

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MAY 16, 2019

The Planning and Zoning Commission of the City of Gentry, Arkansas met on May 16, 2019 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Mike Parks
Jim Kooistra
Wanda Meyer
Tammy Runyan
Jay Williams
Paul Church

MEMBERS ABSENT

Danny Feemster

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Janie Parks, Natalie Tibbs with Children’s Advocacy Center, Mayor Kevin Johnston, Randy Moll and others.

PUBLIC HEARING

Crowder Sub-division: Petition for Rezoning

Discussions about rezoning requests by Grand Estates, LLC to change zoning from A-1 (agriculture) to R-2 medium density residential were had. Questions concerning rezoning within or without Gentry’s City limits were raised. It was stated that a portion of the property being considered was outside of Gentry’s City limits and was therefore not eligible for approval by the Planning and Zoning Commission. The land must first be approved for annexation by the county then brought to the Planning and Zoning Commission as the P&Z Commission cannot recommend on land not yet within the City’s limits. This concluded the public hearing portion of the meeting.

PLANNING COMMISSION

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

Minutes of the April 18, 2019 Regular Meeting:

Motion: Meyer- To approve the minutes as presented

Second: Williams

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

Motion Passed.

1) **Crowder Sub-Division with Ferdi Fourie**

Mr. Fourie presented the Sketch Plan with checklist in connection to the request for rezoning and update of annexation. Special attention was given to the general location of all proposed street within the subdivision as well as discussions on location and size of existing utilities.

Motion: Williams-to accept the Sketch Plan with changes

Second: Kooistra

Roll Call:

Church- yes Kooistra- yes Williams- yes Meyer- yes Runyan- yes

Motion passed.

2) **Rustic Ridge Sub-Division- Mark Smithson with Patrick Voy, Engineer**

Patrick Voy presented the Sketch Plan with checklist. After much discussion on concerns for entry and exit of the proposed property, the remaining items on the checklist were reviewed and checked off. It was then suggested to the developer that further review of the plans regarding street entry/exit was necessary then to be presented before the P&Z Commission at a later date for consideration.

3) **Children Advocacy Center of Benton Co. -Natalie Tibbs, Executive Director**

Natalie Tibbs, Executive Director of the Children's Advocacy Center of Benton County presented with reasons and need for a new Center in Gentry. Those reasons included the location, as there is currently no other facility in the area besides the base location in Little Flock. Unfortunately, there is a great need for this Center in more than one location and Gentry would make an ideal area. The purpose for the request is that Gentry's current ordinance does not include this type of facility in its list of emergency faculties.

Motion: Runyan- to support the building officially, and that it be determined that the proposed facility is considered an emergency facility for purposes of serving children and families in need of those services

Second: Meyer

Roll Call:

Church- yes Kooistra- yes Williams- yes Meyer- yes Runyan- yes

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

Motion: Williams- to adjourn this meeting

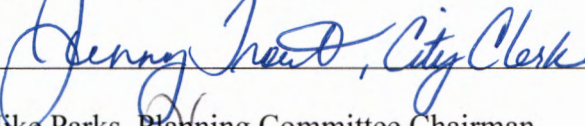
Second: Kooistra

All in Favor- yes

NONE Opposed:

Motion passed.

Jenny Trout: Planning Commission Secretary/City Clerk

Handwritten signature of Jenny Trout in blue ink, reading "Jenny Trout, City Clerk".

Mike Parks, Planning Committee Chairman

Handwritten signature of Mike Parks in black ink, reading "Mike Parks, Chairman".