

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, DECEMBER 17, 2020

PLANNING COMMISSION

- Roll Call
- Review of Minutes- November 19, 2020
- 2021 Selection of Chairman, Alternate Chairman & Secretary
- 2021 Regular Planning & Zoning Meeting Schedule
- Re-zone - Cam and Jane Klassen
 - Bring back for further discussion
- Lot Split/ Lot Line Adjustment - Alan Watkins
 - Bring back for modification/discussion
- Final Plat/Checklist - Williams Addition
- Lot Split - Pat Adams (Adams Truss)
- Lot Split/Lot Line adjustment - Assembly Church
 - Previously tabled for sewer easement.

Permit #: 1137

Permit Date: 10/06/2020

Review Date: 10/06/2020

Review Type: Re-Zone

Target Date: 12/17/2020

Scheduled Time: 19:00

Completed Date:

Description: R-1 to C-2 Empty lot directly east of the garden gate flower shop

Review Status: Pending

Assigned To: Mark Smithson

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Review Items

Added to P/C Agenda	11/10/2020	Jenny Trout	Pass
City Council Acceptance			
Notification letters send to adjacent property owners (15 Days)	11/03/2020	Marisa Pair	Pass
Notification signs posted at property (15 Days)	10/06/2020	Marisa Pair	Pass
Notify Regional Planning			
Planning commission Recommendation	11/19/2020	Mark Smithson	Pass
Public hearing	11/19/2020	Mark Smithson	Pass
Published in Paper (15 Day)	10/06/2020	Marisa Pair	Pass
Review by building official	10/13/2020	Mark Smithson	Pass
Review by Mayor			

Notes

12/10/2020

Council voted to table the decision until the January 2021 meeting and send back to PC for additional review in an attempt to potentially address neighbors' concerns, i.e. additional traffic/ limited access off of Parks Circle, visual screening to obstruct lighting/noise/smell, and possible lot consolidation.

Property Information

Parcel#: 10-00730-000

KLASSEN, CAMERON & JANELLE

791 PARKS CIR

Zoning: Lot: Block:

KLASSEN, CAMERON & JANELLE

19058 JACKSON RD

GENTRY, AR 72734

**CITY OF GENTRY, ARKANSAS
PETITION FOR REZONING**

APPLICANT'S NAME: <u>CAM & JANE KLASSEN</u> MAILING ADDRESS: <u>19058 JACKSON RD</u> <u>GENTRY, ARK 72734</u> TELEPHONE NUMBER: <u>479.957-3268</u>	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">PUBLIC HEARING MEETING DATE: <u>11-19-20</u></td><td style="width: 50%; padding: 2px;">ZONING CHANGE REQUEST FROM: <u>R-1</u> TO: <u>C-2</u></td></tr></table> APPLICATION & FEE PAID: <table style="width: 100%;"><tr><td style="width: 50%;">DATE: <u>10-5-20</u></td><td style="width: 50%;">INITIALS: <u>TC</u></td></tr><tr><td colspan="2" style="text-align: center;">\$75.00</td></tr></table>	PUBLIC HEARING MEETING DATE: <u>11-19-20</u>	ZONING CHANGE REQUEST FROM: <u>R-1</u> TO: <u>C-2</u>	DATE: <u>10-5-20</u>	INITIALS: <u>TC</u>	\$75.00	
PUBLIC HEARING MEETING DATE: <u>11-19-20</u>	ZONING CHANGE REQUEST FROM: <u>R-1</u> TO: <u>C-2</u>						
DATE: <u>10-5-20</u>	INITIALS: <u>TC</u>						
\$75.00							

I hereby request a zoning change from Zoning District RES to Zoning District RES/COM on the property described below of which I am the owner and have legal possession.

LAYMAN'S LAND DESCRIPTION:
EMPTY LOT DIRECTLY EAST OF THE GARDEN GATE FLOWER SHOP

LEGAL LAND DESCRIPTION:

I understand and accept the allowances and restrictions of the zoning requested above.


I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.



PETITIONER'S SIGNATURE

10/05/2020

DATE

PLANNING COMMISSION ACTION:

REQUEST APPROVED:
DATE: _____
INITIALS: _____

REQUEST DENIED:
DATE: _____
INITIALS: _____

CITY COUNCIL ACTION:

PETITION ACCEPTED:

ORDINANCE # _____

DATE: _____

INITIALS: _____

PETITION DENIED:

DATE: _____

INITIALS: _____

DATE AD RAN: _____

DATE SIGN PLACED: _____

DATE ADJACENT PROPERTY OWNERS NOTIFIED: _____

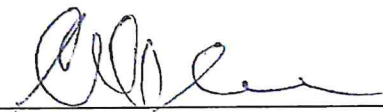
Transaction Result:			
Date/Time:	Monday, October 5, 2020/10:31:53 AM PDT		
Merchant ID:	132380	Amount:	\$ 73.12
Transaction Type:	CC SALE	Service Fee:	\$ 1.88
Response Type:	A	Total Amount:	\$ 75.00
Response Description:	APPROVED		
ATM Verify Result:		Response Code:	A01
Details:		Authorization Code:	04637D
Trace Number:	E8896DBB-3786-4C85-B559-DC957300F84C		

Payment Info:	
Customer Name:	Cameron Klassen
Payment Method:	Credit Card: VISA
Last 4 digits:	*****0911
Order ID:	
Wallet ID:	

Contact Info:			
Company Name:	CITY OF GENTRY, AR CITY HALL SRVCS		
Street Name:	101 W. MAIN		
Street Name 2:			
City:	GENTRY	Postal Code:	72734
State:	AR	Fax Number:	
Phone Number:	479-736-2555		
Customer Service:	866-764-2002		

Thank you for your order.

Account Holder/Authorization Signature



CITY OF GENTRY

SUBDIVISION CHECKLIST

FINAL PLAT

SUBDIVISION NAME Williams Addition	OWNERS NAME Bruce M & Joyce L Williams Family Revocable Living Trust Bruce M & Joyce L Williams, Trustees	DATE SUBMITTED
STREET ADDRESS 20900 Block of Arkotex Rd	OWNERS ADDRESS 6980 Avenida De Santiago Anaheim, CA 92807	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.
A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
	1. Name of Subdivision
	2. Boundaries of subdivision with written legal description of the property
	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	4. Acreage in subdivision tract
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date, north arrow and graphic scale
	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
	9. Front building setback lines, with dimensions.
	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
	13. Street curvature characteristics.
	14. The required drainage report received & certified
	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.

	SUPPORTING DATA
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
	APPROVED BY PLANNING COMMISSION



Gentry Code Enforcement

Mark Smithson, Building Inspector
628 E. 3rd St., Gentry, AR 72734
Mark.smithson@cityofgentry.com
Ph: 479-736-8400 Fax: 479-736-2140
Cell: 479-212-0632

William's Additions Contact info:

Owner

Bruce M & Joyce L Williams Family Revocable Living Trust
Bruce M & Joyce L Williams, Trustees
6980 Avenida De Santiago
Anaheim, CA 92807
(714) 921-8033

Developer

Bruce M & Joyce L Williams Family Revocable Living Trust
Bruce M & Joyce L Williams, Trustees
6980 Avenida De Santiago
Anaheim, CA 92807
(714) 921-8033

Surveyor

James Surveying
P.O. Box 617
Gentry AR 72734
479-736-8416

Engineer

Ron Homeyer, P.E.
Civil Engineering, Inc.
PO Box 12, 701 S Mt Olive St
Siloam Springs, AR 72761
(479) 524-9956

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. REVISED DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 8, 2017.

GENEAL PLANNING BOARD:

This plat is hereby approved by the Gentry Planning Board this _____ day of _____

SECRETARY

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

OWNER

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this _____ day of _____

My commission expires _____

Notary Public

NOTE:

Development on Tracts 1 - 3 shall be restricted to site built single family houses. No manufactured homes or moved in structures are permitted.

OWNERS and PARCEL No.

18-13849-000
WILLIAMS, BRUCE M & JOYCE L TRUSTEES
6980 AVENIDA DE SANTIAGO
ANAHEIM CA 92807-5104

SURVEY DESCRIPTION (TRACT 3)

Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 335.60' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4; thence S 87°12'58" E 142.76'; thence S 03°00'38" W 305.15'; thence N 87°11'46" W 142.76'; thence N 03°00'38" E 305.15'; to the point of beginning, having an area of 43560.00 Square Feet, 1.000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

SURVEY DESCRIPTION (TRACT 4)

Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 720.87' S 87°12'58" E of the NW corner of the NE 1/4 of the NE 1/4 of said Section 21; thence S 87°12'58" E 100.00'; thence S 02°59'01" W 860.41'; thence S 87°12'14" E 402.63'; thence S 14°30'12" W 90.73'; thence S 03°01'43" E 243.23'; thence N 87°05'49" W 244.97'; thence S 02°59'01" W 330.00'; thence N 87°12'56" W 986.50'; thence N 03°00'38" E 250.82'; thence N 87°11'46" E 550.00'; thence N 03°00'38" E 765.00'; thence N 87°11'46" W 71.64'; thence N 03°00'38" E 125.62'; thence S 87°11'46" E 242.64'; thence N 02°58'12" E 179.62'; to the point of beginning, having an area of 659790.62 Square Feet, 15.15 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

SURVEY DESCRIPTION (TRACT 1)

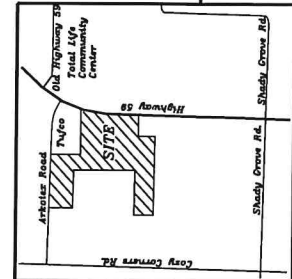
Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 50.00' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4; thence S 87°12'58" E 142.81'; thence S 03°00'38" W 305.05'; to the point of beginning, having an area of 43560.00 Square Feet, 1.000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

SURVEY DESCRIPTION (TRACT 2)

Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:

Beginning at a point 192.81' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4; thence S 87°12'58" E 142.79'; thence S 03°00'38" W 305.10'; thence N 87°11'46" W 142.79'; thence N 03°00'38" E 305.05'; to the point of beginning, having an area of 43560.00 Square Feet, 1.000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.



VICINITY MAP

FILE BLOCK



NORTH

(IN FEET)

1 inch = 150 ft.

LEGEND

These standard symbols will be found in the drawing.

- O = SET 1/2" REBAR
- = FOUND IRON PIN
- = ALUMINUM MONUMENT
- = COMPUTED POINT
- P.O.B= POINT OF BEGINNING



NOTES AND WARNINGS

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SPECIFIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.

SETBACK TABLE

25' Front
10' Rear
10' Sides

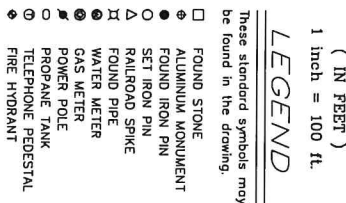
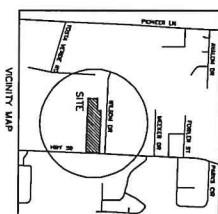
IF THE BOUNDARY ON THIS PLAT IS NOT ALSO COINCIDENT WITH THE BOUNDARY OF AN ADJACENT PLAT, THE PLAT IS ASSIGNED TO THE UNAUTHORIZED ALTERATIONS. THE CERTIFICATION SHALL NOT APPLY TO ANY COPIES OF THIS PLAT. THIS PLAT IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

WILLIAMS ADDITION
GENTRY, ARKANSAS

PART OF THE NE 1/4 OF THE NE 1/4
SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST
BENTON COUNTY, ARKANSAS

Surveying
P.O. Box 817
Joplin, MO 64501
JOS5260A
(417)358-8416 Fax (417)358-8438
DATE: September 8, 2017
JOB NUMBER: JOS5260A
FILE NAME: JOS5260A.DWG

Michael E. James RLS#985
County Surveyor
Benton County

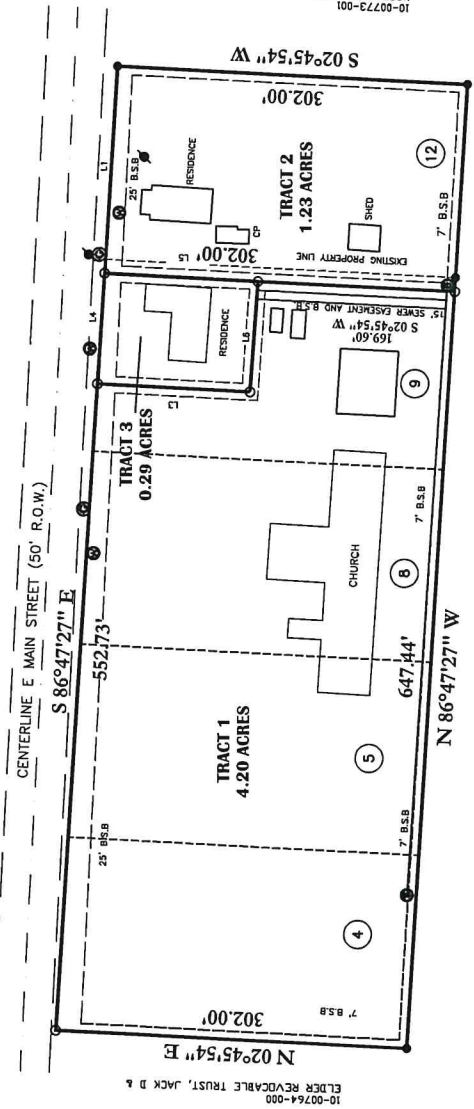


These standard symbols may be found in the drawing.

TELEPHONE PEDSIAL
FINE HYDRAUT

<p>WAL LAND</p> <p>James Surviving P.O. Box 617 Oakley, Arkansas 72734 County: 1 = 100' JOB NUMBER: J516295A.DW FILE NAME: J56295A.DW</p>	<p>DATE: NOVEMBER 29, 2010 DATE: 1 = 100' JOB NUMBER: J516295A.DW FILE NAME: J56295A.DW</p>	<p>BEATON COUNTY SURVEYOR</p> <p>MICHEAL E. JAMES, PLS 1985 (479)356-8416 fax (479)356-8838</p>	<p>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION: INDEFINITE. AUTHORITY: 50 USC 3025</p>
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10-0152-000 GENTRY DC LLC
10-0151-000 STEELE DEVELOPMENT INC
10-00869-000 GIBBS REVOCABLE TRUST, ELLEN



10-00764-000 ELDER REVOCABLE TRUST, JACK D.
10-00767-000 RANK FAMILY REVOCABLE LIVING TRUST-LARRY B & JOHN A
10-00770-000 HIGSON, CHRISTOPHER BRENT
10-00771-000 TEMPLE, RICHARD C & VILAI

NOTES:
1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEY DESCRIPTION:
PIERSON'S ADDITION, BLOCK 6, LOTS 4,5,8,9,12, GENTRY, ARKANSAS
LEGAL DESCRIPTION, TRACT 1:
BEGINNING AT THE NW CORNER OF LOT 4; THENCE S 86°47'27" E 552.73'; THENCE S 02°45'54" W 131.57'; THENCE S 86°17'22" E 94.73'; THENCE S 02°45'54" W 169.60'; THENCE N 86°47'27" W 647.44'; TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES
LEGAL DESCRIPTION, TRACT 2:
BEGINNING AT THE NE CORNER OF LOT 12; THENCE S 02°46'54" W 302.00'; THENCE N 86°47'27" W 177.73'; THENCE N 02°45'54" E 302.00'; THENCE S 86°47'27" E 177.75'; TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES
LEGAL DESCRIPTION, TRACT 3:
BEGINNING AT A POINT N 86°47'27" W 11.97' FROM THE NE CORNER OF LOT 9; THENCE S 02°45'54" W 132.40'; THENCE N 86°17'22" W 94.73'; THENCE N 02°45'54" E 131.57'; THENCE S 86°47'27" E 94.71'; TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES
LEGAL DESCRIPTION, 15' SEWER EASEMENT:
A 15' SEWER EASEMENT BEING 7.5' EACH SIDE OF A CENTER LINE DESCRIBES AS FOLLOWS:
BEGINNING THE SOUTHEAST CORNER OF LOT 9 THENCE N 2°45'54" E 6.45'; THENCE N 87°14'06" 7.50' TO THE POINT OF BEGINNING; THENCE N 02°45'54" E 163.28' TO THE POINT OF TERMINATION.



LEGEND
These standard symbols may be found in the drawing.
● GAS METER
● POWER POLE
● PROPANE TANK
● FOUND IRON PIN
● SET IRON PIN
● WATER METER

LINE TABLE
LINE BEARING DISTANCE
L1 S 86°47'27" E 177.75'
L2 N 86°47'27" W 177.75'
L3 N 02°45'30" E 131.57'
L4 S 86°47'27" E 94.72'
L5 S 02°45'30" W 132.40'
L6 N 86°17'22" W 94.73'

0' 100' 200' 300'
GENTRY PLANNING COMMISSION:
This plat is hereby approved by the Gentry City Council this ____ day of _____, 2020.

OWNER'S CERTIFICATION
As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.
Owner _____ Date _____
Secretary _____
Owner _____ Date _____
State of Arkansas
County of Benton
City of Gentry
Subscribed and sworn before me this ____ day of _____, 2020.
My commission expires _____.

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 030702019 L. REVISED DATE: SEPTEMBER 28, 2007.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 985
MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

TRACT SPLIT AND LOT LINE ADJUSTMENT
FOR
ASSEMBLY OF GOD
PIERSON'S ADDITION, BLOCK 6, LOTS 4,5,8,9,12
SECTION 26, TOWNSHIP 19 NORTH, RANGE 34 WEST
BENTON COUNTY, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
JOB NUMBER: JS16272A
DATE: OCTOBER 28, 2020.
SCALE: 1" = 100'
FILE NAME: JS16272A.DWG