

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, JULY 15, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on July 15, 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:

PUBLIC HEARING

Apple Valley LLC: Re-Zone: Parcel# 10-00122-490; 21920 Marion Lee Rd.

Jesse Fulcher with Apple Valley announced the goal is to build a single-family neighborhood on the approximate 35 acres, and requested a rezone to R-3. Planning commission members discussed the new R-N zoning definition may need to be modified, which may better suit the needs for this rezone. After no further comment, this portion of the public hearing was then closed.

PUBLIC HEARING

Steele Development Inc: Re-Zone: Parcel# 18-13369-001; 1751 W Main St.

Ferdinand Forry with Steele Development stated the current zone is R-2, they are requesting a rezone to R-3 in order to build 69 single-family units and 12-14 duplexes. After no further comment, this portion of the public hearing was closed, and Chairman Mike Parks announced the beginning of the regular planning commission session.

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, Ferdinand Forry, Jesse Fulcher, Janie Parks, Maxine Foster, Jayne Kooistra, Jason Williams and others.

Review of the Minutes of the June 17, 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.

1). Apple Valley LLC: Re-Zone: Parcel# 10-00122-490: 21920 Marion Lee Rd.

After discussion and consideration:

Motion: Church-to broaden the definition of the new R-N zone

Second: Kooistra

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

Motion Passed. City Attorney Joel Kurtz will address this matter.

Motion: Church- to recommend the rezone from A-1 to R-N

Second: Kooistra

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

Motion passed.

2). Steele Development Inc: Re-Zone: Parcel# 18-13369-001:1751 W Main St.

After discussion and consideration:

Motion: Church- to approve the rezone to R-3

Second: Meyer

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

Motion passed.

3). Mae L. Dove, Trustee: Lot Line Adjustment- Parcel# 10-00119-001: 1299 W Main St.

After discussion and consideration:

Motion: Williams- to approve the lot line adjustment

Second: Meyer

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

Motion passed.

4). Fischer Family Trust Steve & Carole: Lot line Adjustment- Parcel#18-13380-001

After discussion and consideration:

Motion: Williams- to approve the lot line adjustment with the following corrections: Scrivener's Error changing "Tract Split" to lot line adjustment; and changing Parent Tract 1 to Tract 1 and, Parent Tract 2 to Tract 2

Second: Kooistra

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

Motion passed.

5). Paul Church: Lot line Adjustment- Parcel# 18-13874-000: 21367 Arkotex Rd.

After consideration and discussion:

Motion: Williams- to approve with the following changes: correctly name each Tract, provide a Legal description for the 40' easement back to Tract 2 and, provide a signature line for Planning Commission, all within the survey

Second: Runyan

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

Motion passed.

6). Paul Church: Subdivision 2 Preliminary (Phase 3 A)- Parcel# 10-01077-000: W 7th St.

After discussion:

Motion: Kooistra- that planning commission has no issue with accepting this subdivision's progression in phases

Second: Feemster

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

Motion passed.

**7). Leo G. & Sondra J. Nash: Lot line Adjustment- Parcel# 18-13862-006:
13916 Cozy Corners Rd.**

After review and consideration:

Motion: Church- to approve as presented, subject to the following change: the 30' access easement referenced within the Parent Tract is to be a 40' access easement

Second: Runyan

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

Motion passed.

At this time, Chamber of Commerce Director Janie Parks, reminded those present of the upcoming Downtown Revitalization meeting set for July 20, 2021, from 6:30- 8:30p.m., in the McKee community room at the Gentry Public Library- encouraging all to attend, especially those owning/operating businesses along Main Street.

Commission Member Wanda Meyer suggested it might be necessary to address the surveyors regarding corrections on the presented plats/surveys, in order to avoid repetitive requests.

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

Motion: Williams- to adjourn

Second: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman


