



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, SEPTEMBER 20, 2010, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*

*Explanation of Meeting Procedures*

Review and Action:

*Minutes, August 2010*

Final Votes:

*Sunset Hills Split of Lot 12*

*Tri-Lakes Motors*

*Alsop Vacation Cabin*

Concepts:

*Chole's Dream Home*

*Brass Lantern Resort*

*Saddlebrook Ridge*

Permit Renewal Requests:

Old and New Business:

Adjournment.



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concept 10-12
pk - 10-12
pv - 10-18

10-20

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Chole's dream home

NAME OF APPLICANT: Alicia Britt Chole
(Must be owner of record)

SIGNATURE: Alicia Britt Chole DATE: 8/9/10
(Must be owner of record)

MAILING ADDRESS: 3397 Liberty Road Rogersville, MO 65742

TELEPHONE NUMBER: 417.766.2711 (cell)

\* Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

Revised 12/19/03

\* I may have this information to add to this application at a later date.

## Property Information

ACCESS TO PROPERTY (street # and name): 177 Ella Lane

Number of Acres (or sq. ft. of lot size): 2.6 acres

PARCEL #: property # 08-5.0-22-000-000-030.002 PT-SENWA

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

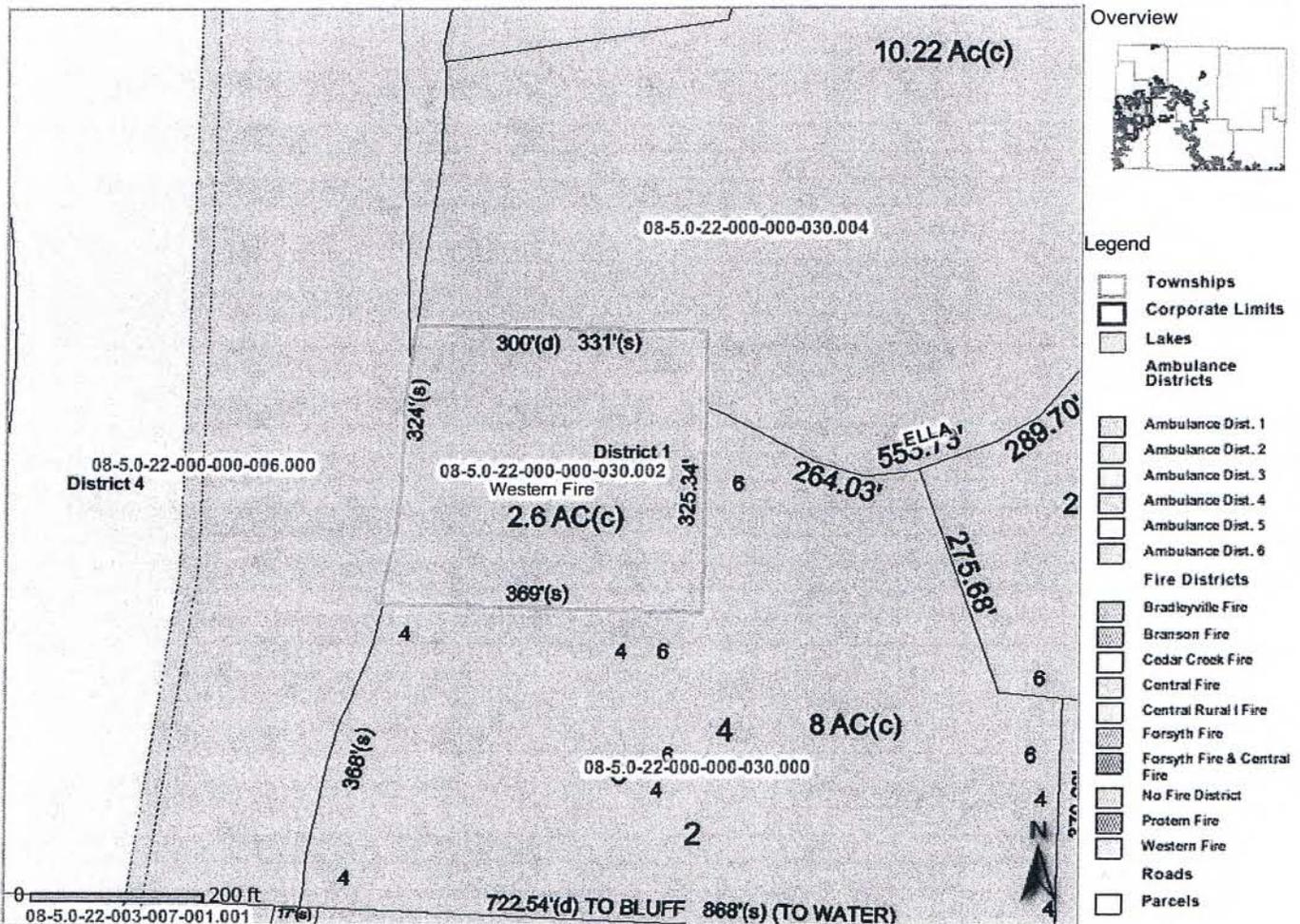
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

For over a decade, my husband and I have had a dream of creating a home devoted to spiritual and physical rest. I am an author and speaker who writes on the themes of rest, mentoring, and the collision of faith and pain. Last Fall, I launched a new branch of my organization (OneWorldWorld, Inc.) called Leadership Investment Intensives to focus upon prayer retreats and mentoring.

As a family, we purchased 177 Ella Lane in Branson on Dec. 15<sup>th</sup>, 09 to serve as (1) a second home for our family, (2) the venue for Leadership Investment Intensives mentoring retreats, and (3) a place of prayer especially for leaders and ministers. When not in use for these primary purposes, the property is made available for church gatherings, teacher's planning meetings, and groups on a very selective basis (all visitors are screened by questions and/or by references) not to exceed the individual capacity of our home. These friends (new and old) all sign an agreement that honors the purpose of the home, the nature gracing the home, and the quiet atmosphere of the surroundings. Revised 12/19/03

Date Created: 8/9/2010  
Map Scale: 1 in = 200 ft



**Parcel ID** 08-5.0-22-000-000-030.002  
**Sec/Twp/Rng** 22-23-21  
**Property Address** 177 ELLA LN  
 BRANSON

**Alternate ID N/A**  
**Class**  
**Acreage** 2.60

**Owner Name** CHOLE BARRY JAY& ALICIA TRUST  
**Owner Address** CHOLE BARRY JAY& ALICIA TRUST  
 3397 LIBERTY ROAD  
 ROGERSVILLE MO 65742

**District** 4CWX  
**Brief Tax Description** PT SENW4  
 (Note: Not to be used on legal documents)

Last Data Upload: 8/8/2010 11:16:55 PM





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website: www.taneycounty.org

10-21

RECEIVED  
8-24-2010

MP

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: BRASS LANTERN RESORT

NAME OF APPLICANT: Daniel + Tammy Warner  
(Must be owner of record)

SIGNATURE: [Signature] DATE: 8/24/10  
(Must be owner of record)

MAILING ADDRESS: 1272 BRASS LANTERN Rd.  
Cedar Creek, MO 65627

TELEPHONE NUMBER: 417-576-3817

**Representative Information**

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): \_\_\_\_\_

TELEPHONE NUMBER (rep.): \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): 5133 Brass Western Rd.

Number of Acres (or sq. ft. of lot size): 2.84 ac.

PARCEL #: 16-7-25-0-0-42-0  
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 25 TOWNSHIP: 22 RANGE: 20

NAME OF SUBDIVISION (if applicable): Johnnie B. Jones

Lot # (if applicable) 14 BLOCK # NA

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

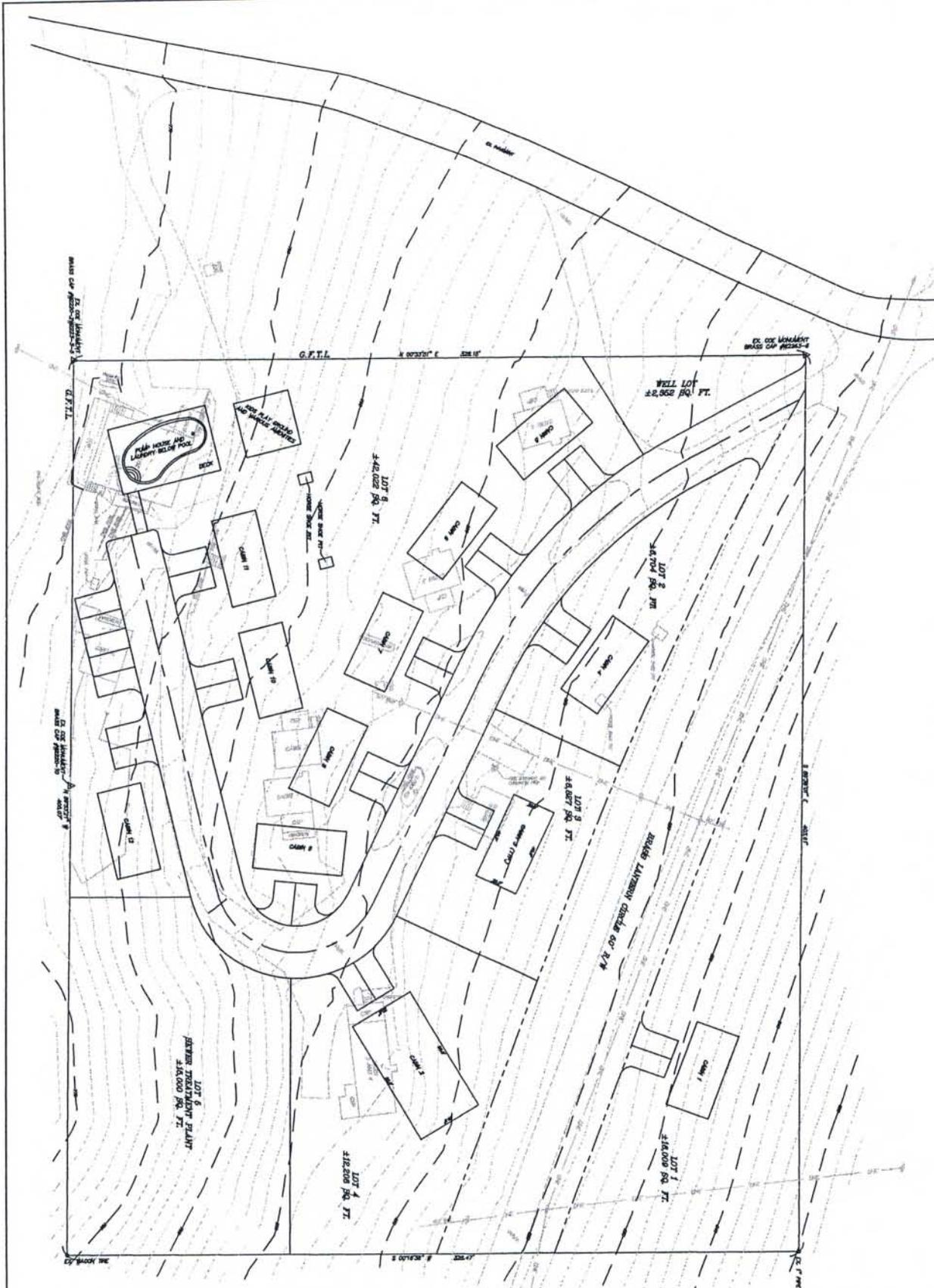
### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

Plat property into 6 lots, Increase the units on property to 12 which is three additional units. The cabins will be sold as whole ownership and will be rented as a nightly rental. The cabins will be platted as condominiums. The project will be served by state approved well and Treatment Plant. There will be a pool built in the amenity area and other various things. The existing cabins will be taken out and replaced with new cabins.

BRASS LANTERN RESORT  
THE REPLAT OF  
LOT 14, JOHNNIE B. JONES SUBDIVISION



**Surveyor's Certification**  
I HEREBY CERTIFY THAT AT THE REQUEST OF  
TAMMY WARNER, THAT I HAVE MADE AN ACTUAL AND  
ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND  
FOUND THE CONDITIONS TO BE AS INDICATED IN MY  
OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE  
WITH THE CURRENT MISSOURI STATUTES AND STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW  
A SEAL, SIGNATURE OR BLUE INK  
MAY HAVE BEEN UNLAWFULLY  
ALTERED. ALL INFORMATION  
SHOULD BE FORWARDED UNLESS  
VIEWED BY THE PROFESSIONAL  
LAND SURVEYOR WHOSE SIGNATURE  
APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2880  
JACK E. HOUBESMAN P.L.S. 2006018222



RECORDS  
FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE STATE OF MISSOURI  
IN THE COUNTY OF COLE COUNTY RECORDS OFFICE, ST. LOUIS, MO.  
DATE: 05/14/2018  
RECORDED IN PLAT BOOK 6 AT PAGE 76  
CLASSIFICATION: SURVEY  
TAMMY WARNER  
3109 LANSBERRY

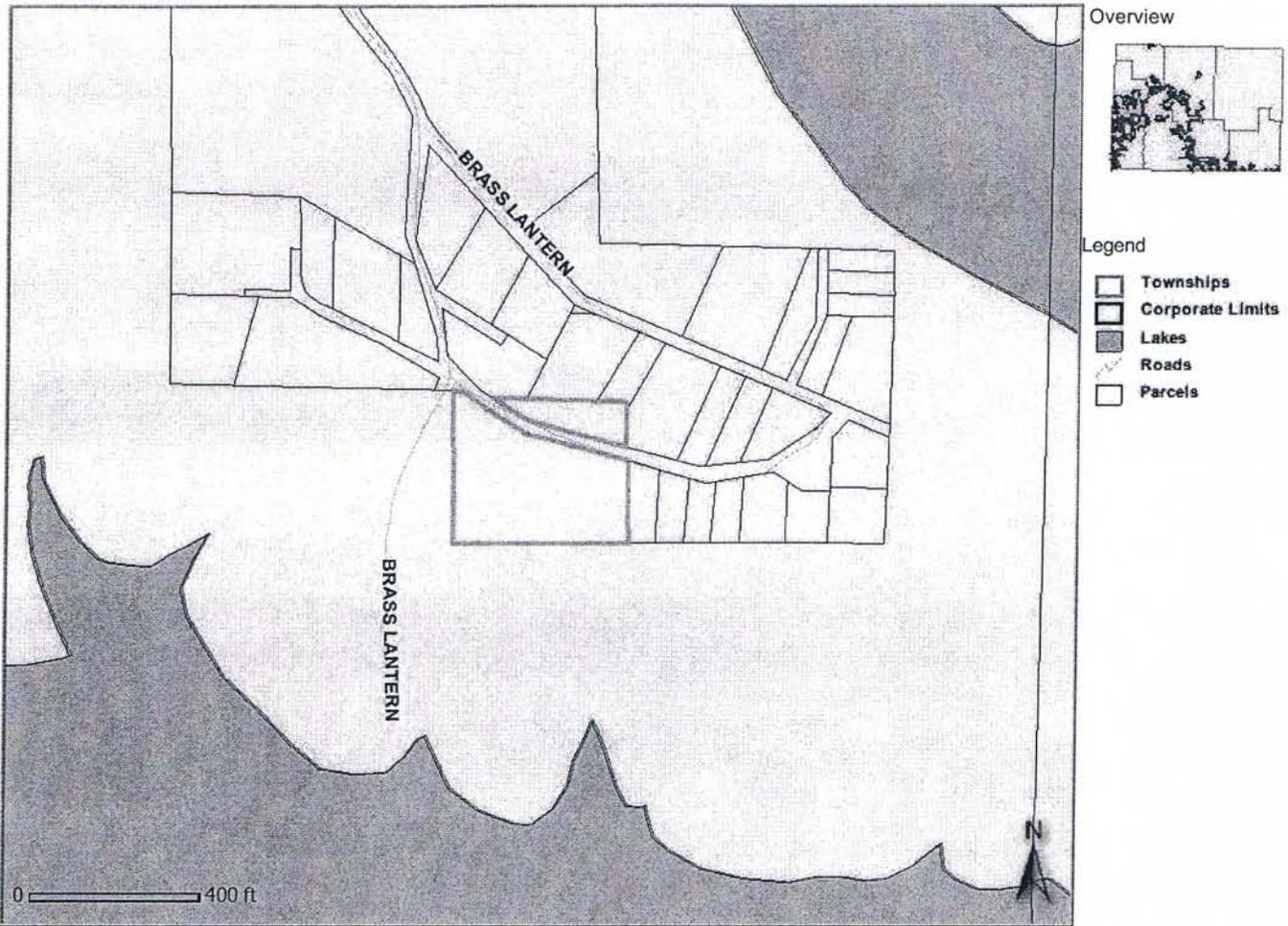
Surveyed for: **SOMEDAY RANCH, LLC**

**WOLFE SURVEYING, INC.**  
EDDIE D. WOLFE P.L.S. 2880 (PRESIDENT)  
PATRICK W. BROWN (VICE PRESIDENT)  
JACK E. HOUBESMAN P.L.S. 2006018222 (SECRETARY)  
710 South Third Street, Brentwood, MO 63104  
Phone: 417-334-8220 Fax: 417-334-8181

DATE: 05/14/2018 SHEET: 1 OF 1 DWG: #2504-MASTER

BY: [Signature] DATE: 05/14/2018

Date Created: 9/2/2010  
Map Scale: 1 in = 400 ft



<b>Parcel ID</b>	16-7.0-25-000-000-042.000	<b>Alternate ID</b>	N/A	<b>Owner Name</b>	SOMEDAY RANCH LLC
<b>Sec/Twp/Rng</b>	25-22-20	<b>Class</b>		<b>Owner Address</b>	SOMEDAY RANCH LLC
<b>Property Address</b>	5133 BRASS LANTERN RD CEDARCREEK	<b>Acreage</b>	2.84		1272 BRASS LANTERN RD CEDAR CREEK MO 65627
<b>District</b>	3CYX				
<b>Brief Tax Description</b>	JOHNNIE B JONES LT 14 N & S OF RD; 1/3 INT IN WELL (Note: Not to be used on legal documents)				

Last Data Upload: 9/2/2010 1:20:22 AM



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NAME OF PROJECT: Saddlebrooke Ridge

NAME OF APPLICANT: Quentin McGhee  
(Must be owner of record)

SIGNATURE: Quentin McGhee DATE: 8/24/10  
(Must be owner of record)

MAILING ADDRESS: 429 US Hwy 65 Walnut shade MO,  
65771

TELEPHONE NUMBER: 417-587-3375

**Representative Information**

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3rd st Branson, Mo. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

## Property Information

ACCESS TO PROPERTY (street # and name): Ridgerunner  
Road

Number of Acres (or sq. ft. of lot size): 57.98

PARCEL #: 05-3,0-05-000-000-001,000 05-3,0-05-000-000-001,023  
05-3,0-05-000-000-001,021 05-3,0-05-000-000-001,024  
05-3,0-05-000-000-001,022 05-3,0-05-000-000-001,025  
(This number is on the top left hand corner of your property tax statement)

SECTION: 5 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): Saddlebrooke Ridge

Lot # (if applicable) 1, 2, 3, 4, and 6 BLOCK # \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

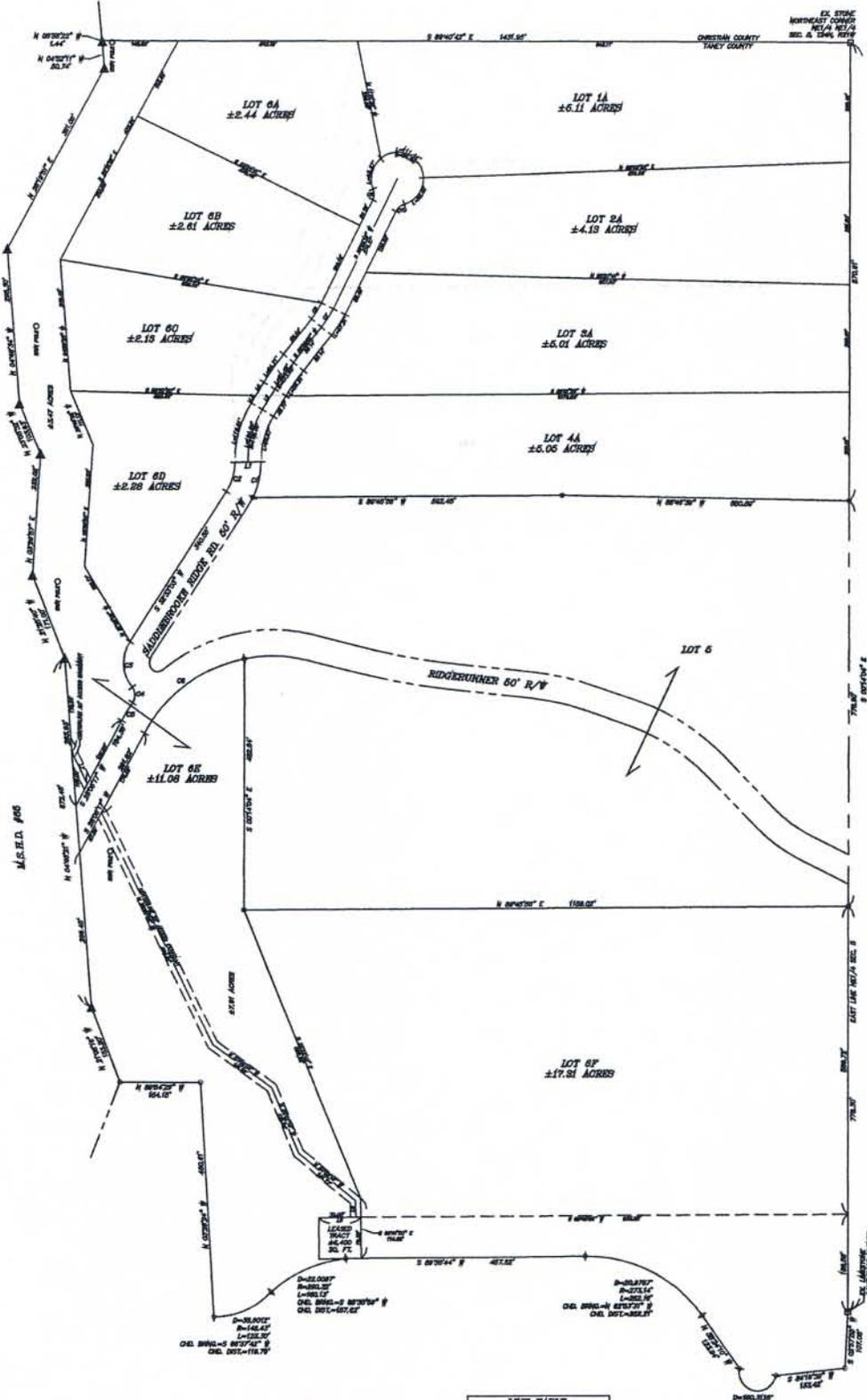
### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

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The property was platted as a minor subdivision  
and we are replatting lots 1,2,3,4, and 6  
into five more additional lots.

**THE REPLAT OF LOTS 1, 2, 3, 4 AND 6 IN  
SADDLEBROOKE RIDGE  
LOCATED IN THE NE1/4 AND THE NW1/4 OF THE SE1/4  
FRAC SEC 5, T24N, R21W  
OF THE 6th PRINCIPAL MERIDIAN  
TANEY COUNTY, MISSOURI**



**DESCRIPTION AND EXTENT OF PLAT**  
THE UNIFORMED QUENTIN AND ELIZABETH MOORE LIVING TRUST DATED MARCH 28, 1997, TANEY COUNTY MISSOURI THAT IT IS THE OTHER IN FULL COMPLIANCE OF THE FOLLOWING DESCRIBED TRACT OF LAND.

**ADDRESS:**  
ALL OF LOTS 1, 2, 3, 4 AND 6 IN SADDLEBROOKE RIDGE, AS FOR THE REDEVELOPMENT PLAT NUMBER RECORDED IN PLAT BOOK/SLIDE J AT PAGE 354 IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAD LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREAFTER KNOWN AS THE REPLAT OF LOTS 1, 2, 3, 4 AND 6 IN SADDLEBROOKE RIDGE. ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE REAFFIRMED AND DEDICATED TO THE USE OF THE PUBLIC.

**QUENTIN AND ELIZABETH MOORE LIVING TRUST**  
DATED MARCH 28, 1997

**QUENTIN R. MOORE, TRUSTEE**

**ELIZABETH A. MOORE, TRUSTEE**

**ACKNOWLEDGMENT**  
I, QUENTIN R. MOORE, TRUSTEE  
DO hereby certify that I have personally appeared QUENTIN R. MOORE and ELIZABETH A. MOORE, TRUSTEES OF THE QUENTIN AND ELIZABETH MOORE LIVING TRUST DATED MARCH 28, 1997, to be known to be the persons who being duly sworn by me and before me and that they had executed the foregoing instrument, signed their names thereto by their free act and deed.

**SEAL OF STATE** TANEY PUBLIC

**BY COMMISSIONER** \_\_\_\_\_

**OFFICE OF TANEY COUNTY BY ADMINISTRATION**  
APPROVED BY THE OFFICE OF TANEY COUNTY BY ADMINISTRATION THIS \_\_\_\_\_ DAY OF 2010.

**BY REPRESENTATIVE** \_\_\_\_\_

**TANEY COUNTY PLANNING COMMISSION APPROVED**  
APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF 2010.

**COMMENTS**  
THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT CODE.

**REMARKS**

**PLAT NOTES**

1. ALL LOTS ARE SUBJECT TO SERVICE LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
2. EASEMENTS:  
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.
3. SETBACKS:  
30 FEET OFF OF ALL SUBDIVISION ROADS  
5 FEET OFF OF ALL SIDE LOT LINES WITH ROAD FRONTAGE  
7 FEET OFF OF ALL BACK LOTS
4. ALL LOTS CORNERS BEING STAKED WITH 1/2" IRON PIN WITH P.L.S. CAP PLACED ON TOP OF PIN UNLESS NOTED OTHERWISE ON THIS PLAT.
5. RELEVANT DOCUMENTS ARE FILED FOR RECORD AND ARE RECORDED IN THE RECORDS OF TANEY COUNTY RECORDER'S OFFICE BY BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ DATED \_\_\_\_\_.
6. ALL ROADS SHOWN ON PLAT HAVE A 30' FRONT-OF-BACK.
7. THE TOTAL AREA OF THE PROPERTY IS 857.88 ACRES.
8. THE TRACT TRACT AND 30' ACCESS EASEMENT ARE SHOWN AS NOT BEING RECORDED IN BOOK AND AT PAGE THIS PLAT, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

**FLOOD INFORMATION**  
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN AN AREA HAVING A FLOOD RISK/ANALYSIS "C" CODE WHICH HAS FLOOD ELEVATION BEING DETERMINED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP MAP NUMBER 150200020000, DATED BY U.S. GEOLOGICAL SURVEY MAP EFFECTIVE DATE: SEPTEMBER 24, 2004.

**EXHIBITS**  
QUENTIN AND ELIZABETH MOORE LIVING TRUST DATED MARCH 28, 1997  
BY: THE  
PLAT BOOK/SLIDE NO. 85771

**SUBJECTS**  
BOOK D. WOLFE P.L.S. 2880  
BOOK E. HOUSEMAN P.L.S. 300008222  
AND SEVEN BUNDLED SHEETS  
BRANSON, MO. 65602

**DESCRIPTION OF SURVEY**  
"SUBDIVISION SURVEY"

**FILE NUMBER**  
SUBDIVISION PLAT RECORDED IN PLAT BOOK/SLIDE J AT PAGE 354.

**BASE OF MEASUREMENT**  
SUBDIVISION PLAT

**Surveyor's Certificate**

I HEREBY CERTIFY THAT AT THE REQUEST OF QUENTIN MOORE, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED, IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL, SIGNATURE OR BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE FORWARDED UNLESS NOTED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

**LINE TABLE**

LINE	LENGTH	BEARING
1	80.00'	N 89°50'00" E
2	120.00'	S 89°50'00" E
3	120.00'	S 89°50'00" E
4	120.00'	S 89°50'00" E
5	120.00'	S 89°50'00" E
6	120.00'	S 89°50'00" E
7	120.00'	S 89°50'00" E
8	120.00'	S 89°50'00" E
9	120.00'	S 89°50'00" E
10	120.00'	S 89°50'00" E
11	120.00'	S 89°50'00" E
12	120.00'	S 89°50'00" E
13	120.00'	S 89°50'00" E
14	120.00'	S 89°50'00" E
15	120.00'	S 89°50'00" E
16	120.00'	S 89°50'00" E
17	120.00'	S 89°50'00" E

**CURVE TABLE**

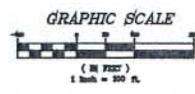
CURVE	LENGTH	RADIUS	DEGREE	CHORD BEARING	CHORD POINT
1	120.00'	120.00'	90.00°	N 45°00'00" E	84.85'
2	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
3	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
4	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
5	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
6	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
7	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
8	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
9	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
10	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
11	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
12	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
13	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
14	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
15	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
16	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'
17	120.00'	120.00'	90.00°	S 45°00'00" E	84.85'

EDDIE D. WOLFE P.L.S. 2880  
JACK E. HOUSEMAN P.L.S. 300008222

Approved for: **QUENTIN MOORE**

**WOLFE SURVEYING, INC.**  
EDDIE D. WOLFE P.L.S. 2880 (PRESIDENT)  
PATRICK W. BROWN (VICE PRESIDENT)  
JACK E. HOUSEMAN P.L.S. 300008222 (SECRETARY)  
210 South Third Street, Branson, MO 65602  
Phone: 417-338-8822 Fax: 417-338-8822

SHEET: 1 OF 1  
DATE: \_\_\_\_\_ (M.O. #2284) (D.R. #2284-RP)







## TANEY COUNTY PLANNING COMMISSION

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website: [www.taneycounty.org](http://www.taneycounty.org)

**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, AUGUST 9, 2010, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Frank Preston, Randall Cummings, Ray Edwards, Mark Blackwell, Susan Martin, and Rick Caudill. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

Mr. Coxie read a statement outlining the procedures for the public hearing and presented the exhibits.

Public Hearings:

Shooting Berm: a request by Lyle Sankey to develop property for a building for classes and a dirt berm for private target shooting located at 3493 Sycamore Church Road. Mr. Coxie read the staff report and presented pictures and video of the site. Diane Barnes who lives in the neighborhood expressed concerns regarding property values, wildlife safety, additional vehicle traffic, compatibility, narrowness of the road, straying bullets, and the animal preserve abutting the property. Hugh Spence who also lives in the area had no problem with the request being in his neighborhood. Nikki Morris who lives across from the driveway voiced concerns regarding noise, and if this would be done on a continual basis or only on occasion, property values were a concern as well as poaching animals. Barry Johnson who manages the ranch next door, stated that the family who owns the ranch he manages were not in favor of the request. Mr. Johnson was also opposed to the request because of safety and noise. Zane Morris who is also a neighbor was opposed to the project because of noise. Hugh Barnes who owns the subdivision next door is against the request because of safety, road maintenance, traffic, and compatibility. William Mahoney who lives in the neighborhood, was concerned with, gun safety, traffic, narrowness of the road, noise, lead leaching into the ground from the bullets, and property values. Jerry Evans who lives in the neighborhood discussed the traffic on the narrow road, ingress and egress, noise, safety of the neighboring children and stray bullets. Mr. Sankey, Mr. Canovi, and Mr. Evans addressed the questions from the public. They reported that students will be trained at a different location and bussed to the shooting berm, so there would not be

any additional traffic except for a couple of times a month. There is already hunting and shooting in the area at this time with no controlled conditions according to Mr. Sankey. The shooting planned for this area will be supervised by FBI trained agents and personnel. The berms are oversized for safety. Signs will be posted noting there is a shooting range at the location. The berm is located totally out of sight, or anywhere there are people or residences. Wood mulch will be used to absorb the possible lead from the ammunition. Mr. Sankey does not want a lot of people there all the time because he lives on site. The training is all defensive and the targets are seven yards or less according to Mr. Canovi who stated this is not recreational training. This project is not open to the public, and classes must be signed up for. Mr. Canovi has been doing training for five years and has never had anything go wrong. Hours planned when in business would be 9 to 5 during the day three days a month. This hearing was closed and will proceed to final vote next week.

Altom Construction: a request by Kevin Altom to develop property for an office building and yard for storage of construction equipment and fuel located at Hwy. 160 and Blansit Road. This project was previously approved and did not meet the deadline for reissuance. The Planning Commission asked the applicant to come through the process again because items of the decision of record had not been met. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Altom addressed the Commission and stated that he has let the permit lapse because of the economy and would like to proceed as planned. Mr. Pingleton was concerned that the project be screened before any equipment is moved in. He would not want the project to proceed until this is done. Mr. Altom stated that the reason the fencing was not done was because he wanted to grade first so as not to knock it down. Mr. Edwards asked if he was in the position to install the fence now, and Mr. Altom stated that he was. Mr. Coxie reminded the Commission there is in a stop work order in place and could the applicant go ahead and install the fence. The Commission would like the fence be installed immediately after approval, if approval is given. This project will proceed to final vote next month.

#### Permit Renewal Request:

Hwy. 65 Multi-Use Complex: a request by Steve Redford to extend permit #08-46 for a residential/retail/all-purpose entertainment complex located off Adair Road and St. Hwy. 65 in the Emory Creek Ranch Subdivision. Mr. Redford addressed the Commission and stated that the economy has prohibited him to move forward on this project. Discussion followed. Mr. Coxie asked about the access roads and that the records show part of the property owned by Liberty bank. Mr. Redford stated that the bank owns the deed of trust on part of the property, and that the plans have not changed. He still plans the two accesses. A motion to approve the second renewal by Randall Cummings and seconded by Mark Blackwell. The vote to approve was unanimous.

Old and New Business:

Mr. Paulson addressed the Planning Commission regarding the mining operation on St. Hwy. 165. The requested expansion has been denied and the DNR permit will be denied if the Planning Commission states the property owner is not pursuing the project which was approved. Mr. Coxie clarified the project. Discussion followed. The Commission asked staff to send a letter to the property owner, and a stop work order will be issued.

Adjournment:

With no other business on the agenda for August 9, 2010 the meeting adjourned at 7:25 p.m.



## TANEY COUNTY PLANNING COMMISSION

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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, AUGUST 16, 2010, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00. A quorum was established with seven members present. They were: Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Ray Edwards, Mark Blackwell, Susan Martin, and Rick Caudill. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

Mr. Coxie read a statement outlining the procedures for the public hearing and presented the exhibits.

### Review and Action:

Minutes, July 2010: with no additions or corrections a motion was made by Susan Martin to approve the minutes as written. Seconded by Ray Edwards. The vote to approve was unanimous.

### Final Votes:

Shooting Berm: a request by Lyle Sankey to operate a shooting range with target shooting, defensive shooting classes and gun safety training located at 39343 Sycamore Church Road. Mrs. Klinefelter reviewed the project. She clarified that this will take place on the property no more than three days a month. Mr. Coxie confirmed that the Planning Commission could impose special use regulations to this request. Mr. Sankey was okay with this use. Mr. Pingleton discussed the letter that Mr. Sankey sent the Commission and staff regarding his project, and days to be open, regulation of target shooting and that three days would be enough to be open. Mr. Sankey stated that he would comply with maximum days as set by the Planning Commission. Mr. Pingleton suggested four days. Discussion followed with Mr. Sankey offering to open 5 or 6 days, with the hours being nine to five and no Sundays. Mr. Blackwell suggested that Mr. Sankey email his neighbors or notify them when the shooting will be done. There will be no building at this time and classes will be held off site and students bussed in. After discussion a motion was made by Shawn Pingleton for a special use permit with the following additions to the Decision of Record; no shooting on Sunday, 9 a.m. to 5 p.m. hours of operation, shooting allowed four days per calendar month to include recreational shooting, maximum of 10 yards firing distance, maximum of three

additional vehicles on shooting days, minimum of 13 foot walls on target area and both sides of berm, any additional buildings to be built shall come before the Planning Commission. The motion was seconded by Susan Martin. Mr. Pingleton clarified that it was the Planning Commission's desire to insure the safety of the neighborhood. Mr. Cummings asked about restroom facilities. Mr. Sankey stated that port -a- potties will be utilized. The vote to approve was unanimous.

**Altom Construction:** a request by Kevin Altom to develop property for an office building and yard for storage of construction equipment and fuel located at St. Hwy. 160 and Blansit Road. Mrs. Klinefelter clarified the request. Mr. Pingleton stated that in his opinion a fence would not be needed next to Blansit Road. Discussion followed regarding kind of fence and area of use. Mr. Pingleton would like the fence put up 30 days after the Planning Commission decision is made. No equipment will be run from 11:00 p.m. to 5:00 a.m. After discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with additions of; minimum of 8' fence around the equipment lot where it joins residential, with visual blockers on the northeast residential side, and the rest of the yard a minimum of 6' fence, no running of equipment between 11:00 p.m. and 5:00 a.m., and the fence as a whole built within 30 days of August 16, 2010. Ray Edwards seconded. The vote to approve was six in favor, with Mark Blackwell abstaining.

#### Concepts:

**Sunset Hills Lot Split of Lot 12:** a request by Ivan West, Jr. to divide Lot 12 at 101 Jimco Dr. in the Sunset Hills. Mr. West explained his request and presented a preliminary plat. Mr. Coxie pointed out on the map the location of the proposed property line. Mr. West wants to separate the Jimco Products Inc. business site from the residence. The property is on Hollister City sewer which would need to be separate connections. The Commission would like Mr. West to see the City about the sewer hook up. This project will proceed to public hearing next month.

**Tri-Lakes Motors:** a request by Dave Williams to construct two showrooms 100' x 100' each located at St. Hwy. F. Dave Dixon representing Mr. Williams was present to address the Commission. Mr. Coxie stated that staff did not find a Division III Permit approving the business, and this is why he was asked to appear at this meeting. Mr. Williams contacted the office with plans to build an addition. This project will proceed to public hearing next month.

**Alsop Vacation Cabin:** a request by Thomas Alsop to use an existing structure as a nightly rental unit located at 274 Foggy River Road. Mr. Coxie explained the request was in the floodway, but only flooded in the basement the last time there was a flood. There is ample parking according to Mr. Coxie, and has direct lake access with a wall surrounding the property. Mr. Alsop addressed the Commission stating that the cabin is actually two apartments with a private dock. He has been utilizing this property as nightly rental and did not know he needed a permit to do so. The fire district was

contacted and reported no inspections were necessary according to Mr. Alsop. The next door neighbor looks after things for Mr. Alsop. Plans are to house a maximum of 9 people. Discussion followed regarding nightly rental and this would be a special use permit approval and the footprint cannot be changed. Mr. Alsop plans to rent at a three day minimum at \$225.00 per night. This project will proceed to public hearing next month.

Permit Renewal Request:

There were none.

Old and New Business:

Mr. Coxie reported that the timeshares at Big Cedar and Paradise Point will be sold to Blue Green, LLC. Their representative contacted the office regarding their right to continue the current use with no changes. The Planning Commission was okay with the continued use.

The Planning Commission asked that a request from a property owner on Tina Street appear before them for a lot split.

The main house at Cedar Creek, Airpark burned to the ground Mrs. Warner had moved previous to the fire. Discussion followed with Mr. Coxie reporting on the status of the project. At this time nothing more can be platted.

Trophy Run project would like to revert from a condo development to single family residential. A new plat will need to be done. Question is what to do with the high rise buildings. Discussion followed.

A stop work order has been posted at the Quality Structures quarry. The County Commission directed staff to act accordingly.

Adjournment:

With no other business on the agenda for August 16, 2010 the meeting adjourned at 7:30 p.m.