

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JANUARY 20, 2022**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on January 20, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

**ROLL CALL:** Church- Present  
Feemster- Present  
Kooistra- Present  
Williams- Present  
Meyer- Present  
Parks- Present

**MEMBERS ABSENT:** Runyan

**PUBLIC HEARING**

**Special Use Permit; Parcel# 10-00313-000: Steve Ellis**

Mr. Ellis was present to request the special use permit in order to build a single- family home on Parcel# 10-00313-000. After discussion this portion of the public hearing was closed.

**PUBLIC HEARING**

**Variance Request; Parcel# 10-07092-000; Sunset Ridge/Jeffory Sanders**

Mark Smithson announced the property owner was requesting the variance in order to build a fence and a 20x30 shop. There being no other comments, this portion of the public hearing was closed. Chairman Mike Parks announced the start of the regular planning and zoning session:

**PLANNING COMMISSION:**

**ROLL CALL:** Church- Present  
Feemster- Present  
Kooistra- Present  
Williams- Present  
Meyer- Present  
Parks- Present

**MEMBERS ABSENT:** Runyan

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Mark Smithson, Robert Swanson, Steve Ellis, Steve Young, Ron Homeyer and, others.

**Review of the Minutes of the December 16, 2021 Regular Meeting:** After review:

**Motion:** Church- to approve the December 16, 2021 minutes as written

**Second:** Meyer

\*At this time City Attorney Joel Kurtz mentioned the minutes reflected he had been present virtually, when in fact he had been physically present

**Motion:** Church- to amend his original motion to reflect this information

**Second:** Meyer

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

                         Parks-yes                      Williams-yes                      Meyer-yes

**Motion Passed.**

**1). Jeffory Sanders- Variance; Parcel# 10-07092-000:** After discussion:

**Motion:** Church- table for later discussion

**Second:** Meyer

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

                         Parks-yes                      Williams-yes                      Meyer-yes

**Motion passed.**

**2). Steve Ellis- Special Use Permit; Parcel# 10-00313-000** After discussion:

**Motion:** Williams- to approve the variance for a single-family home to include 8' setbacks

**Second:** Kooistra

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

                         Parks-yes                      Williams-yes                      Meyer-yes

**Motion Passed.**

**3). Robert Swanson RE: advice/clarification of lot split:** Mr. Swanson addressed the commission inquiring as to why his request for lot split had been denied in December. After explanations were provided, and discussions were had, Chairman Mike Parks advised Mr. Swanson he had the right to appeal the decision of the Planning and Zoning Commission, with City Council.

**4). a). Youngs Properties Inc: Subdivision- 1 Sketch Plan:** After review of the Sketch Plan:

**Motion:** Kooistra- to approve the Sketch Plan dated January 2022

**Second:** Meyer

**Roll Call:** Church-yes                      Feemster-yes                      Kooistra-no

                         Parks-yes                      Williams-yes                      Meyer-yes

**Motion passed.**

**4). b). Youngs Properties Inc: Subdivision- 2 Preliminary (Phase 2 Sandy Acres);**

**Parcel# 10-00123-055:** After review:

**Motion:** Church- to approve the preliminary plat dated January 7, 2022

**Second:** Kooistra

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

**Motion passed.**

**5). Snyder Court Subdivision- 2 Preliminary; Parcel# 10-00875-000 (James Mathias);**

After review:

**Motion:** Church- to approve the Preliminary Plat dated January 2022, as presented

**Second:** Williams & Kooistra

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

**Motion passed.**

**6). Sunset Ridge- Country Lots LLC- Subdivision 2- Phase 5 Preliminary;**

**Parcel# 10-00148-200:**

This item was removed from the agenda as it was not ready for presentation to the commission.

\*At this time City Clerk Jenny Trout, reminded commission members to complete and submit their statements of financial interest by January 31, 2022 and, the new online courses for Arkansas Planning Official Training, was now open for registration, if anyone was interested.\*

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

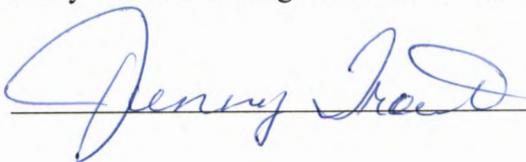
**Motion:** Meyer

**Second:** Kooistra

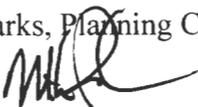
All in favor, none opposed.

**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

  
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Mike Parks, Planning Committee Chairman

  
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