

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

THURSDAY, March 21, 2019

PLANNING COMMISSION

- Roll Call
- Review of Minutes- February 21, 2019
- McKain Lot Split- Pine Street- Mark Smithson to present

CITY OF GENTRY
PLANNING & ZONING COMMISSION
Thursday, September 20, 2018

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

Mike Parks
Paul Church
Danny Feemster
Jim Kooistra
Bobby Krein
Wanda Meyer

MEMBERS ABSENT

Tammie Runyan

Others in Attendance: City Clerk Jayne Kooistra, City Attorney Jay Williams, Mark Smithson, Janie Parks, Ron Homeyer, and Jerry Hawkins

PLANNING COMMISSION

Roll Call:

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

Minutes of the August 16, 2018 Regular Meeting:

Motion: Kooistra-- To approve the minutes as written

Second: Meyer

Roll Call:

Church - yes	Feemster - yes	Kooistra - yes	Krein - yes	Meyer - yes
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Motion passed.

1. Information concerning Subdivision—Jerry Hawkins

Mr. Hawkins was present at the meeting and distributed a Concept Plan of his proposed subdivision located on Duckworth Ave. and Crafton Place. It is a 6-acre tract, now under contract, and is currently zoned R-2. He asked if it would be possible to rezone this property to R-3 so that he could build more houses on the property. With the property at R-2, he could build about 25 houses. If rezoned to R-3, he could build 28 or 29 houses. He planned to make the lots 50' x 120', and the houses would be 1300-1600 square feet. There was much discussion on this topic. After learning that to rezone the property, there would need to be a Public Hearing which meant it would be several months before he could begin his work, he decided to withdraw his request and save time and leave the property zoned as R-2.

*** 2. John McKain—Lot Split—Pine Street**

This item was withdrawn.

This was submitted by McKain & pulled by mine James

Gentry Building Permit

1968

Owner:	Johnny McKain
Address:	428 Pine Ave
Phone #:	4797368879
Contractor:	Self
Type of Work:	Shop/Apartment
Type:	Residential
Date Issued:	8/8/2017

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance.



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

Johnny needs to sign application MS 8/2/17

Site Address: 428 Pine Ave

Lot: _____ Block: _____ #of Units: 1 # of Stories: 1

Single Family: Duplex: Multi-Family:

shop/occupied

Additions: Garage: Barn: (Attached) Carport: Patio Cover: Sunroom: Storage: Other:
Alterations: Renovations: Repairs: Remodels: Other:
Accessory Structure: Storm Shelter: Carport: Deck: Fence: Gazebo: Green House: Other:

Property Owner Information

Property Owner Name: Johnny McLean
Address: 428 Pine Ave
Phone: 479 736 8897
Email: JOHNNY.MCLEAN@COK.NET

Contractors Information

Contractors Name: _____
Mailing Address: _____
Physical Address: _____
Office Phone: _____ Cell Phone: _____
Email: _____
Contact Person: _____ Contact Phone: _____

Structure Information

New: Heated SQ Feet: 896 Garage: 384 Total SQ Feet: 1280
Other: _____ Approximate Construction Cost: _____
Existing: Heated SQ Feet: _____ Garage: _____ Total SQ Feet: _____
Other: _____ Approximate Construction Cost: _____

Subcontractor's List

Plumber: Jay W. Math License: _____ Phone: _____
Electrician: _____ License: _____ Phone: _____
Heating & Air-conditioning: _____ License: _____ Phone: _____

For Office Use Only

Setbacks: OK Approval Date: _____ Zoning: R-2 Subdivision: _____
Building Inspector: Mark Smith Date: 8/2/17
Mayor: _____ Date: 8/2/17
Permit: 1108 Receipt: _____ Total: \$ 247.60 Date Denied: _____ Date Issued: 8/8/17

1. Special Use Permit—Johnny McKain—428 Pine Ave

This Special Use Permit request had been discussed in the Public Hearing. Mark Smithson will do a yearly review of this Special Use Permit.

Motion: Feemster—To accept this Special Use Permit as presented

Second: Kooistra

Roll Call:

Feemster – yes Kooistra - yes Meyer - yes Runyan - yes

Motion passed.

2. Revised Preliminary Plat—Sunset Ridge Subdivision—Ron Homeyer

A new Preliminary Plat for Sunset Ridge Subdivision prepared by Civil Engineering was included in this month's Agenda packet. Ron Homeyer was present to explain the Preliminary Plat and to answer any questions. Mr. Homeyer said he had cleared the proposed street names with Fire Chief Vester Cripps. He also said that the Developer would like to split the original Phase 1 into 2 phases with 30 dwellings each. They would be Phase 1A and Phase 1B. Phase 1A would be built first on Lots 1-14, 119-122, and 230-245. Lots 243-245 would be a Common Area. The Developer is ready to start construction of Phase 1A. There were questions about the common space of Lots 242-245 as to who would be responsible for the development and upkeep. Mr. Homeyer said that the Developer would develop and maintain these areas until the majority of the houses were sold. Then a POA would be formed and take over this responsibility.

Motion: Kooistra—To approve the street name changes as written on the complete Preliminary Plat of May 18, 2017

Second: Meyer

Roll Call:

Feemster – yes Kooistra - yes Meyer – yes Runyan - yes

Motion passed.

Motion: Meyer—to approve Phase 1A of Sunset Ridge Subdivision Plat of May 18, 2017

Second: Runyan

Roll Call:

Feemster – yes Kooistra - yes Meyer – yes Runyan - yes

Motion passed.

It was pointed out by Commissioner Kooistra that there were no signatures from the different departments (water and sewer utilities, fire department, building inspector) were included on this Preliminary Plat Submittal. Mark Smithson said that they would appear on the Final Plat Submittal.

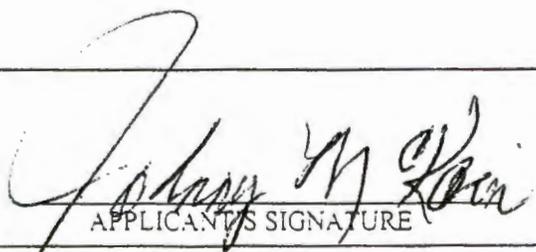
**PLANNING & ZONING COMMISSION
SPECIAL USE PERMIT FORM**

APPLICANT'S NAME: <u>Johnny M. Klein</u> MAILING ADDRESS: <u>D & Oak 372</u> <u>Garland Ave</u> TELEPHONE NUMBER: <u>736-8879</u>	P & Z COMMISSION MEETING DATE: <u>Apr. 20th May 18</u>	ZONING DISTRICT OF APPEAL: _____
LOCATION OF PROPERTY SUBJECT TO APPEAL: STREET ADDRESS: <u>425 Pine Ave</u> SUBDIVISION NAME: <u>John Klein Sub</u> LOT # _____ BLOCK # _____ OTHER: _____	DATE BUILDING PERMIT DENIED: _____ APPLICATION & FEE PAID: <u>4/3/17</u> INITIALS: <u>JK</u>	TYPE OF REQUEST: <input checked="" type="checkbox"/> SPECIAL USE PERMIT
DESCRIPTION OF REQUEST: Describe the special conditions you are requesting. If necessary, include a diagram of your property showing all lot dimensions accurately and include any other specific dimensions needed for a clear explanation of your appeal. Unnecessary hardship must be proven for this appeal to be granted. PLEASE NOTE: Special Use Permits are reviewed every year. You will be notified when your permit is up for review.	BOARD ACTION: REQUEST APPROVED: DATE: _____ INITIALS: _____ REQUEST DENIED: DATE: _____ INITIALS: _____	
DATE AD RAN: <u>April 12</u> DATE SIGN PLACED: _____ DATE ADJACENT PROPERTY OWNERS NOTIFIED IF REQUIRED: _____		

SEE PAGE 2.

APPLICANT'S CERTIFICATION:

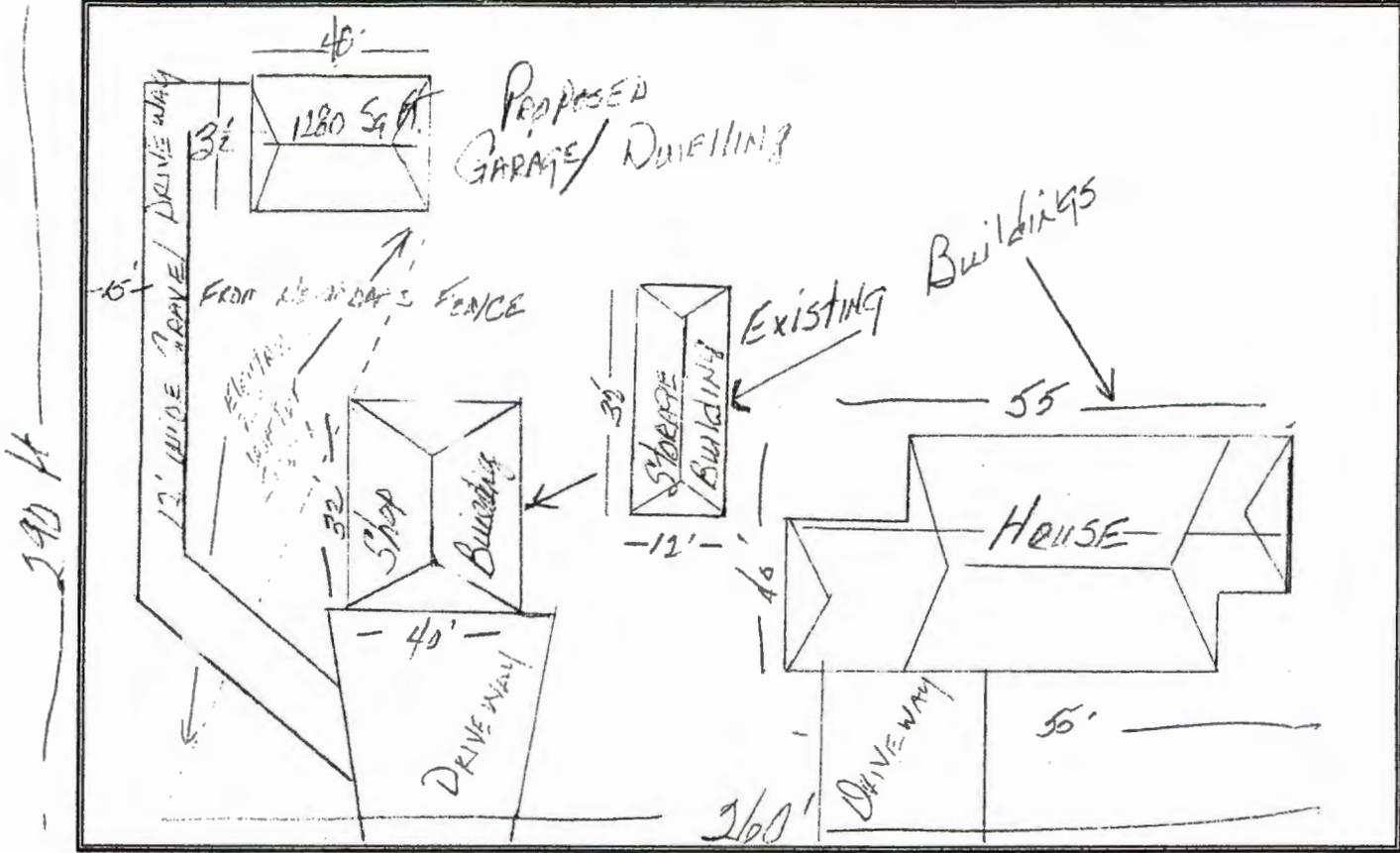
I hereby certify that the information I have entered above is true and correct to best of my knowledge.


 APPLICANT'S SIGNATURE

5.13-17
 DATE

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

ALLEY 260' new construction. EAST



120' SOUTH
ROBERT MUELL ARCHITECT

Additional Notes: PINE STREET West
Building for a family member!

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: 8-16-17 Date Construction is to Begin: NOT SURE

Signature of Applicant: Johnnie McLean contractor: owner:

Basemap

Results



**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, FEBRUARY 21, 2019

The Planning and Zoning Commission of the City of Gentry, Arkansas met on February 21, 2019 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

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

MEMBERS ABSENT

Paul Church

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Fred Tennant, Brian Hollenback, Kevin Browers, Shelia Browers, Randy moll, Mayor Kevin Johnston, Jason Barrett, Janice Arnold, Janie Parks, Teri Metz, Josh Kimberly, Steve Smith, Jason Barrett, Kristi Reams, Teresa McFadden and others.

PLANNING COMMISSION

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

Minutes of the January 17, 2019 Regular Meeting:

Motion: Meyer- To amend the minutes to reflect the addressed rezoning for Double R Corporation from R1 to R3.

Second: Kooistra

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

Motion Passed.

Rezone for Double R Corporation- Petition for Rezoning

1. Rezone portions of Double R Corporation – Petition for rezoning

A Review of Double R Planning including amenities such as a play area, clubhouse and ample storage, as well as a parking area; on-site property management and maintenance. At this time Chairman Parks opened the floor to public discussion:

Kevin Browers voiced concerns of a separation/partition between his commercial property and the property being considered for residential development.

Concerns of the highway traffic flow and safety being a major issue were voiced by many in attendance, as well as parking availability.

Attorney from Ft. Smith, Phil Milligan, spoke on behalf of 2 of his clients addressing and referencing the Municipal Code and Covenants pertaining to the property in question.

Mayor Kevin Johnston provided insight to many of the questions asked regarding the flow of traffic and how to improve that situation, which is a state matter, not a city matter, as well as questions related to the Municipal Code and Covenants brought to attention.

Motion: Kooistra- to recommend the proposed rezone from R1 to R3 be submitted to the Gentry City Council with possible emergency clause for review.

Second: Runyan

Roll Call: Feemster-yes Meyer-no Runyan-yes Williams-no Kooistra- yes

Motion passed with a 3 to 2 vote.

PUBLIC COMMENTS:

Ms. Robeson approached the Planning Commission about operating a Kennel as a home operation on their property. Currently having 15 dogs, 2 males and 13 females that are kept indoors during the night and are AKC Compliant. By rule Kennels do not meet specified requirements and are not allowed inside city limits. Ms. Robeson was advised they would need to relocate their dogs.

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

Motion: Williams- to adjourn this meeting

Second: Meyer

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

Motion passed.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman
