



## 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 BOARD OF ADJUSTMENT WEDNESDAY, SEPTEMBER 16, 2009, 7:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum  
Explanation of Public Hearing Procedures  
Presentation of Exhibits  
Governing Statutes*

Public Hearings:

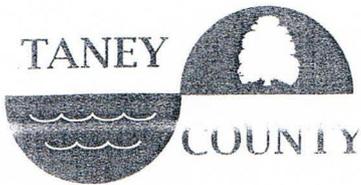
*VILLA GIS*

Old and New Business:

Review and Action:

*Minutes, August, 2009*

Adjournment.



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09-10

TANEY COUNTY BOARD OF ADJUSTMENT

APPLICATION and AFFIDAVIT
FOR VARIANCE OR APPEAL

(Circle one)

Variance (\$25.00) Appeal (\$75.00)

PLEASE PRINT

Applicant VILLAGIS / ED FISHER Phone 417-334-1366

Address, City, State, Zip 7719 EST Hwy 76

Representative JAKE'S Custom Builders / Mike Glesey Phone 417-527-8069

Owner of Record VILLAGIS inc / Joanne Fisher Signature: [Signature]

Name of Project: VILLAGIS Expansion

Section of Code Protested: (office entry)

Address and Location of site: 7719 EST Hwy 76 Kirbyville mo.

Subdivision (if applicable) Glendale Subdivision

Section 21 Township 23 North West Range 20 Number of Acres or Sq. Ft. 1.9 acres

Parcel Number

Does the property lie in the 100-year floodplain? (Circle one) Yes No

Required Submittals:

- Typewritten legal description of property involved in the request
Alphabetical list of all property owners within 600 feet of the request
Proof of public notification in a newspaper of county-wide circulation
Proof of ownership or approval to proceed with request by the owner
Sketch plan/survey of the project which completely demonstrates request

Please give a complete description of your request on page two.

Describe in detail the reason for your request:

The property located NE 7719 EST. Hwy 76 is approx. 1.9 acres. Villagis Inc. is wanting to expand the company and build a new building. The property is approx. .10 acre short of the new code of 2 acres for septic systems. The new septic system for this building has been engineered to accept more than the property will produce. The Tamey County Sewer Dept has seen these prints and has no problem with the system. The 1/10th acre that is being required is not needed to make the system or the new building work on this property. The surrounding 2 lots that would be available to acquire the 1/10th acre will probably not be interested in selling. Villagis would like to get a variance for the 1/10th acre so the property and the septic can be improved substantially.



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### **MINUTES TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, AUGUST 19, 2009, 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 five members present. They were: Dave Clemenson, Bob Hanzelon, David Nelson, Jack Johnston, and Tom Gideon. Staff: Eddie Coxie, Dan Nosalek, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures and placed the Taney County Development Guidance Code 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 swore in the speakers before each respective hearing.

#### Public Hearings:

Request for Rehearing Rex Grady approval of July 15, 2009: A request by Gloria Harding, Alzora Hooker, and Randy Sledd to rehear the Rex Grady variance. Ms. Hooker was present representing the applicants, and explained that the new evidence presented was the note that Mr. Grady wrote to Mr. Sledd. The note read "if our neighbors don't want this, then I don't want it and don't need it". Mr. Clemenson stated that he had a copy of the note and that in his opinion there is nothing in the note that would authorize withdrawal or forgiveness of the road variance. Ms. Hooker reported that Mr. Grady told her that this is the only access to his property, but it isn't his only access because he owns property in Cedar Meadows Subdivision. Mr. Grady stated that he cannot utilize that access. Mr. Clemenson made the motion to deny a rehearing. Mr. Gideon seconded. The vote to deny was unanimous.

George Goins: a request for a variance from Appendix 5.3.1, 9.12 ft. road frontage off Clearwater Dr. to allow a replat of a single family lot located at 782 Clearwater Dr. With this variance all structures will meet the required setbacks. With no discussion a motion was made by Tom Gideon to approve based upon

the decision of record. David Nelson seconded. The vote to approve was unanimous.

Old and New Business:

Mr. Coxie reported on the office move and updated the Board on upcoming requests.

Review and Action:

Minutes, July 2009: With no additions or corrections a motion was made by Bob Hanzelon to approve the minutes as written. Seconded by Jack Johnston. The vote to approve was unanimous.

Adjournment:

With no other business on the agenda for August 19, 2009 Mr. Clemenson adjourned the meeting at 7:30 p.m.