



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, NOVEMBER 9, 2009, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Presentation of Exhibits

Public Hearings:

The Branson Radio Network

Small Engine Doctor Relocation

Permit Renewal Requests:

Old and New Business

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
THE BRANSON RADIO NETWORK
NOVEMBER 9, 2009
#09-27

Public Hearing for the Branson Radio Network located off St. Hwy. 376 in the Branson Township, Sec. 34 Twp. 23 Rng. 22.

The applicant, Larry Morton requests approval to operate a radio recording studio and offices.

History: Approved for concept October 19, 2009.

General Description: The subject property is located at 2242 St. Hwy. 376. The adjoining properties to the request consist of residential and undeveloped.

Review: The request is to produce and syndicate live call-in radio shows to be broadcasted over the internet and satellite for am and fm stations throughout the country. The structure will be used to house the offices from the top two floors, and the basement for the recording studio. There will be 5 to 7 employees from the hours of 8:00 a.m. to 6:00 p.m.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Utility easements and building line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts if any construction is done. (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Certificate of Conformance issued.
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: The Branson Radio Network

Permit: 09-27

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	67	32	47.8%	1	4.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	10	1	16.7%
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	5		
emergency water supply				
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4		
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	4		
Importance Factor 3	18	12		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	0		
outdoor equip storage	6	6		
industrial buffer / screening	0	0		
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering	6	6		
water system service				
Importance Factor 2	8	4		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	4		
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1	2	2		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by: Jonathan Coxie
Date: November 2, 2009

Project: The Branson Radio Network

Permit#: 09-27

Policies Receiving a Negative Score	
Importance Factor 5:	waste disposal service
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *November 2, 2009*



Briarwood on Lake Taneycomo LLC



DISCLAIMER
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MP 9/5/2006



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SMALL ENGINE DOCTOR RELOCATION
NOVEMBER 9, 2009
#09-28

Public Hearing for the relocation of the Small Engine Doctor business located off Ridgedale Road in the Oliver Township, Sec. 17 Twp. 21 Rng. 21.

The applicant, Richard Robison requests approval to move his small engine repair business to another location.

History: The business is currently being operated at 2157 Ridgedale Road and the property to be moved to contains 1.5 acres requiring the applicant to acquire a variance from Table 1 of the Taney County Development Guidance Code. This variance was obtained October 21, 2009.

General Description: The subject property is currently vacant. The adjoining properties to the request consist of residential and commercial.

Review: The request is to operate a small engine repair business and to construct a building to house the engines.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Utility easements and building line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts, and the Department of Natural Resources.
3. No outside storage of solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 5).

Project: Small Engine Doctor

Permit: 09-28

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	51	-9	-17.6%	4	17.4%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-10	2	40.0%
sewage disposal	10	0		
off-site nuisances	0	-5		
diversification				
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply				
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	3		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	0		
outdoor equip storage	6	3		
industrial buffer / screening				
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	0		
Importance Factor 2			1	16.7%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	-2		
residential privacy	4	2		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1	2	2		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by:

Date:

Project: Small Engine Doctor

Permit#: 09-28

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	residential buffer / screening
Importance Factor 1:	none

Scoring by:

Date:



Gene Rogers Farms

