



## 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)

### **MINUTES TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, SEPTEMBER 17, 2008, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Dave Clemenson called the meeting to order at 7:00 p.m. A quorum was established with three members present. They were Dave Clemenson, Alan Lawson, Bob Hanzelon. Staff present: Eddie Coxie, Bonita Kissee, Dan Nosalek, Marla Pierce, Keith Crawford.

A statement explaining the meeting procedures was read and the Taney County Development Guidance Code was placed into evidence as Exhibit A, the Staff Report as Exhibit B, and the staff files, including all pertinent information as Exhibit C, and the Taney County Board of Adjustment bylaws as Exhibit D. The State Statutes that empower and govern the Board of Adjustment were read. Mr. Clemenson explained to the applicant that since there are only three members present he has the option to postpone until a full Board is present. Mr. Croft chose to waive that right and proceed with his hearing.

#### Public Hearings:

Robert Croft: a request by Mr. Croft for a variance from Appendix H Table 12 setbacks for the construction of a garage on an existing concrete pad located at 1550 St. Hwy. H. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Croft explained the reason for his request by stating that the lot drops off in the back and side and to the left are the lateral lines. This is the only place the garage could be built on the property without costing the applicant more money. He does not plan an overhang in the front. After discussion Alan Lawson made a motion to allow the 13' variance for just the garage based on the decision of record. Seconded by Bob Hanzelon. The vote to approve was unanimous. The motion was based upon the topography of the property.

Holly Perryman: a request for an appeal of the Highway 65 Multi-Use Project located at Adair Road. This request was postponed until next month.

Old and New Business:

Mr. Coxie reported on the projects to be heard at the meeting next month, and explained the scoring system. Discussion followed regarding providing a copy of the scoring sheet to all parties. Staff will discuss this with legal counsel.

Review and Action:

With no additions or changes a motion was made by Bob Hanzelon to approve the minutes as written. Seconded by Alan Lawson. The vote to approve was unanimous.

Adjournment:

With no other business on the agenda for September 17, 2008 a motion was made by Alan Lawson to adjourn. Seconded by Bob Hanzelon. The vote to adjourn was unanimous. The meeting adjourned at 7:35 p.m.