

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

**THURSDAY, SEPTEMBER 17, 2020
PUBLIC HEARING**

Proposed amendment to the Gentry Subdivision Regulations

PLANNING COMMISSION

- Roll Call
- Review of Minutes- August 20, 2020

*Specific Plan Application- Orest Stasiv
Parcel# 10-01098-000 (403 Wilson Dr.)

*Subdivision- 2 Preliminary: Williams Family Revocable Living
Trust—Bruce & Joyce Williams- Parcel# 18-13849-000

*Subdivision- Final: Williams Family Revocable Living Trust-
Bruce & Joyce Williams- Parcel# 18-13849-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, AUGUST 20, 2020

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 20, 2020 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Danny Feemster
Jim Kooistra
Jay Williams
Wanda Meyer
Mike Parks
Tammy Runyan

MEMBERS ABSENT

Paul Church

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Randy Moll, Jim Ferguson, and others.

PLANNING COMMISSION

Minutes of the July 16, 2020 Regular Meeting:

Motion: Runyan- To approve the minutes as presented

Second: Williams

Roll Call: Feemster-yes Kooistra-yes Parks-yes Williams-yes

 Meyer-yes Runyan-yes

Motion Passed.

At this time Chairman Mike Parks asked permission of the Commission to add Janie Parks with the Gentry Chamber of Commerce regarding a Master Plan discussion to the end of the night's agenda. All members were in favor, item was added to agenda.

1). Discussion re: rezoning area north of E Main- Jim Ferguson

At this time Mr. Ferguson addressed the Planning Commission with information and a petition containing 64 signatures, requesting consideration be given to rezone the area north of E Main St., from the current R-0 zone to R-2, in favor of preserving residential historical properties.

Motion: Williams- to advertise by public hearing that this issue be brought before the Planning and Zoning Commission at the next scheduled meeting September 17, 2020.

Second: Kooistra

Roll Call: Feemster-yes Kooistra-yes Parks-yes Williams-yes
 Meyer-yes Runyan-yes

Motion Passed.

2). Discussion only: Tract Split- Austin Tyler

There being no one present regarding this matter no action was taken.

3). Discussion only: Non-conforming structures at 417 S. Giles

After some discussion, it was decided this matter was considered a non-issue.

******At this point in the meeting, further discussion was had regarding the rezoning of the area north of E Main St. Suggestions were made that the current R-0 area remain and the R-3 zone could be changed to R-2 creating a historic overlay district. City Attorney Joel Kurtz will further research this matter and prepare a petition to include Arkansas St. north to McKee Drive.

4). This brought the Commission to the final item added to the agenda; **Janie Parks with Gentry Chamber of Commerce** who noted that a new business had opened in the old barber shop on Main, and presented a Downtown Revitalization Master Plan for review. This plan will consist of two boards made up of members of the Chamber of Commerce as well as professionals. Proposal deadline is set for September 4, 2020.

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

Motion: Meyer- to adjourn this meeting

Second: Kooistra

Roll Call: Feemster-yes Kooistra-yes Parks-yes Williams-yes
 Meyer-yes Runyan-yes

Motion passed.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

CITY OF GENTRY
101 W. MAIN ST., GENTRY, AR 72734
Residential Building Permit Application
Phone: 479-736-2555 Inspection Phone: 479-212-0632

Site Address: 403 Wilson dr Gentry

Lot: 9 Block: 2 #of Units: _____ # of Stories: _____
Single Family: Duplex: Multi-Family:

Additions: Garage: Barn: (Attached) Carport: Patio Cover: Sunroom:
Storage: Other: Shop

Alterations: Renovations: Repairs: Remodels: Other: New Build

Accessory Structures: Storm Shelter: Carport: Deck: Fence:
Gazebo: Green House: Other: _____

Property Owner Information

Property Owner Name: Orest + NADIA STASIV
Address: 403 Wilson dr
Phone: (479) 233-9780
Email: STAS I @ COX . net

Contractors Information

Contractors Name: SELF CONTRACTED License #: _____
Mailing Address: 403 Wilson dr Gentry
Physical Address: 403 Wilson dr Gentry
Office Phone: _____ Cell Phone: (479) 233-9780
Email: STAS I @ COX . net
Contact Person: Orest STASIV Contact Phone: _____

Structure Information

New: Heated SQ Feet: 650 Garage: 730 Total SQ Feet: 1360
Other: _____ Approximate Construction Cost: \$ 30000
Existing: Heated SQ Feet: _____ Garage: _____ Total SQ Feet: _____
Other: _____ Approximate Construction Cost: _____

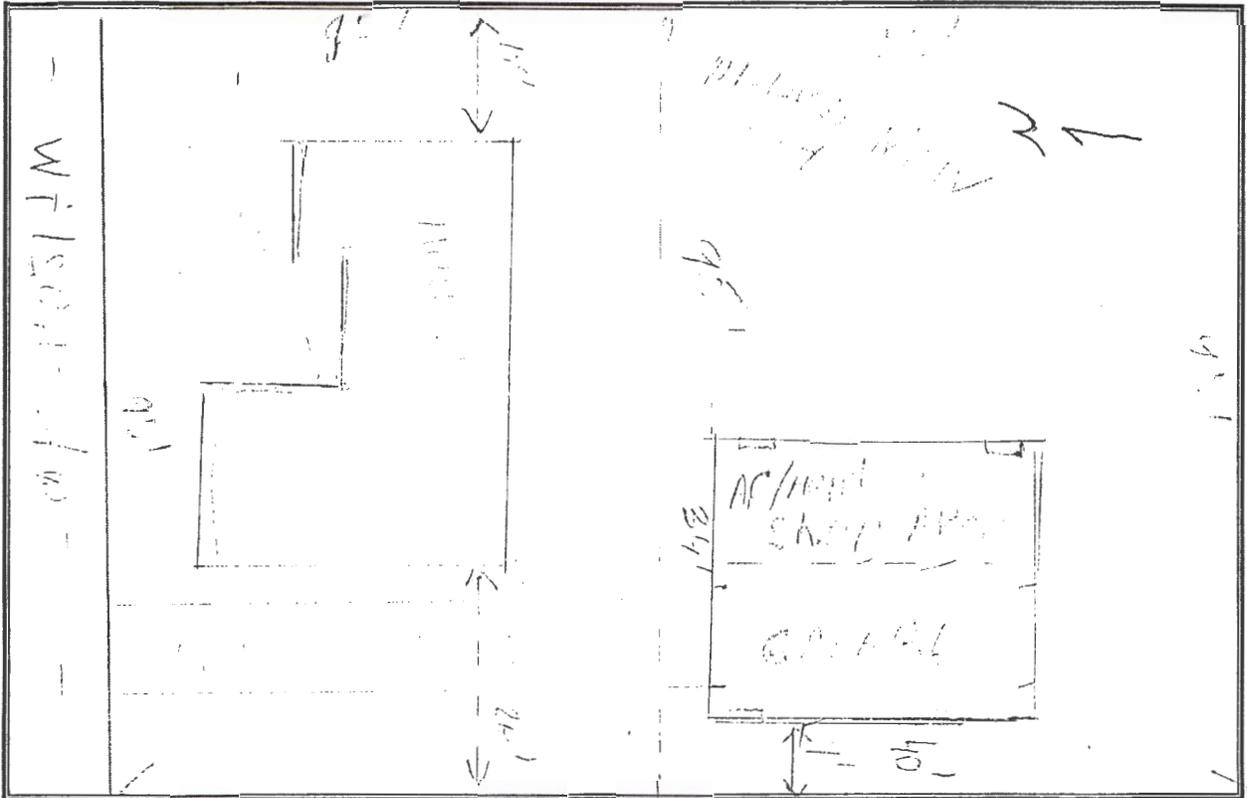
Subcontractor's List

Plumber: _____ License: _____ Phone: _____
Electrician: _____ License: _____ Phone: _____
Heating & Air-conditioning: _____ License: _____ Phone: _____

For Office Use Only

Setbacks: _____ Approval Date: _____ Zoning: _____ Subdivision: _____
Flood Plain: YES NO
Building Inspector: _____ Date: _____
Mayor: _____ Date: _____
Permit: _____ Receipt: _____ Total: \$ _____ Date Denied: _____ Date Issued: _____

Use this box as a replica of your building lot, show location, size and number of feet from the property lines on new construction.



Additional Notes: Building work shop 1360 SF total. Area with divided wall in the middle for heated area, ~~and~~ bathroom.

I (We), hereby certify that no part of this work has been started, and I (we), assume full responsibility for compliance with all City building, plumbing, electric, mechanical and sanitary requirements. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might, or would operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications, or structure made subsequent to the issuance of a Permit in accordance with this application without the approval of the Building Inspector, shall constitute sufficient ground for revocation of such Permit.

Date of Application: 9/8/20 Date Construction is to Begin: 10-15-20

Signature of Applicant: O. Stasic contractor: owner:



Specific Plan Application

Application Instructions - Please fill this form out completely and submit all required information.

PROPERTY INFORMATION:

Property Address: 403 Wilson dr.

Parcel # (if known) 16-01098-000

OWNER INFORMATION:

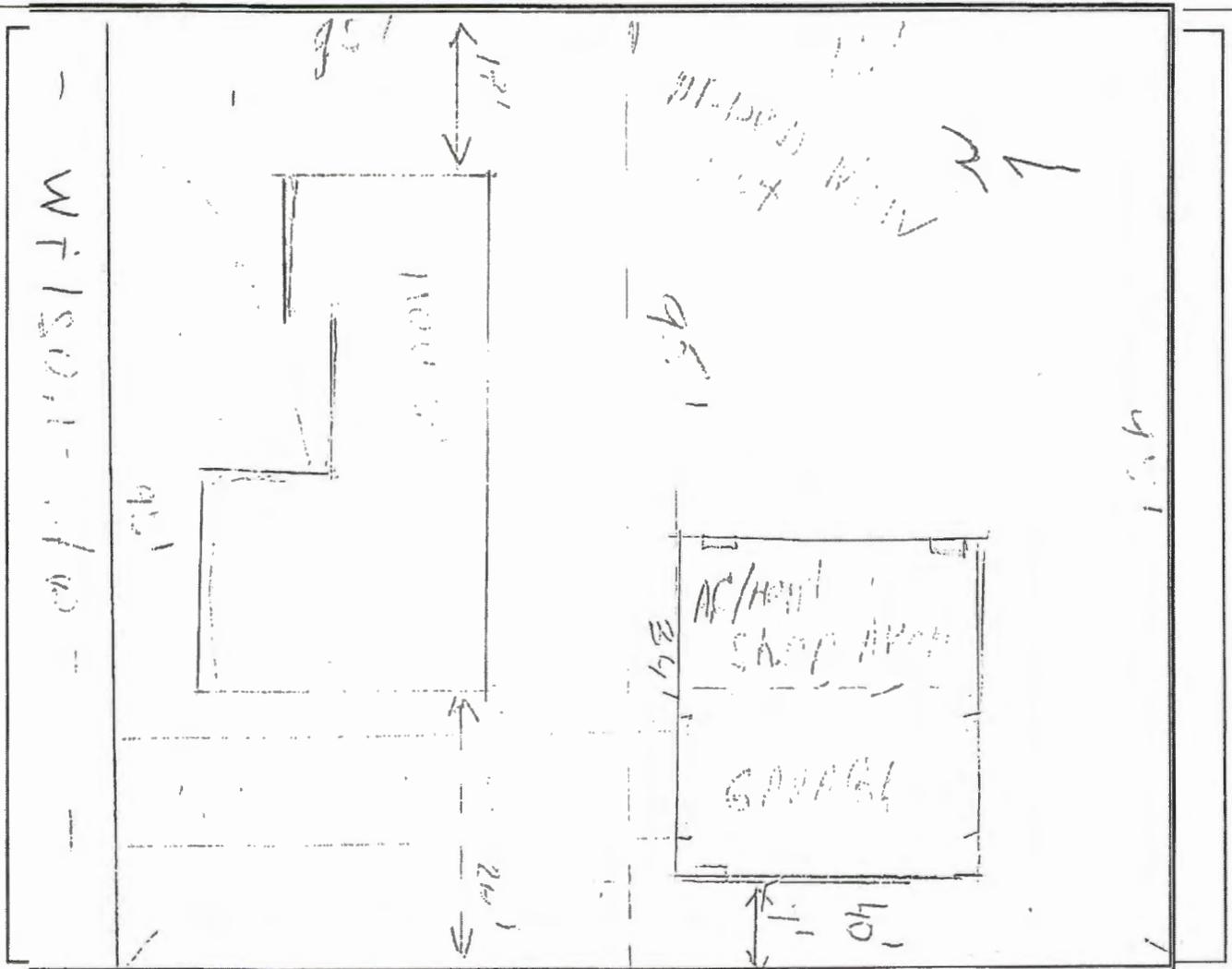
Owner Name: BREST STASIV Phone Number: _____

PLAN INFORMATION:

- a. The legal description of the parcel subject to the proposed change.
- b. A map or aerial photo of the parcel subject to the proposed change and the area immediately surrounding it, showing sufficient topographic data to clearly indicate the character of the terrain; waterways; and the location of existing development.
- c. A map, drawing or plan depicting the proposed new use of the plan, including a sketch of proposed improvements.
- d. A detailed description of the proposed new usage, including the following information:
 - i. Minimum lot area (in square feet). 20,037
 - ii. Minimum lot width at building line (in feet). 95 ft.
 - iii. Maximum lot coverage (percent). 6.5%
 - iv. Setbacks from all sides (in feet). 7 ft. side & Rear
 - v. Height restrictions (in feet). 35 ft.
 - vi. A list of land uses allowed by right or by condition
 - a: PERSONAL SHOP
 - b: Run home business License # 2020-047
 - c: _____
- vii. A map depicting the location and configuration of all infrastructure and public facilities proposed within property. Such facilities include but are not limited to roads, sewers, lift stations, drainage facilities, fire stations, police substations, parks, libraries, communications equipment, and similar facilities.
- viii. A written and illustrated document, describing in detail any design guidelines for the development, including but not limited to architectural style, materials, colors, themes, streetscapes, public realm elements, and similar issues; and
- ix. Other elements as appropriate such as grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, etc.

DESCRIPTION OF WORK:

Building a work shop, 1360 sq. total AREA with divided wall in the middle & One side heated with bathroom.



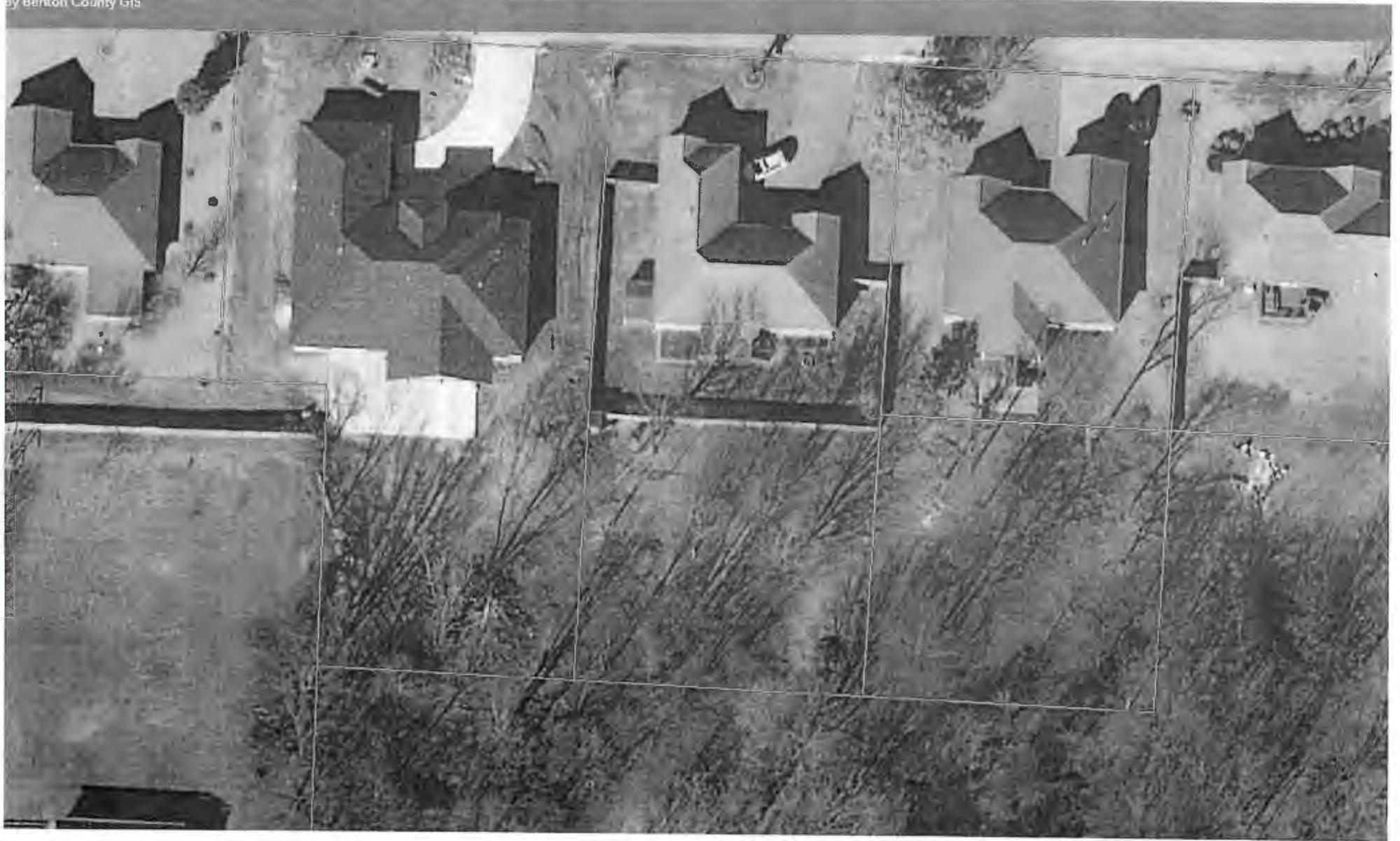
This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

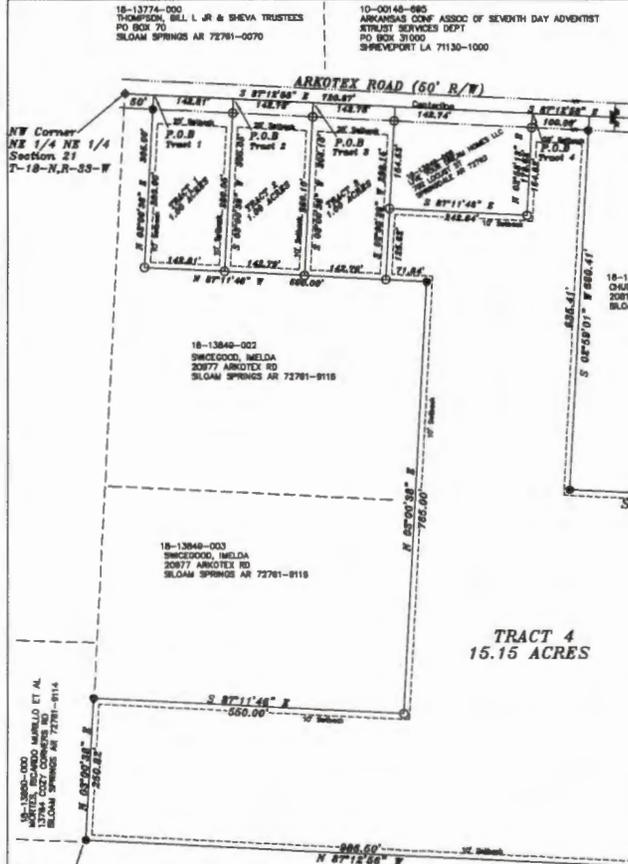
Signature of Owner, Contractor

Date

OFFICE USE ONLY

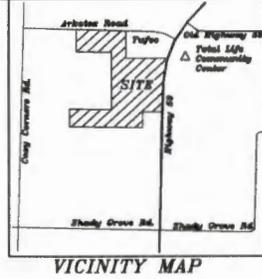
Permit	Check _____ Surcharge	Cash Card Holder	Credit Card Penalty	Total





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. MAP NUMBER: 05007C0380 J. 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.



GENENTRY 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.

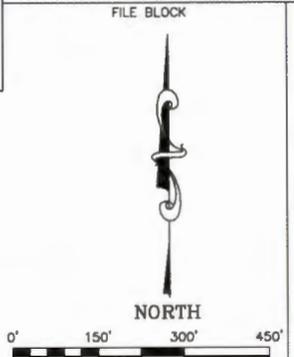
Owner _____ Owner _____

STATE OF ARKANSAS
 COUNTY OF BENTON

Subscribed and sworn before me this ___ day of _____

My commission expires _____

Notary Public _____



(IN FEET)
 1 inch = 150 ft.

LEGEND

- These standard symbols will be found in the drawing.
- = SET 1/2" REBAR
 - = FOUND IRON PIN
 - ◆ = ALUMINUM MONUMENT
 - ◊ = COMPUTED POINT
 - P.O.B = POINT OF BEGINNING

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 N 03°00'38" W 305.15'; thence N 87°11'46" W 142.76'; thence N 03°00'38" E 305.10'; 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 660.41'; 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 S 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'; thence N 87°11'46" W 142.81'; thence N 03°00'38" E 305.00'; 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.

SETBACK TABLE
25' Front
10' Rear
10' Sides

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE RETURNED TO THE SURVEYOR. IF THE SIGNATURE ON THIS SEAL IS RED COLORED, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE OBTAINED FROM THE ORIGINAL SURVEYOR. IF THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE SIDE.



Michael E. James RLS#986
 County Surveyor
 Benton County

500-18N-33W-0-21-110-04-985	
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	
James Surveying P.O. Box 817 Gentry, Arkansas 72734 (479)738-8416 Fax: (479)738-8858	DATE: September 8, 2017 SCALE: 1" = 150' JOB NUMBER: JS5260A FILE NAME: JS5260A.DWG