

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

THURSDAY, JANUARY 16, 2020

PLANNING COMMISSION

- Roll Call
- Review of Minutes- December 19, 2019
- 2020 Selection of Chairman, Alternate Chairman & Secretary
- 2020 Regular Planning & Zoning Meeting Schedule
- Planning & Zoning Meeting Procedural Rules and Format

*Phillips Park – JDH Holding (owner)
Subdivision 3- Final Plat

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, DECEMBER 19, 2019

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 19, 2019 at 7:00 p.m. for public hearing and regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Paul Church
Danny Feemster
Jim Kooistra
Jay Williams
Wanda Meyer
Mike Parks
Tammie Runyan

MEMBERS ABSENT

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Patrick Foy, Maxine Foster, Delton Williams, Alan Lutz; property owner, Heather Hearne; property owner, Jason Ingles-engineer, and others.

Public Hearing- Steele Development Rezone:
Parcel# 18-13369-001, 10-00120 & 10-00121

Having published the Notice of date and time, as well as notification by mail to adjacent property owners, of this public hearing, it was requested that the current zoning of Agricultural be rezoned to R-2; R-3 and C-2, proposing said area be used for multi-family, residential and commercial future buildings. Future plans were presented to the Members for review and consideration.

Public Hearing- RLP Developments, LLC Rezone:
Parcel# 10-00145-000

Having published the Notice of date and time, as well as notification by mail to adjacent property owners, of this public hearing, it was requested that the current zoning of R-1 be rezoned to R-0, noting that any dwellings built would require Special Use Permits beforehand. Future plans were presented to the Members for review and consideration.

After hearing all questions and comments from those in attendance, Chairman Mike Parks closed this portion of the public hearing and continued with the regularly scheduled Planning and Zoning Commission meeting.

Roll Call: Church- present Feemster- present Kooistra- present
 Williams- present Meyer- present Runyan- present Parks- present

Minutes of the November 21, 2019 Regular Meeting:

Motion: Church- To accept the minutes as written

Second: Runyan

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

Motion Passed.

1) Steele Development- Rezone

Motion: Meyer- to approve the rezone from agricultural to R-2; R-3 & C-2, as presented

Second: Williams

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

Motion passed.

2) RLP Developments- Rezone

Motion: Williams- to deny the request for rezone from R-1 to R-0

Second: Kooistra

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

Motion passed.

At this time the Commission was addressed, on behalf of the property owner, by Engineer Jason Ingles, regarding property located within the Phillips Park Subdivision and a lot width variance. Due to lack of publication regarding this request, this matter was not considered for vote; however, suggestions of additional options were provided to the engineer, on behalf of the property owner, for possible consideration on his part.

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

Motion: Church- to adjourn this meeting

Second: Meyer

All in Favor- yes

NONE Opposed:

Motion passed, meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

**2020 Planning & Zoning
Committee Meeting Calendar**

January 16th

February 20th

March 19th

April 16th

May 21st

June 18th

July 16th

August 20th

September 17th

October 15th

November 19th

December 17th

CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

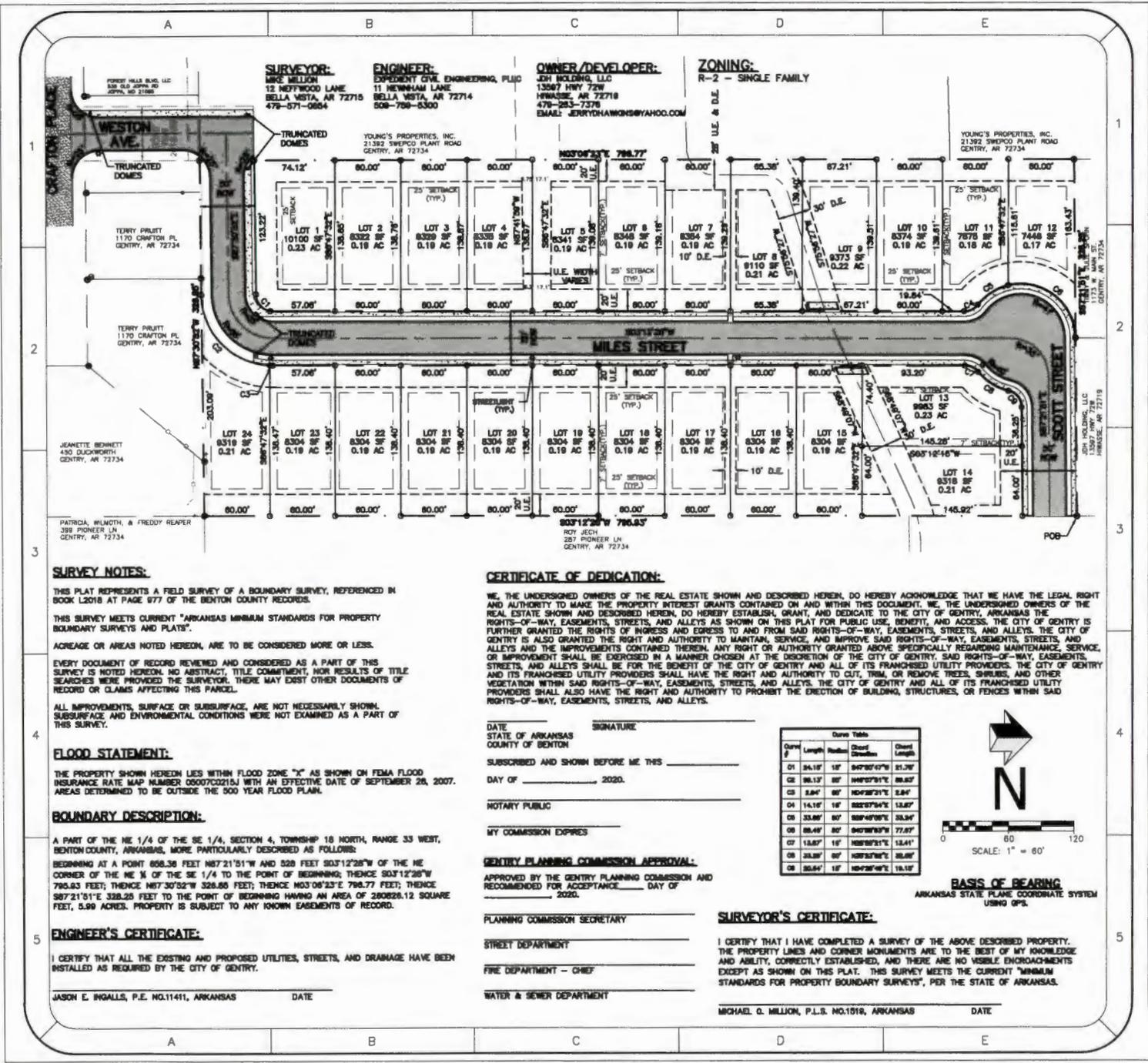
SUBDIVISION NAME Phillips Park	OWNERS NAME JDH Holdings, LLC	DATE SUBMITTED
STREET ADDRESS	OWNERS ADDRESS 13597 Highway 72 West Hiwasse, AR 72739	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

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



SURVEYOR:
MIKE MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
479-571-0654

ENGINEER:
EXPONENT CIVIL ENGINEERING, PLLC
11 NEWHAM LANE
BELLA VISTA, AR 72714
508-708-5300

OWNER/DEVELOPER:
JOHN HOLDING, LLC
13587 HWY 72W
HARRISBURG, AR 72718
479-283-7376
EMAIL: JOHN@HAWKINSBYAHO.COM

ZONING:
R-2 - SINGLE FAMILY

SURVEY NOTES:
THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY, REFERENCED IN BOOK L2018 AT PAGE 9773 OF THE BENTON COUNTY RECORDS.
THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.
ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0215J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

BOUNDARY DESCRIPTION:
A PART OF THE NE 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 656.25 FEET N67°21'51"W AND 528 FEET S03°12'28"W OF THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING; THENCE S03°12'28"W 795.83 FEET; THENCE N67°30'32"W 328.85 FEET; THENCE N03°06'23"E 796.77 FEET; THENCE S87°21'51"E 328.25 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 280826.12 SQUARE FEET, 5.99 ACRES. PROPERTY IS SUBJECT TO ANY KNOWN EASEMENTS OF RECORD.

ENGINEER'S CERTIFICATE:
I CERTIFY THAT ALL THE EXISTING AND PROPOSED UTILITIES, STREETS, AND DRAINAGE HAVE BEEN INSTALLED AS REQUIRED BY THE CITY OF GENTRY.
JASON E. HIGGINS, P.E. NO.11411, ARKANSAS DATE _____

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF GENTRY, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF GENTRY IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF GENTRY IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE, OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF GENTRY AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF GENTRY AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF GENTRY AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE DIRECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

DATE _____ SIGNATURE _____
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SHOWN BEFORE ME THIS _____
DAY OF _____ 2020.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	24.15'	15'	S47°07'47"W	21.76'
C2	26.13'	8'	N49°28'31"E	26.25'
C3	2.84'	8'	N49°28'31"E	2.84'
C4	14.15'	15'	S22°29'42"E	12.87'
C5	23.88'	8'	S59°48'08"E	23.34'
C6	26.89'	8'	S47°07'47"W	27.87'
C7	13.87'	15'	N67°21'51"E	12.41'
C8	23.88'	8'	N67°21'51"E	23.88'
C9	26.84'	15'	N47°28'08"E	15.13'

GENTRY PLANNING COMMISSION APPROVAL:
APPROVED BY THE GENTRY PLANNING COMMISSION AND RECOMMENDED FOR ACCEPTANCE _____ DAY OF _____ 2020.
PLANNING COMMISSION SECRETARY _____
STREET DEPARTMENT _____
FIRE DEPARTMENT - CHIEF _____
WATER & SEWER DEPARTMENT _____

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.
MICHAEL D. MILLION, P.L.S. NO.1516, ARKANSAS DATE _____

FILE STAMP

VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND REBAR
- SET REBAR
- PROPERTY LINE
- - - SETBACK LINE
- - - RIGHT-OF-WAY LINE
- - - UTILITY EASEMENT
- SIDEWALK
- CURB

STATE OF ARKANSAS
BENTON COUNTY
CITY OF GENTRY

FINAL PLAT
PHILLIP'S PARK SUBDIVISION
GENTRY, AR.

DATE OF LAST REVISION: JAN. 13, 2020

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

CHUCK BELL: (479) 366-0640

DRAWN BY: CEB SCALE: 1" = 100'
FIELD CREW: CEB/CEB DATE: JAN. 13, 2020
CHECKED BY: MDM DWG: 18-1028

1 OF 1