CITY OF GENTRY

PLANNING & ZONING COMMISSION

Thursday, January 18, 2018

The Planning and Zoning Commission of the City of Gentry, Arkansas met on January 18, 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 Bobby Krein

Paul Church

Danny Feemster

Jim Kooistra

Wanda Meyer

Tammie Runyan

Others in Attendance: City Clerk Jayne Kooistra, City Attorney Jay Williams, Mark Smithson, and Phillip Merworth

PLANNING COMMISSION

Roll Call:

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

Minutes of the December 21, 2017 Regular Meeting:

Motion: Church– To approve minutes as written

Second: Kooistra

Roll Call:

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

Motion passed.

1. Tract Split—Phillip Merworth—North Collins Street

This Tract Split had been discussed at the November meeting, but the Tract Plat Map, surveyed by Robert Caster had differed with the Surveyor of the neighboring property. It was decided then to table the motion until both Surveyors agreed. Mr. Merworth was present at the meeting and had a new Plat Map of the property, surveyed by Michael James. It now agreed with the neighboring properties, and Mark Smithson said the pins were fixed and set properly. Mr. Merworth would like to split this property and build two houses, one on each tract. Mark Smithson said there was enough room for two houses and the adjoining landowners are aware of this split and in agreement. However, as the Commissioners were looking at the Plat Map, Paul Church noticed that the easement for sewer and water was not shown. In discussion with Mr. Merworth and Mark Smithson, they said that Laymon Donohue had approved the water and sewer. The Commission felt that the easement should be shown on the Plat Map before they could make a decision.

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Motion: Church—To Table this Tract Split until Plat Map shows water and sewer easement to Tract I

Second: Meyer

Roll Call:

Church – yes Feemster – yes Kooistra – yes Meyer – yes Runyan – yes

Motion passed.

1. Discussion of Zoning for Annexed Land

At last month’s meeting Chairman Mike Parks had asked the members to think about using different zoning than A-1 when annexing new land to the City. Attorney Williams pointed out that chicken houses could be built on any land in that zone. Attorney Williams also said that he would like to have all the annexed area around Sleepy Hollow to be studied for zoning. There was discussion of whether there was a need to change the Zoning Ordinance for Annexed Land. It was noted by Chairman Parks that there would need to be a Public Hearing before that was done. This action could result in Spot Zoning. Much discussion followed. Chairman Parks asked Mark Smithson to make several paper maps of the zoning in the Sleepy Hollow area, for the Commission to write on or stick notes on, to decide on the course of action and to bring these paper maps to the next meeting. He also asked the Commissioners to drive around the Sleepy Hollow and Taylor Orchard areas and be familiar with the land and types of properties. The Commission could then begin work on this project next month.

1. Statement of Financial Interest

This document was included in the Agenda Packet. It needs to be filled out and returned to City Hall each year by January 31. Please wait to sign in front of a Notary Public. There are 2 notaries at City Hall for your convenience.

1. Flyer—Planning Commission Training

There will be an Advanced Planning Commission Training Session on March 14, 2018 at the Little Rock Main Library. The City will pay the $95 Registration Fee for anyone who would like to attend. Please tell Tonya at City Hall if you are interested.

1. Election of Planning Commission Chairman and Vice Chairman for 2018

Chairman Parks announced that it was necessary that the Commission elect a Chairman and Vice Chairman for 2018.

Motion: Church—to elect Mike Parks as Chairman

Second: Kooistra

Roll Call:

Church – yes Feemster – yes Kooistra – yes Meyer – yes Runyan – yes

Motion passed.

Motion: Kooistra--to elect Wanda Meyer as Vice Chairman

Second: Runyan

Roll Call:

Church – yes Feemster – yes Kooistra – yes Meyer – yes Runyan – yes

Motion passed.

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

Motion: Meyer—To adjourn this meeting

Second: Kooistra

Roll Call:

Church – yes 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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