CITY OF GENTRY

PLANNING & ZONING COMMISSION

Thursday, July 19, 2018

The Planning and Zoning Commission of the City of Gentry, Arkansas met on July 19, 2018 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT MEMBERS ABSENT

Mike Parks Paul Church

Danny Feemster Bobby Krein

Jim Kooistra

Wanda Meyer

Tammie Runyan

Others in Attendance: City Clerk Jayne Kooistra, City Attorney Jay Williams, Mark Smithson, Ric Stripling, Laura Weygandt, and Randy Moll

PLANNING COMMISSION

Roll Call:

Parks – yes Church – no Feemster – yes Kooistra - yes Krein – no Meyer – yes Runyan - yes

Minutes of the July 5, 2018 Special Meeting:

Motion: Meyer– To approve minutes as written

Second: Runyan

Roll Call:

Feemster – yes Kooistra – yes Meyer - yes Runyan -- yes Motion passed.

1. Laura Weygandt—Shady Grove Road—Possible Subdivision

Ms. Weygandt was present at the meeting to ask questions concerning a possible new subdivision on her property on Shady Grove Road, south of TUFCO. The property is not in the Gentry City Limits, but in the surrounding Planning Area. She and her husband would like to split 3 Lots from the 20-acre property. These 3 lots are on a public dirt road, and the remaining property would be used as a residence for them with the possibility of a future subdivision. She had 3 main questions regarding these Lot Splits/Possible Subdivision. 1.Were curbs and gutters required for these 3 lots since they were on an unpaved road? Mark Smithson said he had called Benton County concerning this question. They implied a curb would not be required. Attorney Williams said this requirement could be waived. 2. Would a Topographic Map be required? She said they had been working with Surveyor Gene James. Attorney Williams said that a Topographic Map that showed utilities would be required for Lot Splits. 3. What size would future streets need to be? Attorney Williams said that there would need to be a 50 ft. easement for access and utilities, and he recommended 80 ft. The drive is currently being used as access to the existing residence. She thanked the Commission for their help.

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1. Ric Stripling—Highway 59 South –Adult Daycare for Persons with Disabilities

Mr. Stripling was present at the meeting. He said he and his wife bought the former Apple Crest Inn last year for use as a home for disabled adults. He and his wife have 30 years’ experience working with disabled adults with Pathfinders previously in Rogers. They currently have 4 disabled adults that they now serve. These adults reside with them. However, they would like to open a state licensed Adult Daycare for Disabled Adults, serving 5-15 additional adults. This Daycare would be open approximately from 7:30 am to 5:30 pm. He asked the Commission if there were any additional requirements that needed to be met. The Commission was very glad that Mr. Stripling had come to them at this time, since that is part of the area that they are currently working on for new districts. With the knowledge of this Adult Daycare, they could rezone this area appropriately and therefore, the Center could be grandfathered in.

1. Zoning of Annexed Land Discussion

Large maps of the city area zoning, obtained from Benton County Planning, were shown by Attorney Williams and Mark Smithson to the Commission at last month’s meeting. Discussion then centered on the Pioneer Lane/Dawn Hill Road area with suggestions for changes in some of the zoning. Attorney Williams suggested that the Commission color in the big paper map he had brought to show the new and different zones at this month’s meeting. That was done in this meeting, taking into account the different zones that were discussed at previous meetings. Attorney Williams will bring this New Zones map to next month’s meeting for discussion. The   
Commission also discussed a new commercial/residential Mixed-Use district, which was shown as purple on the new colored district map. Chairman Mike Parks asked the members to be thinking about this matter.

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

Motion: Kooistra—To adjourn this meeting

Second: Runyan

Roll Call:

Feemster – yes Kooistra – yes Meyer- yes Runyan - yes

Motion passed.

Jayne Kooistra: Planning Commission Secretary/City Clerk

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Mike Parks, Planning Committee Chairman

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