

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MARCH 18, 2021

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

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Rick Parker, Mr. and Mrs. James Ferguson, Janie Parks, Mark Smithson, Maxine Foster, James Krein, Cheryl Smith, Jayne Kooistra, Barry Jarnigan and others.

PUBLIC HEARING

Special Use Permit Parcel# 10-00416-000 & 10-00423-000
Eric Holland: Radius Woodworks, LLC 121 S. Nelson Ave.

Currently this area is zoned R-0. Mr. Holland is requesting a special use permit in order to operate a custom cabinet shop without the use of the residence.

There being no further comments, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit Parcel# 10-00120-002
Phillip Merworth, Grand Estates, LLC

This area is zoned commercial. Mr. Merworth is requesting a special use permit in order to build 2 triplexes, or 3 duplexes.

There being no further comments, this portion of the public hearing was closed.

PUBLIC HEARING

Gentry Zoning Ordinance: Amendments & Rezone
Proposed RN- Residential Neighborhood

Rick Parker spoke concerns of the possibility of commercial building moving into the area, if the new zoning isn't passed. Discussion was held of the possibility of a historic district, being designated in the future. James Ferguson asked the commission to consider reducing the R-0 area, to the alley behind Arvest Bank, or to make a covenant for office or single residence use; consideration of no chain link fences in the front yards and, no yard parking of semi-trucks, or anything larger than a utility vehicle. Nathan Kennedy voiced is appreciation to all for maintaining the single-family residential area; and Barry Jarnigan raised questions about lot sizes.

There being no further comments, this portion of the public hearing was closed, and the regular meeting of the Planning and Zoning Commission began with roll call:

PLANNING COMMISSION

MEMBERS PRESENT

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

MEMBERS ABSENT

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Janie Parks, Maxine Foster, and others.

Review of the Minutes of the February 18, 2021 Regular Meeting:

Motion: Church- To approve the minutes as written

Second: Kooistra

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

Motion Passed.

Review of the minutes of the February 24, 2021 Special Meeting:

Motion: Runyan- to approve the minutes as presented

Second: Meyer

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

Motion passed.

**1). Eric Holland: Radius Woodworks, LLC Parcel# 10-00416-000 & 10-00423-000
Special Use Permit**

After discussion and consideration:

Motion: Church-to approve the special use permit to allow use of the building for a cabinet shop and to dissolve use of the apartment

Second: Kooistra

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

Motion Passed.

2). Grand Estates: Phillip Merworth: Parcel# 10-00120-002- Special Use Permit

After discussion:

Motion: Williams - to approve the special use permit

Second: Meyer

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

Motion passed.

3). Review of new RN (Residential Neighborhood): Amendment to Zoning Code

After review and consideration:

Motion: Church- to send to City Council as written

Second: Kooistra

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

Motion passed.

4). Rezone of the same area: Collins to Railroad & McKee to Arkansas St.

After review and discussion:

Motion: Williams- If the R-0 zone passes, recommend to City Council for rezone to R-N

Second: Kooistra

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

Motion passed.

5). Grand Estates Phase 2 Final; Parcel# 10-00120-002: Subdivision

After review and discussion:

Motion: Meyer- to approve final plat with stipulations: covenants are to be amended and the legal description is to be corrected before recording

Second: Feemster

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

Motion passed.

6). Pioneer Woods Phase 3: Subdivision 2-Preliminary; Paul Church-Parcel# 10-01077-000

After review and consideration:

Motion: Meyer- to approve the preliminary plat for Pioneer Woods Phase 3

Second: Runyan

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

Motion passed.

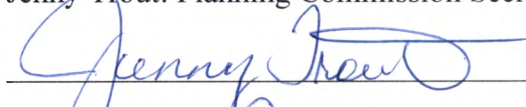
With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Williams

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk



Mike Parks, Planning Committee Chairman