



## 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, NOVEMBER 21, 2011, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

*Establishment of Quorum  
Explanation of Meeting Procedures  
Presentation of Exhibits*

#### Review and Action:

*Minutes, October, 2011*

#### Final Votes:

*798 Parkview Dr. Rental House  
Angels Rest Gift Shop  
Verizon Wireless*

#### Concepts:

*Larimore Photography  
Learn and Play Daycare  
Spirit Hill Airpark*

#### Old and New Business:

*Code Amendments*

#### Adjournment.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING TUESDAY, OCTOBER 11, 2011, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Vice-Chair Susan Martin called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Susan Martin, Dave Stewart, Ray Edwards, Rick Treese, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting and presented the exhibits.

#### Final Votes:

##### Callahan Dog Grooming and Park:

A request by Rachel Brix to operate a dog grooming salon and dog training with a 9+ acre dog park located at 9163 East St. Hwy. 76. This project was rescheduled from the September 12 and 19 meetings due to lack of a quorum. Mr. Brix was present to address questions from the Planning Commission. There were none. Mr. Atchley read the staff report again, and presented the location map of the site. The applicant meets the requirements for buffering. With no other discussion a motion was made by Rick Caudill to approve based upon the decision of record. Mr. Stewart questioned if this approval would include phase 2. Mr. Atchley clarified that this approval would include all phases with Division II permits issued for all structures constructed. Rick Treese seconded. The vote to approve was unanimous.

##### Jakes Lake Storage:

A request by Jeff Shaver of Resort Installation Systems, Inc. to construct 210 storage units within 8 buildings, a greenhouse, a proposed office and living quarters for the manager of the storage facility, an outdoor storage area and a separate outdoor storage area for landscape materials. The property is located at Table Rock Acres Block 22, 4.07 acres, off Quebec Dr. This project was tabled until the Board of Adjustment could act on the buffering issue. Mr. Atchley read the staff report again and presented the location map of the site. He also reported the Board of Adjustment decision to allow the variance with the privacy fence surrounding the entire project. Mrs. Martin asked if the stormwater retention plan needed to be turned in before

approval. Mr. Atchley stated that this is always a condition of approval, and may be turned in after approval is given. Mr. Stewart discussed the type of fence required. Mr. Caudill asked if there would be any retail sales. Eddie Wolfe representing the developer, stated that there would not be any retail except for one business. After discussion a motion was made by Dave Stewart to approve based upon the decision of record with the addition of no other retail sales. Seconded by Rick Caudill. The vote to approve was unanimous.

#### Besser Corner:

A request by Randy Besser to construct an 8,070 sq. ft. commercial building on Lots 4-5 of Country Club Heights Subdivision. This project was also tabled until the Board of Adjustment could act on the buffering issue. Mr. Atchley read the staff report again and presented the location map of the site. An addition to the decision of record regarding no bar or tavern may be involved in the location was discussed. Mr. Caudill asked if the privacy fence would surround the business. Mr. Besser stated that there is a chain link fence surrounding the property and the wood fence is along the back. The question of sufficient parking was discussed. Mr. Wolfe, representing the applicant, clarified the stipulations of the Board of Adjustment regarding fencing and parking. Discussion followed regarding fencing and if it would be necessary to fence along the sides. Mr. Caudill suggested changing the proposed decision of record to read no liquor sales of any kind, instead of no bar or tavern. After discussion a motion was made by Mr. Caudill to approve based upon the decision of record with the addition of no liquor sales instead of bar or tavern. Seconded by Ray Edwards. The vote to approve was unanimous.

#### Old and New Business:

Code Amendments; Mr. Atchley presented the amendments that have not been acted on back to 2009. There was no public to speak to the issue. Mr. Caudill made a motion to table this discussion until the next meeting, Monday, October 17, 2011. Seconded by Dave Stewart. The vote to table was unanimous. Mr. Atchley will put the amendments in a more readable format before next week.

Mr. Atchley answered questions from the Planning Commission regarding the separation of the sewer district from the County and how it will effect our department.

#### Adjournment:

With no other business on the agenda for October 11, 2011 the meeting adjourned at 6:45 p.m.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, OCTOBER 17, 2011, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:01 p.m. A quorum was established with five members present. They were Shawn Pingleton, Dave Stewart, Ray Edwards, Rick Caudill, and Rick Treese. Staff present: Bob Atchley and Bonita Kissee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Review and Action:

Minutes: August 2011, September 2011: with no additions or corrections a motion was made by Ray Edwards to approve the minutes as written, seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Concepts:

798 Parkview Dr. Rental House: a request by Judy Haun to allow nightly rental, with a three night minimum from an existing structure located in the Poverty Point area. Plans are to rent the house on a weekly basis to single families only with no more than 6 adult family members. Tammy Taylor representing her Mother the applicant addressed questions from the Planning Commission. This property has been used in the past as a monthly rental property. The Planning Commission asked the applicant to make sure the neighbors were aware of the request and find out if there were any objections. Discussion followed regarding compatibility of nightly rental with the surrounding area, and parking. Mr. Edwards asked if a manager was planned to be onsite. Mr. Pingleton cautioned the applicant that with this request there are requirements to be complied with different than the single family dwellings surrounding the site. Restricted access to the property was discussed in the form of a privacy fence between the residences and this property. With no other discussion this project will proceed to public hearing next month.

Angel's Rest Gift Shop: a request by Phyllis Tate to operate a gift shop from an existing building located at 407 Holstein Dr. Mrs. Tate addressed questions from the

Planning Commission and stated that most of the business will be done on line with only a few customer expected. The site will be utilized to assemble the items to be sold. She stated that most of her business is internet based and did not expect to have a lot of traffic. She does not expect to have any ups delivery to her home. Hours of operation would be 9:00 a.m. through 4:00 p.m. Tuesday through Saturday. With no other discussion this request will proceed to public hearing next month.

Verizon Wireless: a request by Rick and Rhonda Turner to allow Verizon to place a 250' self support tower to sit inside a 100' x 100' compound along with equipment shelter accessed from Church Camp Road. Gary Buster representing the applicant explained the project to the Planning Commission who began by explaining why Verizon cannot collocate on the existing tower. The Planning Commission asked to hear from the Turners regarding the current tower, and research by staff regarding the taxes. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

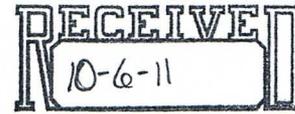
Mr. Pingleton asked how many openings were left on the Planning Commission. Mr. Atchley reported that we have an opening on Big Creek Township and Road and Bridge Admin. Staff will remind the County Commission of this at the request of the Planning Commission. Steve Adams is the new Planning Commissioner representing the Beaver Township. Staff has not been able to contact him regarding his participation in the meetings.

Code Amendments: Mr. Atchley presented the retyped version of the amendments, and discussed the location in the Code book where they would be placed. Pages one, two, and three, are new amendments and the rest have been sent to the County Commission previously without obtaining their approval. The Planning Commission wanted to study these amendments before voting. The amendments will be placed on the November 21 meeting for discussion and/or vote.

Mr. Atchley reported that today was the deadline to appeal the racetrack. There have been six appeals turned in. Discussion followed. Mr. Pingleton asked to see the sound study that BSEC presented previously.

Adjournment:

With no other business on the agenda for October 17, 2011 the meeting adjourned at 7:01 p.m.



BK

### 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:** \_\_\_\_\_

**NAME OF APPLICANT:** Pamela S. Thomas  
*(Must be owner of record)*

★ **SIGNATURE:** Pamela S. Thomas **DATE:** 9/28/11  
*(Must be owner of record)*

**MAILING ADDRESS:** 315 W. Glencoe Rd, Stillwater, OK 74075

**TELEPHONE NUMBER:** (405) 614-3167

#### Representative Information

**NAME OF REPRESENTATIVE:** Larimore Photography, Inc. ← Del. Paperwork

**MAILING ADDRESS (rep.):** 827 West Main Suite 101

**TELEPHONE NUMBER (rep.):** Branson mo 65616

### Property Information

**ACCESS TO PROPERTY (street # and name):** 1708 Bee Creek Road - Branson, MO

**Number of Acres (or sq. ft. of lot size):** 1.76 acres

**PARCEL #:** 08-5.0-16-000-000-032.00  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 16 **TOWNSHIP:** 23 **RANGE:** 21

**NAME OF SUBDIVISION (if applicable):** n/a

**Lot # (if applicable)** n/a **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:**

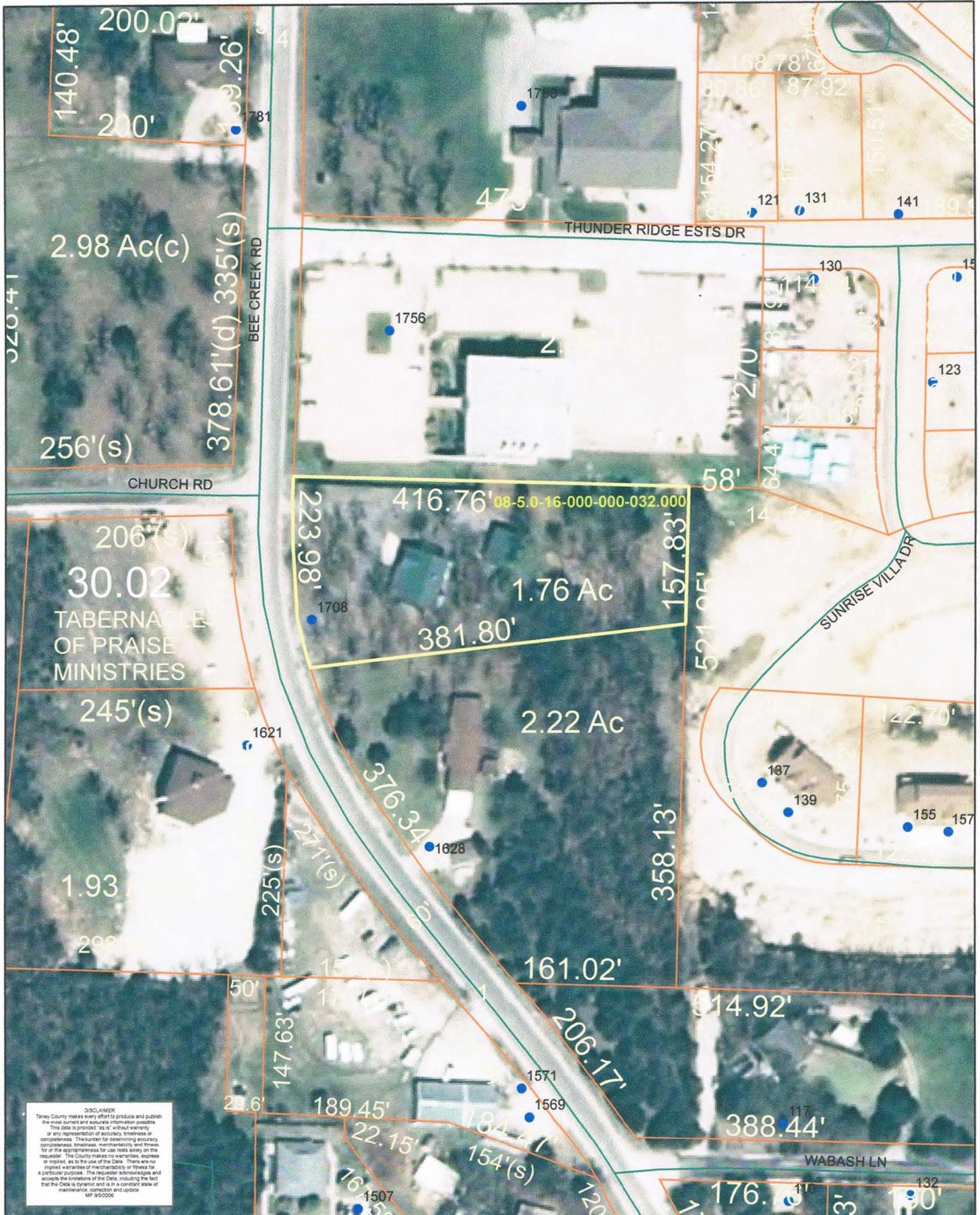
- Residential
- Multi-Family
- Commercial
- Industrial
- Special Use
- Other - Explain: \_\_\_\_\_

**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.)**

We would like to have 1708 Bee Creek Rd rezoned to commercial for the uses of Branson Photo. We are a portrait studio that takes inside & outside photography. We also have a Lab that prints our photos on site. The structure of the building will not change. The landscape will be modified for better quality pictures outside. Ex: new scrub, flowers, new trees. We do not plan to resell it as Commercial, when we are done we plan to move aging parents into.



# Larimore Photography



**DISCLAIMER**  
 Larimore County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranty, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.  
 MP 952006



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concept - 11-12-11
PH-12-11
FV-12-11

11-27

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Learn & Play Day Care

NAME OF APPLICANT: Tonia Collins
(Must be owner of record)

SIGNATURE: Tonia Collins DATE: 11-02-11
(Must be owner of record)

MAILING ADDRESS: P.O. Box 1713 Forsyth MO. 65653

TELEPHONE NUMBER: 417-251-2436

Representative Information

NAME OF REPRESENTATIVE: Tonia & Dawn Collins

MAILING ADDRESS (rep.): P.O. Box 163 Kisseemills 65680

TELEPHONE NUMBER (rep.): (417) 699-9258

## Property Information

ACCESS TO PROPERTY (street # and name): 21047 U.S.

HWY. 160 Forsyth, Mo. 65653

Number of Acres (or sq. ft. of lot size): 1 acre

PARCEL #: 04-7.0-36-001-001-024.000

(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: 36 TOWNSHIP: 24 RANGE: 20

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.)**

We Propose to operate a daycare facility.  
We will provide a structured Curriculum.  
We will also provide mid day meals. (The meals will be posted ahead of time for parents and officials to observe). We will comply to all state, county, and fire martial rules and regulations. We intend in having a clean and safe and sanitary environment. our business hours will be done Monday thru friday 6:30 AM to 6:30 PM excluding holidays.



# Learn & Play Day Care



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 MP 9/5/2006

11-28

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

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**NAME OF PROJECT:** SPIRIT HILL AIRPARK

**NAME OF APPLICANT:** Missouri Airparks LLC / Tammy Warner  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 11/1/11  
(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.):** BRANSON, MO.

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

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

State Hwy m.

Number of Acres (or sq. ft. of lot size): 1100 Acres

PARCEL #: \_\_\_\_\_

(This number is on the top left hand corner of your property tax statement)

SECTION: 33 TOWNSHIP: 22N RANGE: 18W

NAME OF SUBDIVISION (if applicable): SPIRIT HILL AIRPARK

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

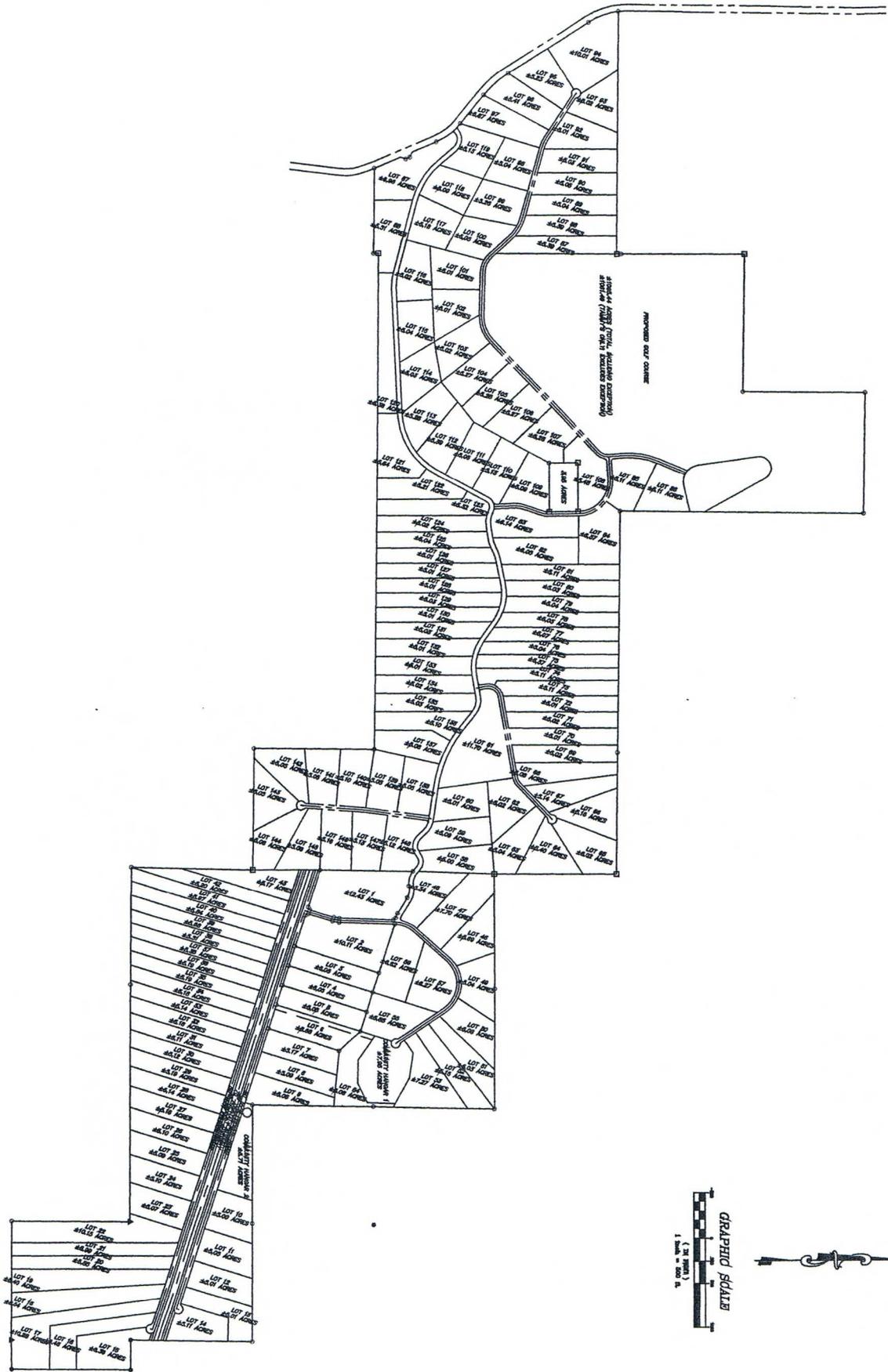
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- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

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*A private,  
Residential Airpark development,  
consisting of tracts 5+ Acres  
in size.*

INCHES



SPRIT HILL AIRPARK  
 PRELIMINARY SUBDIVISION PLAT

GRAPHIC SCALE  
 1 inch = 200 ft.