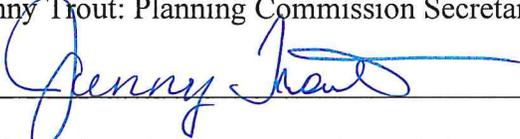
With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman