



## TANEY COUNTY PLANNING COMMISSION

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### MINUTES

#### **TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, MAY 17, 2017, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Dan Boone called the meeting to order at 6:00 p.m. A quorum was established with four members present. They were: Dan Boone, Howard Kitchen, Tony Mullen, and Trent Edwards. Staff present: Scott Starrett and Bonita Kisse-Souttee. The governing statutes were read by Mr. Starrett who also read a statement outlining the procedures for this meeting and presented the exhibits.

Mr. Boone swore in each speaker before their respective hearings.

#### Public Hearings:

William Johnson; a request for a variance from the provisions of Section 7, Table 1, Setbacks and Table 3 Section 7 minimum lot size on property located at 234 Bell Road #C. The applicant wishes to purchase additional property from the adjoining property owner, causing the existing structure to become too close to the property lines and the adjoining property owners lot to be too small. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Johnson was present. Mr. Kitchen asked the reason for the request. Mr. Johnson stated that he rents out one of the buildings and would like the carport to be on his property. The adjacent property owner did not have a problem with this request. With no other discussion Mr. Mullen made a motion to approve based upon the decision of record. Mr. Boone seconded. The vote to approve was unanimous.

Brownbranch Holdings, LLC; a request by Barry & Jan Dougherty for a variance from the provisions of the Taney County Floodplain Management Ordinance, Article 4, Section A, Number 7, Accessory Structures, to place a 48 sq. ft. restroom within the floodplain. The applicant is also requesting a setback variance from the state highway. Mr. Starrett read the staff report and presented location maps and pictures of the site. He also read the Floodplain Ordinance items as they apply to this request. Mrs. Dougherty was present and explained the reasons for her request were construction of the building, flood insurance requirements, direction of floodwaters, emergency plan for the campground, and setback area. After discussion a motion was made by Mr. Mullen to approve based upon the decision of record. Seconded by Mr. Kitchen. The motion to approve was unanimous.

Review and Action:

With one correction regarding removal of Mr. Kitchen as attending the previous meeting, a motion was made by Mr. Kitchen to approve the minutes with the change. Seconded by Mr. Mullen. The vote to approve the minutes was unanimous.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for May 17, 2017 the meeting adjourned at 6:47 p.m.