CITY OF GENTRY

PLANNING & ZONING COMMISSION

Thursday, August 16, 2018

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 16, 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

Jim Kooistra

Bobby Krein

Wanda Meyer

Tammie Runyan

Others in Attendance: City Clerk Jayne Kooistra, City Attorney Jay Williams, Mark Smithson, and Jenny Trout

PLANNING COMMISSION

Roll Call:

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

Minutes of the July 19, 2018 Regular Meeting:

Motion: Kooistra-- To approve the minutes as presented

Second: Meyer

Roll Call:

Feemster – yes Kooistra – yes Krein – yes

Meyer - yes Runyan -- yes

Motion passed.

1. Tract Split—Dwayne Bunch—Cozy Corners Road

This Tract Split had been presented to the Planning Commission 2 years earlier, but was denied since the access road was only 30’. The Owner changed the easement to 40’ and had the land surveyed to reflect this change, but he never brought it back to the Commission for approval. He would now like to sell Tract 2, which is 2.68 acres and has 3 chicken houses on it, as shown on the Plat Map, dated Aug.2, 2016, but the Tract Split needs to be approved by the Commission. There is currently city water on Tract 1, which has the residence, and Mark Smithson said that water could be brought to Tract 2 along the 40’ easement.

Motion: Krein—To accept this Tract Split for Dwayne Bunch as shown on Plat Map dated Aug.2, 2016

Second: Runyan

Roll Call:

Feemster – yes Kooistra – yes Krein – yes

Meyer- yes Runyan - yes

Motion passed.

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1. Zoning of Annexed Land Discussion—New Zones Map

A large map of the city area zoning, obtained from Benton County Planning, was colored in at last month’s meeting. This map now shows the new and different zones by various colors and includes the Commission’s proposed zoning changes along the Pioneer Lane/Dawn Hill Road/Highway 59 area that had been discussed at previous meetings. This colored New Zones Map was discussed by the group. Mark Smithson took the map and markers to have library volunteers to color in another map to be used for presentation at the Public Hearing concerning these zoning changes.

1. Proposed Specific Plan (SP) for Zoning District Ordinance-Attorney Williams

Attorney Williams distributed a proposed Ordinance pertaining to areas with ‘mixed use’ that had been previously discussed in the Annexed Land Discussions of the past few months. This area extends from Adams Truss to Flint Creek. This is the area that was colored purple on the New Zones Map. He then briefly explained the proposed Ordinance to the group and asked the members to take the document home and study it so that they could discuss it further at next month’s meeting and be prepared to make any changes and finalize the Ordinance then. He also said he would prepare another Ordinance for next month’s meeting pertaining to the New Zones Map and the changes previously proposed by the Commission. If these 2 Ordinances could be finalized at the Sept. meeting, then a Public Hearing on these Zoning Changes could be held at the October meeting, and hopefully, be ready to send to the City Council in November.

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

Motion: Runyan—To adjourn this meeting

Second: Kooistra

Roll Call:

Feemster – yes Kooistra – yes Krein – 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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