CITY OF GENTRY

PLANNING & ZONING COMMISSION

Thursday, December 20, 2018

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 20, 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 None

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, Ron Homeyer, Steve Young, Gayla Byrd, Jenni Trout, Scott Christiansen, Alex Gilmore, Becky Denver, Phil Pridly, Tim Spohn, Ann Willoughby, Jeanette Bennett, Ruby Hebert, Janie Parks, Matt McClain, Ric Stripling, Crystal Wood, and others

PUBLIC HEARING

1. Proposed Three (3) Zoning Ordinances

Mike Parks asked if there was anyone present who had a question or statement to make concerning these ordinances. There were many people present who had concerns. Chairman Parks called on them one at a time, and the Commission discussed their concern.

* Several people who lived on Ozark Valley Lane were very much against having mobile homes in their area, as would be allowed if their area was rezoned as R-4.

 Motion: Runyan—To change the area west of Ozark Valley Lane running to the Donohew property to R-1

 Second: Meyer

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

* Crystal and Robert Wood asked that their property remain as A-1 so that they could sell it.

 Motion: Meyer—To allow Crystal and Robert Wood’s property to remain as A-1

 Second: Krein

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

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* The Owner of the property of WPS Creative LLC asked that his property on Dawn Hill East remain

 as commercial, C-2.

 Motion: Meyer—To allow WPS Creative LLC to remain as C-2

 Second: Krein

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

* Matt and Meagan McClain on Pioneer Lane asked that their property be rezoned to Heavy Residential, R-3.

 Motion: Kooistra—To allow the McClain property to be rezoned to R-3

 Second: Meyer

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

* Paul Church asked that his property known as Paul Church Investments to be Industrial all the way to Pioneer Lane.

 Motion: Meyer—To allow Paul Church Investments be Industrial all the way to Pioneer Lane

 Second: Kooistra

 Roll Call:

 Church – abstain Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

* The Owner of Apple Crest Inn on Highway 59 asked if his property would remain the same. Attorney Williams told him that his property was “grandfathered in”.
* Teresa Willoughby asked that her property near the railroad tracks on Taylor Orchard Road be all kept as A-1. This would change a portion of the Rezoning Map from R-2 to A-1.

 Motion: Kooistra—To change the west Willoughby property on Taylor Orchard Road from R-2 to A-1

 Second: Feemster

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

* The Owner of the property of 1173 West Main Street asked that the area south on Marion Lee Road to the City Limits, across from the Fire Station, be kept as A-1.

 Motion: Meyer—To keep Marion Lee Road south as A-1

 Second: Runyan

 Roll Call:

 Church –yes Feemster – yes Kooistra – yes

 Krein – pass Meyer – yes Runyan - yes

 Motion passed.

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* Steve Young asked that south of the railroad tracks to Marion Lee Road and east of Taylor Orchard Road be changed from R-2 to R-3

 Motion: Runyan—To change the property south of the railroad tracks to Marion Lee Road south and east of Taylor Orchard Road from R-2 to R-3

 Second: Meyer

 Roll Call:

 Church –yes Feemster – yes Kooistra – yes

 Krein – yes Meyer – yes Runyan - yes

 Motion passed.

1. Rezone A-1 to R-2 and C-2—City Maintenance Shop and Adjoining Areas

Chairman Parks explained that this property is located south of West Main Street and north of Round Prairie Subdivision. There are 3 parcels of land in this area. The 2 thin, small parcels shown on the map is the road to the Maintenance Shop (outlined in blue). This would be zoned C-2. The property that the Shop is located on would be zoned C-2, and the 3 adjoining parcels on the east and west would be rezoned R-2. There were some questions from the public. It was asked if the SE area around the Duckworth Street corner where there is a Subdivision would be heavy residential. Attorney Williams said that it would be only single-family homes and duplexes for R-2 but could be on smaller lots. There was also a question from the public asking the difference between R-2 and R-3. Attorney Williams explained the difference to them.

 Motion: Meyer—To approve the rezoning of City property to C-2 and the other 3 parcels to R-2

 Second: Runyan

 Roll Call:

Church – yes Feemster – yes Kooistra – yes

Krein – yes Meyer – yes Runyan - yes

 Motion passed.

Chairman Parks then adjourned the Public Hearing.

PLANNING COMMISSION

Roll Call:

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

Minutes of the November 15, 2018 Regular Meeting:

Motion: Church-- To approve the minutes as presented

Second: Krein

 Roll Call:

 Church – yes Feemster – yes Kooistra – yes

 Krein – yes Meyer- yes Runyan - yes

 Motion passed.

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1. Proposed Three (3) Zoning Ordinances

These 3 Ordinances had been discussed at the Public Hearing.

 Motion: Kooistra—To approved these 3 Zoning Ordinances and recommend they be sent to the City Council for their review and approval

 Second: Meyer

 Roll Call:

Church – yes Feemster – yes Kooistra – yes

Krein – yes Meyer – yes Runyan - yes

 Motion passed.

1. Rezone A-1 to R-2 and C-2—City Maintenance Shop and Adjoining Areas

This issue was also discussed at the Public Hearing.

 Motion: Runyan—To recommend this rezoning and send to City Council for their approval

 Second: Feemster

 Roll Call:

Church – yes Feemster – yes Kooistra – yes

Krein – yes Meyer – yes Runyan - yes

 Motion passed.

1. Sandy Acres Subdivision—Steve Young—Taylor Orchard Road—Approval of Sketch

Plan and Preliminary Plat

Ron Homeyer was present to answer questions and explain the Sketch Plan/Preliminary Plat. Mr. Homeyer said that the only thing needed is for the water to be approved by the State and Laymon Donohew. These lots exceed the property size of R-2, which is the current zoning. The Commission went over the Checklists for the Sketch Plan and the Preliminary Plat.

 Motion: Meyer—To approve this Sketch Plan for Sandy Acres, Phase I

 Second: Krein

 Roll Call:

Church – yes Feemster – yes Kooistra – yes

Krein – yes Meyer – yes Runyan - yes

 Motion passed.

 Motion: Kooistra—To approve this Preliminary Plat for Sandy Acres, Phase I

 Second: Krein

 Roll Call:

Church – yes Feemster – yes Kooistra – yes

Krein – yes Meyer – yes Runyan - yes

 Motion passed.

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1. Gerald Edmondson Economic Growth Corporation—Review/Discuss Fox Trot Subdivision Rezoning

Scott Christiansen was present to review and explain this proposed Subdivision. He is currently in the process of codeveloping this Subdivision with Fred Tennant. He said they recognized the housing need in Gentry for multi-family units. This Subdivision is not being advertised yet. He said he was just present to introduce the project and answer questions. This Group will be at the next Planning Commission meeting to ask for some rezoning needs. He said the units would probably be 2 story. He also said he would need the rezoning in place before it can be approved for grants from the State. Commissioner Kooistra pointed out that there would need to be an Emergency Clause attached to the Rezoning Request due to the grant restraints.

1. Oakbrook Investments LLC—Discuss planning district boundaries

Gayla Byrd was present to discuss a 62-acre possible Subdivision that an owner might want to develop. There are 3 parcels in the Siloam area and 3 parcels in the Gentry area. She had talked with Siloam, and they had told her to ask the Gentry Planning Commission to give her a letter of release. Attorney Williams said that we would prefer that Siloam give US a letter of release, since the water is on our area property. No conclusion was reached.

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

 Motion: Runyan—To adjourn this meeting

 Second: Meyer

 Roll Call:

Church – yes 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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