# CITY OF GENTRY PLANNING & ZONING COMMISSION

#### THURSDAY, SEPTEMBER 15, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on September 15, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order by announcing the public hearing and requested roll call:

Church- present Kooistra- present Meyer- present Parks- present Runyan- present Feemster- present Williams- present

### **PUBLIC HEARING**

### Special Use Permit-Jackie Bader-Parcel# 10-00117-000

This request is being brought before the planning and zoning commission in order to add on to an existing structure, in order for the property owner to live within the dwelling. Ms. Bader would like to add a bedroom and bathroom to her old shop building, while continuing to live in her home, until the renovations are complete. At which time she will move into the renovated building and use the current home for storage. Ms. Bader stated the property will not be used to house additional occupants.

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

#### PUBLIC HEARING

#### Special Use Permit-Lindy & Mickey Chamberlain-Parcel# 10-00148-728

Mr. Lindy's granddaughter, Heather Brownstone, was present to address the commissioners regarding the request for the special use permit. Mr. Lindy, who arrived shortly thereafter, currently has two residences on his property and, would like permission to renovate another mobile home on the property, to be used as an additional residence, occupied by his other granddaughter and her family.

There being no further questions or comments, this portion of the public hearing was closed, and the regular planning and zoning commission meeting commenced with roll call:

ROLL CALL: Church- Present

Feemster- Present Kooistra- Present Williams- Present Meyer- Present Parks- Present Runyan- Absent

Members Absent: None

Others present: Code Enforcement Officer, Mark Smithson; City Attorney-Joel Kurtz; Chamber of Commerce Director, Janie Parks, City Clerk- Jenny Trout, Jackie Bader, Jim Krein Lindy Chamberlain and Heather Brownstone.

### Review of the Minutes of the August 18, 2022 Regular Meeting: After review:

Motion: Church- to approve the minutes as written

Second: Kooistra

Roll Call: Church-yesFeemster-yes

Kooistra-yes

Parks-yes

Williams-yes

Meyer-yes

Runyan-pass

Motion passed.

## 1) <u>Jackie Bader- Special Use Permit- Parcel# 10-00117-000:</u> After further discussion with Ms. Bader:

Motion: Church- to grant the addition to the back building, with the stipulation that only

one building at a time will be used as a residence

Second: Meyer

Roll Call: Church-yesFeemster-yes

Kooistra-yes

Parks-yes

Williams-yes

Meyer-yes

Runyan-yes

Motion passed.

## 2) <u>Lindy & Mickey Chamberlain- Special Use Permit- Parcel# 10-00148-728:</u> After discussion and consideration:

**Motion:** Church- to grant a hardship exception to allow a 3rd residence on the property, so long as all three residences are occupied by family, and with the understanding that any future attempt to split the property must comply with applicable law, potentially including the subdivision requirements.

Second: Feemster

Roll Call: Church-yes

Feemster-yes

Kooistra-yes

Parks-yes

Williams-yes

Meyer-yes

Runyan-yes

Motion passed.

## 3). Paul Church-Subdivision Pioneer Woods Phase 5 Final -10-01077-000: After consideration:

Motion: Meyer- to approve the final plat of the Pioneer Woods phase 5 subdivision

Second: Williams

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

Williams-pass Meyer-yes Runyan-yes Parks-yes

Motion passed.

### 4) Switzer Living Trust-Subdivision 3 Final-Main St. Village Final-

Parcel# 10-00658-000: This item was tabled until the next meeting.

- \* At this time City Attorney Joel Kurtz informed commissioners of an issue regarding annexation and publication of a public hearing to be held next Wednesday, September 21, 2022 at 7:00 p.m. After discussion, it was decided that
- \* Chamber of Commerce Director Janie Parks announced the Final Revitalization Town Hall meeting is scheduled for October 4, 2022 in the McKee Room of the Gentry Public Library at 6:00 p.m. \*
- \* Attorney Kurtz also announced that he had a rough draft of the Landscaping Ordinance, nearing completion and that he had copies available to anyone that was interested in reviewing. He anticipates having the ordinance completed by the next planning commission meeting in October.

There being 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 Frout: Planning Commission Secretary/City Clerk

Mike Parks, Planting Committee Chairman