

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, NOVEMBER 21, 2019

The Planning and Zoning Commission of the City of Gentry, Arkansas met on November 21, 2019 at 7:05 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Paul Church
Danny Feemster
Jim Kooistra
Wanda Meyer
Mike Parks
Tammie Runyan

MEMBERS ABSENT

Jay Williams

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Ron Homeyer, Chaia Zellermyer, Patrick Foy and others.

Before beginning, Mark Smithson asked Chairman Mike Parks if there would be any objection to adding a discussion regarding a Special Use Permit to the agenda that had previously been overlooked. Chairman Mike Parks addressed the Commission Members:

Motion: Church- to add a Special Use Permit discussion to the agenda

Second: Meyer

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

Motion passed and the matter was added to the agenda.

Minutes of the October 17, 2019 Regular Meeting:

Motion: Church- To approve the minutes as presented

Second: Runyan

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

Motion Passed.

**1) Nadia Stesiv: Air B&B 403 Wilson Dr.: Conditional Use Permit Application-
Home Occupation Type 2:**

Mark Smithson presented the Conditional Use Permit Application provided, allowing as a home occupation Type 2, to the Commission for review and consideration.

Motion: Church- to approve the Conditional Use Permit as Home Occupation Type 2

Second: Feemster

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

Motion passed.

2) Taylor Orchard Driveway Road Creation Petition- Benton County

After review of the presented documents:

Motion: Kooistra- that there be no objection to the Petition so long as the County was well aware that they would be responsible for maintenance and construction of the existing Waterline Easement

Second: Meyer

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

Motion passed.

3) Grand Estates- Phase 1- Final Plat: Ron Homeyer RE: Bond or Contract in Lieu

After review of presented documents: Ron Homeyer addressed the Commission and asked if final approval of Plat could be given at this time in order to move forward without holdup on completion.

Motion: Meyer- to accept the Final Plat presented, with listed conditions and stipulations, specifically that all criteria must be met, and that no building permits would be provided until so done.

Second: Kooistra

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

Motion passed.

4) Steele Development- Rezone

After review of presented documents, and being advised that no notifications by letter to adjacent property owners had been sent after the second publication; Chairman Mike Parks suggested that re-advertising of a Notice of public hearing, as well as notifications to adjacent property owners, be completed with the public hearing to be held at next month's meeting.

5) Chaia Zellermyer Re: Property on Orchard Lane

Ms. Zellermyer presented questions to the Commission regarding a piece of property on Orchard Lane and whether or not adjustments could be made and approved should she purchase said property. After much discussion it was agreed that a Lot Line Adjustment would likely be necessary at some point in the future.

6) Patrick Foy RE: Rustic Ridge additions to subdivision & streets

Mr. Foy presented with questions regarding adjacent property to property already under development. Lengthy Q&A was had.

*At this time the matter added to the Agenda was presented:

7) Russell Andrews- Discussion RE: R-0 Special Use Permit

Mark Smithson advised that demolition had transpired regarding a duplex located on S. Collins Ave. and Mr. Andrews was requesting a Special Use Permit be granted in order for reconstruction to take place immediately. It was stated a Special Use Permit could not

be issued in an R-0 zone.

Motion: Church- to allow non-confirming use with reconstruction at 111 and 113 S. Collins

Second: Runyan

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

Motion passed.

At this time the Commission was addressed regarding a property located on Dawn Hill Rd. and whether or not a Special Use Permit could be purchased by the current property owner and later transferred to the new property owner, should that property change hands. It was noted that process was not allowed, but a request for re-zone of property from R-0 to R-2 would be considered should it be presented to the Commission.

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

Motion: Runyan- to adjourn this meeting

Second: Meyer

All in Favor- yes

NONE Opposed:

Motion passed, meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman

