



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, NOVEMBER 19, 2012, 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 2012

Final Vote:

Copper Run Distillery

Concepts:

*McKissack Residential Partners II, LTD
Mountain Country Propane Bulk Plant
Crawford's Towing
Avina Group, LLC
Eden's Ark
McKBudd Vacation Rentals, LLC
LeMoine Bed and Breakfast*

Old and New Business:

*Dave Faucett, Southwest Missouri Council of Governments
Suitability Analysis*

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, OCTOBER 9, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards, and Steve Adams. Staff present: Bob Atchley and Bonita Kissee.

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

Public Hearings:

McSpadden Nightly Rental: request for a special use permit to utilize an existing, single-family residence for nightly rental located at 956 Jones Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. McSpadden was present to address questions from the Planning Commission and public. No one from the public signed up to speak. Mr. Pingleton informed the applicant that the Planning Commission normally requires a privacy fence between residential and commercial uses. He suggested that staff send letters to any neighboring properties who are conducting nightly rental but have not been permitted. Mr. Melton felt that a privacy fence would not be compatible with the surrounding area. Mr. McSpadden stated that he had planted a vegetative buffer between the properties. Mr. Pingleton reported that the Code requires 25' and that the vegetation would not grow to be that big. He suggested that Mr. McSpadden ask for a Board of Adjustment, variance from the vegetative buffering requirements of the Code. Mr. Treese asked about the size of the septic tank and if there had been any problems with it. Mr. McSpadden stated that it is a concrete tank and that it is pumped once a year. There have been no problems with it. The Planning Commission will act on this request next week.

Holcomb Gunsmithing: request for a special use permit to utilize an existing single family residence, as a home occupation located at 242 Holcomb Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr.

Holcomb was present to address questions from the Planning Commission and public. No public signed up to speak. Mr. Pingleton clarified there will be no shooting range, no signage, and no late night hours. He also explained the special use permit requirements. This project will be voted on next Monday.

Michael Schmitz Nightly Rental: request for a special use permit to utilize an existing single family residence for nightly rental located at 1004 Pomme de Terre Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Schmitz was present to address questions from the Planning Commission and public. Two people signed up to speak. Linnea Smith presented written information to the Planning Commission asking for denial of the request. Mr. Schmitz stated that before he bought the property he received a letter from the homeowners assoc. that he could use the house as a nightly rental. Mr. Pingleton informed him that private restrictions and covenants do not enter into the Planning Commission decisions. Mr. Schmitz also informed the Planning Commission that if he needs to he will upgrade the sewer system. Mr. Treese asked how big the house is. Mr. Schmitz stated that it is 4400 sq. ft. approximately, and the basement is also finished. Mr. Edwards asked if there was a stop work order in place. Mr. Atchley stated that there is, and will be in effect until approval is given. Kevin Day who lives in Lake Taneycomo Woods, and is the president of the property owner's association stated that this property is hooked to the community well, and that there was just a break in the line. He also informed them that the property was rented over the weekend. In his opinion the letter Mr. Schmitz refers to does not exist. Mr. Schmitz stated that since this property has become nightly rental, there is more traffic generated, and is utilizing the amenities meant for the residential property owners. Ms. Smith who has been on the POA for 20 years explained the enforcement of the covenants through the years. She informed the Commission that there is not a wastewater plant for the subdivision, so they are very mindful of the Lake. There has been some rental of properties in the subdivision, but not nightly rentals according to Ms. Smith. She reported that Mr. Schmitz has been consistently unmindful of the rules of their POA, and other entities requiring permits for this use. She informed the Commission that according to their lawyer, if this use is allowed it will invalidate their covenants. Mr. Haes asked if there were up to 20 people renting, where they would park. Mr. Schmitz stated that normally he doesn't have that many people, and if there are they car pool. Mr. Pingleton informed him what the Code requires regarding parking spaces. There are three bedrooms in the basement and three upstairs. Mr. Stewart asked how many residences were on the well. Ms. Smith stated that there are two wells and they are DNR permitted and chlorinated. There are approximately a dozen houses on them. There are 600 lots and the subdivision is 40% built out. Mr. Schmitz admitted that the property has been rented out after the stop work order was issued, and that he will actively pursue repairing the sewer system. Discussion followed. This project will be voted on next Monday.

Old and New Business:

Mr. Pingleton discussed nightly rental as special use.

Adjournment:

With no other business on the agenda for October 9, 2012 the meeting adjourned at 7:05 p.m.



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website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 15, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Rick Treese, Randy Haes, Dave Stewart, Ronnie Melton, Ray Edwards, and Steve Adams. Staff present: Bob Atchley and Bonita Kisse.

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

Review and Action:

Minutes: September 2012, with no additions or corrections a motion was made by Rick Treese to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Votes:

McSpadden Nightly Rental: request by Gary McSpadden Ministries to operate a nightly rental business from an existing structure located at 956 Jones Road. Mr. Atchley summarized the request and read the proposed decision of record. Mr. Pingleton reminded the Planning Commission that the decision of record read is simply a recommendation by staff and that they can subtract or add to it. Mr. Stewart clarified that this request is a special use. Mr. Pingleton stated that all requests on this agenda are special use. Mr. Melton asked Mr. McSpadden if he bought the house specifically for nightly rental. Mr. McSpadden stated that he has owned the house for several years and has been using it as nightly rental. Mr. Pingleton stated that several homes in that neighborhood are being used as nightly rental and only one has been permitted. Mr. McSpadden uses the house for housing his people through his ministry. Mr. Treese stated that since no neighbors have objected and that it seems compatible with the others in the area, he made a motion to approve based upon the decision of record. Mr. Melton seconded. Discussion followed regarding wastewater, privacy fence, and vegetative buffer. The vote to approve was unanimous.

Holcomb Gunsmithing: request by Grant L. Holcomb to operate a gunsmithing business from an existing structure located at 242 Holcomb Road. Mr. Atchley summarized the request and read the proposed decision of record. Mr. Stewart stated that to grant this request would bring this property into compliance and made a motion to approve based upon the decision of record. Seconded by Randy Haes. The vote to approve was unanimous.

Michael Schmitz nightly rental: request by Michael Schmitz to operate a nightly rental business from an existing structure located at 1004 Pomme de Terre Road. Mr. Atchley summarized the request and read the proposed decision of record. Mr. Pingleton asked how the 20 person accommodation was arrived at. Mr. Atchley found this on the website for the nightly rental. Mr. Melton does not feel there is sufficient parking for 20 people and asked where he plans to park the guests. Mr. Schmitz stated that he has added more parking since the complaint was turned in to the office. He feels he can park 5 or 6 vehicles on the property. The Code requires 3 ½ spaces and Mr. Atchley stated there is room for 5 vehicles. Mr. Pingleton stated that the Planning Commission could specify number of vehicles. Mr. Melton also discussed trash in the ravine. Mr. Schmitz stated that raccoons were getting into the trash and dragging it down there. Since then he has built a wood container for the trash. Mr. Melton asked if he had rented the house since the stop work order, and Mr. Schmitz stated the he had in order to pay the monthly mortgage. He has built another bedroom to rent. A permit would be sought from the state to upgrade the wastewater system according to Mr. Schmitz. Mr. Edwards made a motion to limit number of people contained in item number seven of the decision of record, if approval is given. Mr. Edwards then made a motion to deny the request. Seconded by Rick Treese. Mr. Edwards withdrew his motion on item #7. The vote to deny was unanimous. The motion was based upon compatibility to the surrounding area.

Concept:

Copper Run Distillery: a request by James Blansit to add live entertainment and sell liquor by the drink to his existing distillery business located at 1901 Day Road, Walnut Shade. Mr. Atchley presented a location map of the site, and explained the request. This is a special use permit request. Mr. Pingleton asked that hours of operation be specified by the next meeting. Mr. Blansit would like to add food service and to extend the hours later for reservations. He has added a large front and back porch to accommodate outdoor dining, and will need more parking spaces. Mr. Blansit will obtain more property from his father who owns the property next door for the additional parking. The Planning Commission asked that Mr. Blansit provide staff with documentation of this. They also informed Mr. Blansit that the wastewater system might need to be upgraded. Mr. Haes was concerned that if there was a party until midnight, it might bother the neighbors, but the closest neighbor is Mr. Blansits father. He does not operate private parties until midnight on a regular basis, but he would like the option. This project will proceed to public hearing next month.

Old and New Business:

Mr. Haes discussed special use/nightly rental and how the Code addressed them. The Planning Commission agreed that some specifications should be developed to guide them in their decision making on these issues. Mr. Atchley read what the Code says at this point regarding nightly rental. Mr. Treese clarified that the Planning Commission can stipulate in their decision of record more parking. Mr. Pingleton suggested that staff send a letter to the Board of Realtors stating that nightly rentals must be approved by the Planning Commission.

A work session is tentatively scheduled for December 3, 2012 at 6:00 p.m. to discuss addressing nightly rental in the Code.

Adjournment:

With no other business on the October 15 agenda the meeting adjourned at 6:52 p.m.

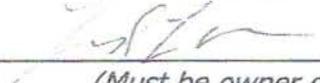
12-20

**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: McKissack Residential Partners II LTD

NAME OF APPLICANT: McKissack Residential Partners II LTD
(Must be owner of record)

SIGNATURE:  **DATE:** 10-18-12
(Must be owner of record)

MAILING ADDRESS: 3605 Yucca Dr #202 Flower Mound, Texas 75028

TELEPHONE NUMBER: 972.824.4394

Representative Information

NAME OF REPRESENTATIVE: Timothy Davis, Esq.

MAILING ADDRESS (rep.): P.O. Box 1625 Branson, MO 65615

TELEPHONE NUMBER (rep.): 417.294.1083

Property Information

ACCESS TO PROPERTY (street # and name): _____

129 Spruce Dr. Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): Approx. 18,500

PARCEL #: 19-6.0-24-001-002-001.004
(This number is on the top left hand corner of your property tax statement)

SECTION: 24 **TOWNSHIP:** 21 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): Ozarks Paradise Village
South Addition

Lot # (if applicable) Lots 71, 72 & 73 **BLOCK #** 63

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:

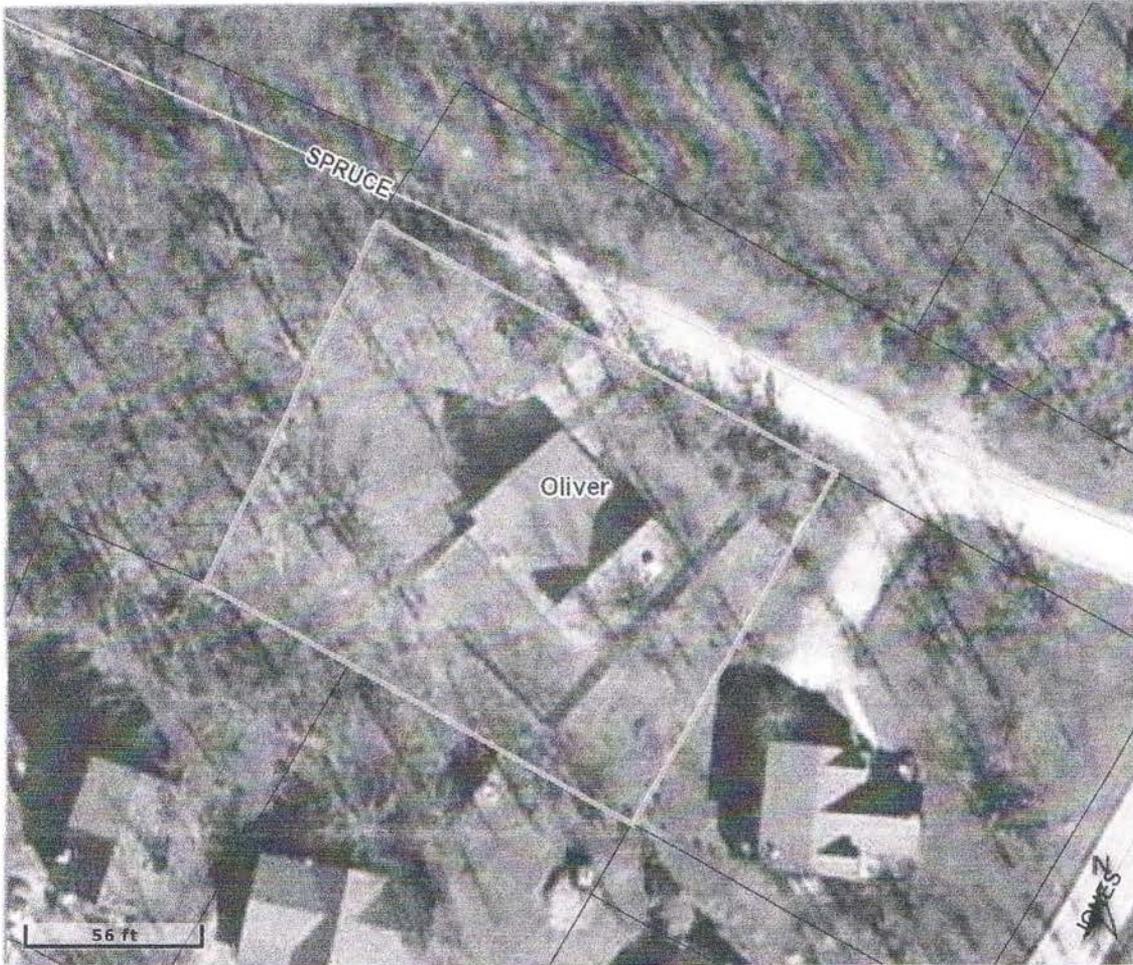
- Community Well Private Well
 Central: District # _____

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

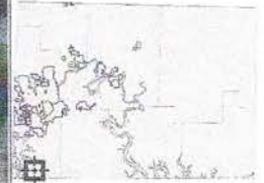
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

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

Date Created: 10/10/2012



Overview



Legend

- Parcels
- Roads
- Lakes
- Corporate Limits
- Townships

Parcel ID	19-6.0-24-001-002-001.004	Alternate ID	n/a	Owner Address	MCKISSACK RESIDENTAL PARTNERS II LTD
Sec/Twp/Rng	24-21-22	Class	n/a		3605 YUCCA DR STE 202
Property Address	129 SPRUCE DR RIDGEDALE	Acreage	n/a		FLOWER MOUND TX 75028-2753
District	5CWX				
Brief Tax Description	OZARKS PARADISE VILLAGE - SOUTH ADD LTS 71, 72 & 73 BLK 63 (Note: Not to be used on legal documents)				

Last Data Upload: 10/10/2012 2:39:36 AM



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12-21

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

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NAME OF PROJECT: Mountain Country Propane Bulk Plant

NAME OF APPLICANT: Marty Lerum
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: 6950 Squibb Rd Ste 306, Mission KS 66202

TELEPHONE NUMBER: 913-262-8345

Representative Information

NAME OF REPRESENTATIVE: Shawn Treat

MAILING ADDRESS (rep.): 413 E Kennedy Strafford, MO 65757

TELEPHONE NUMBER (rep.): 417-631-8595

Property Information

ACCESS TO PROPERTY (street # and name): 6795 E Hwy 76 Kirbyville, MO 65679

Number of Acres (or sq. ft. of lot size): Approx 5 acres

PARCEL #: 09-4.0-20-000-000-008.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 20 **TOWNSHIP:** 23 **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:

- NOT* Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- NOT* 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: _____

We at Mountain Country Propane propose to install a fully 2011 compliant Propane Bulk plant.

This bulk plant will consist of 2 - 30,000 gallon propane bulk tanks mounted and secured on concrete piers. It will be secured within a 6 ft. fence surrounded with razor wire along the top. The plant will have dusk to dawn security light that will illuminate the entire fenced in area. The property will also be used to store several residential and commercial ASME propane tanks ranging from 120 gal thru 1000 gal. This Property will be used to house at a minimum 2 propane bulk bobtails as well as a service truck. At this point in time we intend to install one shed to house our parts and fittings. At any time we may repair and maintain all ASME propane tanks by the following methods:

Pump out and or burn off residual vapor out of ASME tanks

Remove and replace any and all faulty valves on all ASME tanks

Sand / scrap / wash and paint all ASMS tanks.

An application and site plan will be submitted to the Missouri Propane Gas Commission for their site approval. Once we receive site approval we can begin construction on the bulk plant. Once construction is complete the Commission will re-inspect the plant for operational approval. We will not place the plant into operation without this approval.

Mountain Country Propane
6795 E Hwy 76
Kirbyville, MO 65679

Contacts
Shawn Treat 417-631-8595
Mike Yeary 417-339-1674

Residential Property

6 Ft Fence with Razor Wire

Pneumatic Internal Belly Valve

2- 30,000 bulk

Positive Shut off Valve

Pump

300ft

Propane Tanks

Pneumatic ESV valve

Bulk Head

ASMS Tank Storage Area.

78ft

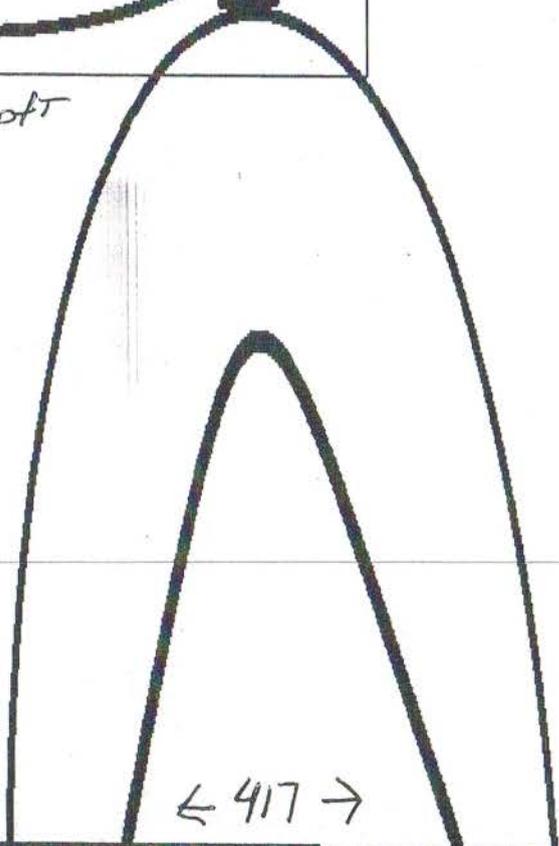
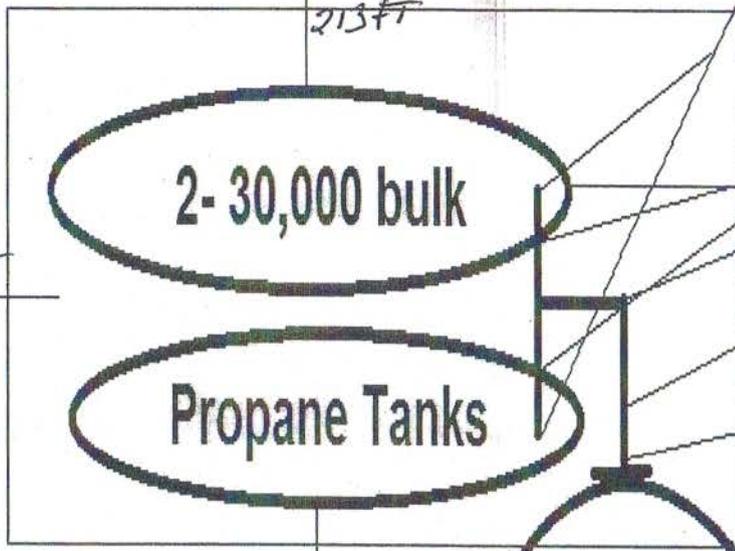
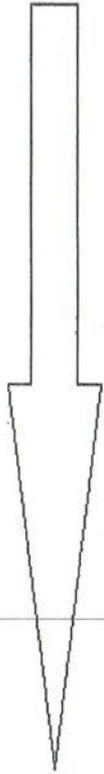
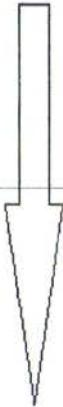
333ft

300ft

Truck Parking

← 417 →

Hwy 76



9

18 Ac(c)

8

6.64 Ac(c)



THIS PROPERTY OWNERSHIP MAP IS FOR TAX PURPOSES ONLY. IT IS NOT INTENDED FOR CONVEYANCES. THE ACTUAL LOCATION OF LAND CORNERS SHOULD BE VERIFIED BY A LICENSED SURVEYOR.

PREPARED BY:
TIMOTHY J. HOUTCHENS, P.M.M.
MAPPER
DATE: OCTOBER 26, 2012

09-4-0-20-000-000-008,000

TANEY COUNTY ASSESSORS OFFICE
PO BOX 612
FORSYTH, MO. 65663
JAMES E STRAHAN, ASSESSOR



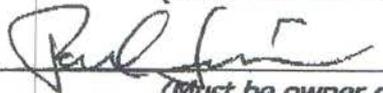
12-22

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

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NAME OF PROJECT: Crawfords Towing

NAME OF APPLICANT: Paul Simon
(Must be owner of record)

SIGNATURE:  **DATE:** 10-30-12
(Must be owner of record)

MAILING ADDRESS: 8877 Hiway 160 WALNUT SHADE, MO 65771

TELEPHONE NUMBER: 417-561-2225

Representative Information

NAME OF REPRESENTATIVE: John Anderson

MAILING ADDRESS (rep.): 1919 Bee Creeksrd Branson Mo. 65616

TELEPHONE NUMBER (rep.): 417-336-1996

Property Information

ACCESS TO PROPERTY (street # and name): From Calvin Dr
and I f approved from 1919 Bee Creek rd

Number of Acres (or sq. ft. of lot size): 107.5 x 190.81 IRR

PARCEL #: 08-5.0-16-000-000-017.000
(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): Arthur Hall PT PL 6+7

Lot # (if applicable) 6+7 **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 # Branson

WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # 3

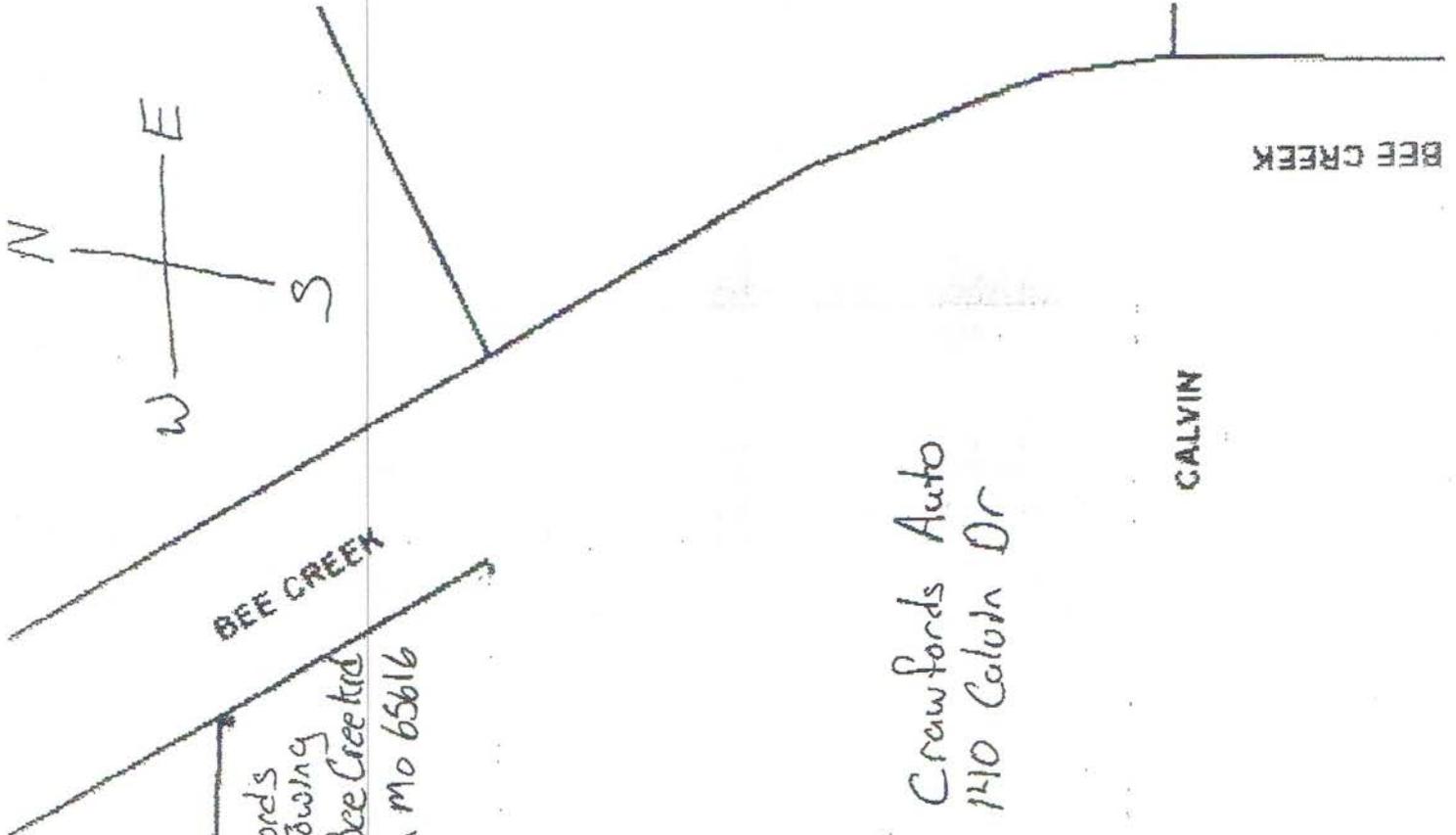
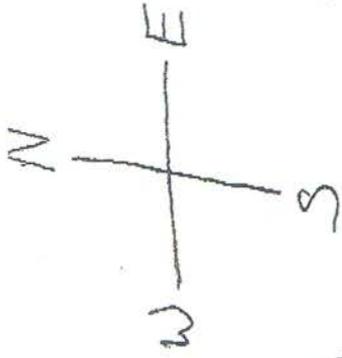
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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 intend to use this property for parking for our preexisting company that adjoins the property (Crawfords Towing). We also intend to put up a nice wood slat fence (Privacy fence) before we use the property



BEE CREEK

BEE CREEK

Crawfords
Towing
1919 Bee Creek Rd
Branson Mo 65616

Branson

Property in
Question

168 Calvin Dr

Crawfords Auto
140 Calvin Dr

CALVIN

CALVIN

CALVIN

12-23

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

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NAME OF PROJECT: Avina Group LLC

NAME OF APPLICANT: Juan Carlos Avina
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: Po Box 151, Branson Mo 65615

TELEPHONE NUMBER: 417-339-4532

Representative Information

NAME OF REPRESENTATIVE: Same

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): Iron Horse

St. Army 248 / 2116 St Hwy 248 per City of Branson

Number of Acres (or sq. ft. of lot size): 29

PARCEL #: 05-9.0-30-000-000-082-000
(This number is on the top left hand corner of your property tax statement)

Judie
(911)
MP.

SECTION: 30-23-2 / 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.)

Dry Cleaned Business



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
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website: www.taneycounty.org

12-24

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

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NAME OF PROJECT: EDEN'S ARK

NAME OF APPLICANT: BILL HINKLE
(Must be owner of record)

SIGNATURE: Bill Hinkle **DATE:** 10-20-12
(Must be owner of record)

MAILING ADDRESS: 1605 LINDSAY LANE JOPLIN MO 64801

TELEPHONE NUMBER: 417-434-8093

Representative Information

NAME OF REPRESENTATIVE: JEREMY HINKLE

MAILING ADDRESS (rep.): P.O. Box 405 STRAFFORD MO 65757

TELEPHONE NUMBER (rep.): 918-533-3665

Property Information

ACCESS TO PROPERTY (street # and name): 415 Hines rd

Branson Mo

Number of Acres (or sq. ft. of lot size): 162 Acres

PARCEL #: 08-6.0-23-000-000-005.000

(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: 23 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) NA 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: Agricultural

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.)

Eden's Ark will be a working Farm open to the public. It will give the opportunity to Branson residents as well as visitors to the area the chance to view, help, and better understand God's creations. The capability for people to feed cattle, bison, Elk, Alpaca, Sheep, Goats, Pigs, etc. will be a rare opportunity for visitors. This will be a family run farm with residents living on-site. This farm will also help cater to the rising number of families visiting the Branson area. Eden's Ark Company goals are to touch people on a physical & spiritual side, with individuals leaving with an appreciation to the beautiful animals that live around the world. Eden's Ark will provide an experience that most people will never have again.

Revised 12/19/03

12-25

**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: McKBudd Vacation Rentals, LLC

NAME OF APPLICANT: McKBudd Vacation Rentals, LLC
(Must be owner of record)

SIGNATURE: *Walter Budd* **DATE:** 10-16-12
(Must be owner of record)

MAILING ADDRESS: 3605 Yucca Dr #202 Flower Mound, Texas 75028

TELEPHONE NUMBER: 972.824.4394

Representative Information

NAME OF REPRESENTATIVE: Timothy Davis, Esq.

MAILING ADDRESS (rep.): P.O. Box 1625 Branson, MO 65615

TELEPHONE NUMBER (rep.): 417.294.1083

Property Information

ACCESS TO PROPERTY (street # and name): _____

924 Jones Road Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): Approx. 12,500

PARCEL #: 19-6.0-24-001-001-011.000

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

SECTION: 24 **TOWNSHIP:** 21 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): Ozarks Paradise Village

Lot # (if applicable) S. Add Lots 8&9 **BLOCK #** 53

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

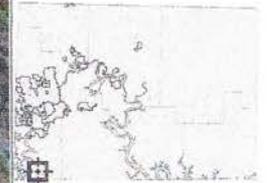
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

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

Date Created: 10/16/2012



Overview



Legend

- Parcels
- Roads
- Lakes
- Corporate Limits
- Townships

Parcel ID	19-6.0-24-001-001-011.000	Alternate ID	n/a	Owner Address	MCKBUDD VACATION RENTALS LLC
Sec/Twp/Rng	24-21-22	Class	n/a		3605 YUCCA DRIVE #202
Property Address	924 JONES RD RIDGEDALE	Acreage	n/a		FLOWER MOUND TX 75028
District	5CWX				
Brief Tax Description	OZARKS PARADISE VILLAGE - SOUTH ADD LTS 8 & 9 BLK 53 (Note: Not to be used on legal documents)				

Last Data Upload: 10/16/2012 1:22:59 AM



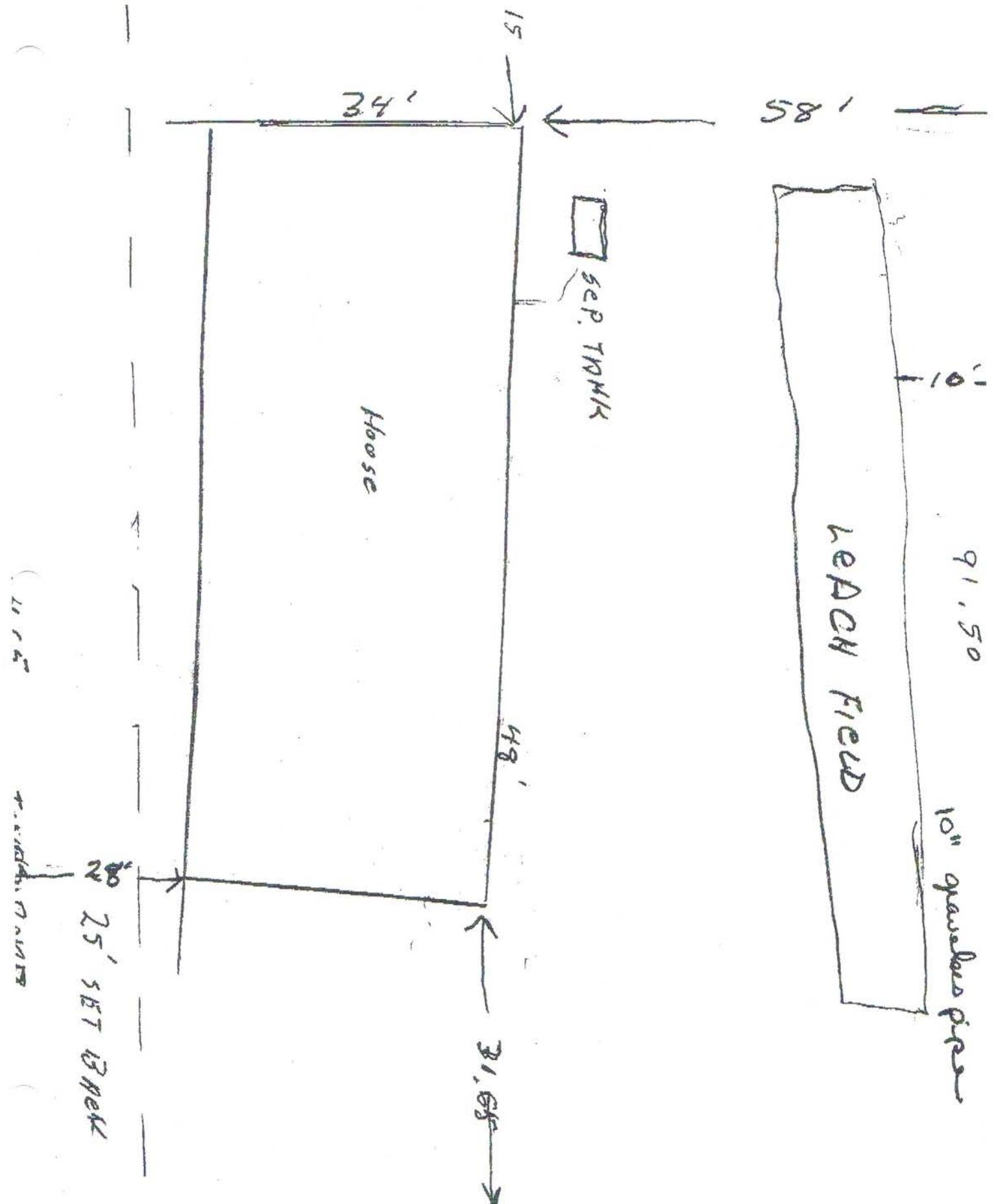
Disclaimer: Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the requester. Taney County makes no warranties, expressed 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.

Last Data Upload: 10/9/2012 5:14:55 AM

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424 JONES

120°



12-26

**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: Bed & Breakfast

NAME OF APPLICANT: MFI Resources LLC
(Must be owner of record)

SIGNATURE: Ty McNeil **DATE:** 10/30/12
(Must be owner of record)

MAILING ADDRESS: 820 E. Primrose, Spfld., Mo. 65807

TELEPHONE NUMBER: 417-883-1212

Representative Information

NAME OF REPRESENTATIVE: Charles LeMoine

MAILING ADDRESS (rep.): 1701 Colonial St., Bronson, MO 65616

TELEPHONE NUMBER (rep.): (417) 294-2504

Property Information

200 X 125

18-2.0-10-004-001-022.001

ACCESS TO PROPERTY (street # and name): 18-2.0-10-004-001-022.000

125 Black Oak Drive, Branson, MO 65616

100 X 125

Number of Acres (or sq. ft. of lot size): 2.01-Acres
4946-sq. ft.

PARCEL #: ~~18-2.0-10-004-001-025.001-201AC~~
~~18-2.0-10-004-001-002.001~~

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

SECTION: 10 **TOWNSHIP:** 22 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): Skyline

Lot # (if applicable) 27 & 28 **BLOCK #** 1

**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 # _____

tri-state Utility

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: Bed & Breakfast

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Take existing residential home
@ 105 Back Cove, Burnsville, MD
and turn into Bed & Breakfast

SKETCH MUST INCLUDE: LOT LINES AND DIMENSIONS, LOCATION AND DIMENSIONS OF STRUCTURE AND SEWER SYSTEM, SETBACK OF STRUCTURES FROM FRONT, SIDE AND BACK PROPERTY LINES, EASEMENTS AND UTILITIES

NO BUILDING SHALL BE PLACED IN THE SETBACK AREAS. THE SETBACK IS MEASURED FROM THE PROPERTY LINE OF LOT OR TRACT BEING CONSIDERED. SETBACKS ARE AS FOLLOWS: (R/W MEANING RIGHT OF WAY)

MAJOR STATE AND FEDERAL HIGHWAYS:	50 FEET
SUBDIVISION STREETS: (NOT CENTER OF ROAD OR DITCH)	25 FEET
ALL CO. RDS. WITH LESS THAN 35' R/W	40 FEET
ALL CO. RDS. WITH 40' OR MORE R/W	25 FEET
ALL SIDE LOTS, ALL BACK LOTS:	5 FEET

NO SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED WITHIN:
 100' OF PRIVATE OR PUBLIC WELLHEAD
 100' OF SURFACE BODY OF WATER
 10' OF PROPERTY LINE
 10' OF STRUCTURE
 10' OF UTILITIES

SKETCH:

