



## 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, JULY 19, 2010, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*

Review and Action:

*Minutes, June 2010*

Final Votes:

*Watkins Subdivision Lots 3-4*  
*Spring Creek Park Lot 13*  
*National Institute of Marriage*  
*Environmental Learning Center*  
*Altom Construction*

Concept:

*Shooting Berm*

Permit Renewal Request:

Old and New Business:

Adjournment.

10-14

**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:** SHOOTING BE~~R~~M

**NAME OF APPLICANT:** LYLE SANKEY  
(Must be owner of record)

**SIGNATURE:** *Lyle Sankey* **DATE:** 05-12-10  
(Must be owner of record)

**MAILING ADDRESS:** 3943 Sycamore Church Road  
BRANSON, MO 65616

**TELEPHONE NUMBER:** 417-263-7777 (cell) 417-339-2536 (HOME)

**Representative Information**

**NAME OF REPRESENTATIVE:** SAME AS ABOVE

**MAILING ADDRESS (rep.):** SAME AS ABOVE

**TELEPHONE NUMBER (rep.):** SAME AS ABOVE

## Property Information

ACCESS TO PROPERTY (street # and name): 3943 SYCAMORE

CHURCH ROAD

24 ACRES OF LAND

Number of Acres (or sq. ft. of lot size): 35 <sup>PROJECT</sup> yards X 35 yards

PARCEL #: 07-5.0-22-000-000-001.001  
(This number is on the top left hand corner of your property tax statement)

SECTION: 22 TOWNSHIP: 23 RANGE: 22

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

WITHIN 600' FROM THIS PROPERTY IS: NONE  
(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  
Special Use

Multi-Family

Commercial

Industrial

— Other — Explain: CANOVIE ASSOCIATES  
WILL LEASE FOR SOME TRAINING  
CLASSES (FUTURE GOALS  
PLANNED).

Revised 12/19/03

— OUR PRIVATE RANGE/SHOOTING  
PRACTICE

**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.)**

DIRT BERM 14' HIGH (TO ALLOW 2'  
TO SETTLE) 8' TOP WIDTH.

35 yards X 35 yards U (U) shape  
WITH MULCH FLOOR TO CLEAN  
RUN OFF WATER.

FOR:

1 PRIVATE TARGET SHOOTING

2 DEFENSIVE SHOOTING CLASSES

GUN SAFETY TRAINING

\*ALL TAUGHT BY GANOU & ASSOCIATES  
(PLANNED FUTURE GOALS)



# Shooting Berm



**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. The County makes no warranties, 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 9/5/2005



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, JUNE 14, 2010, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Sarah Klinefelter, Shawn Pingleton, Frank Preston, Randall Cummings, Jim Brawner, Ray Edwards, Carl Pride, Mark Blackwell, and Susan Martin. Staff: Eddie Coxie, Dan Nosalek, Bonita Kissee, Bob Paulson.

Mr. Coxie read a statement outlining the procedures for the public hearing and presented the exhibits.

### Public Hearings:

Branson Land, LLC: a request for a cellular phone tower located at 491 Branson Creek Blvd. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Colony representing the request addressed questions from the Commission. He stated that Branson Land, LLC is the owner of the property. Mr. Paulson clarified that this is not tax exempt property. The residential properties are approximately three miles from this site. The water tower is 200' away and the cell tower will be lit. Mr. Brawner asked if there was a statute of limitations on when the tower will be removed when it is no longer needed. Mr. Coxie stated this will be in their contract and can be placed in the decision of record. No one signed up to speak. This request will proceed to final vote next week.

Cabins at Branson Creek: a request by Branson Development, LLC for a cabin style project to consist of 276 units complete with riding stables and additional amenities located at Branson Creek Blvd. Mr. Coxie read the staff report and presented pictures and a video of the site. This total project will eventually have 1000 units on build out. There will be other phases and will receive approval when ready. Jack Houseman representing Wolfe Surveying explained the project. He stated plans are to leave as many trees as possible. Some of the amenities include convenience store, office and real estate office. The Commission would like the applicant to state exactly what other amenities there would be. Discussion followed regarding requiring on site

management. No one signed up to speak. This request will proceed to final vote next week.

Raintree Disposal Maintenance Shop: a request by Richard Fordyce to construct a building to be used for an office and maintenance for his solid waste disposal business located at 21209 US Hwy. 160. Mr. Coxie read the staff report and presented pictures and a video of the site. Jack Jester who lives across the street stated that Mr. and Mrs. Fordyce have cleaned up the site and he and his wife are in favor of approval. Mr. Fordyce addressed questions from the Commission and presented blue prints of his plans. The building will be 50' x 72' with 18' side doors and 24' high. There will be a restroom , and sewer approval has been granted. He might want to enlarge the building in the future to accommodate more trucks. He plans to store trucks inside the building. A new driveway has been approved by MoDot. There is a natural landscape buffer between the proposed structure and the property line and the Commission feels this is sufficient. With no other discussion this project will proceed to final vote next week.

Permit Renewal Requests:

There were none.

Old and New Business:

Quality Structures: Mr. Coxie and Mr. Paulson reported that this quarry project has not received approval from DNR and the original Division III has expired. DNR has been contacted and they want a report from the Planning Staff as to what was approved. Mr. Coxie gave a description of the original request. A letter has been sent to the property owner and to DNR by staff regarding opposition to the request to add more property to continue.

Perfect Airpark: Plats have not been signed. Research has been received from Wolfe Surveying showing 23 items that need to be addressed. It will be difficult for the applicant to comply with the requirements on this site. A letter will be sent explaining the next step to the applicant.

Proposed Zoning Districts: Mr. Coxie presented a draft of proposed districts for the Commission to review and send to the County Commission. Discussion followed.

Adjournment:

With no other business on the agenda for June 14, 2010 the meeting adjourned at 7:20 p.m.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JUNE 21, 2010, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Sarah Klinefelter, Randall Cummings, Ray Edwards, Frank Preston, Jim Brawner, Shawn Pingleton, and Susan Martin. Staff: Eddie Coxie, Bonita Kissee.

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

#### Review and Action:

Minutes: May 2010, with no changes or additions a motion was made by Jim Brawner to approve the minutes as written. Seconded by Shawn Pingleton. The motion to approve the minutes was unanimous.

#### Final Votes:

Branson Land, LLC: request to construct a cell tower located at 491 Branson Creek Blvd. Mr. Coxie clarified the project and reviewed discussion from last week. Branson LLC will own the property and provisions will be in place for removal if the tower ceases to become unnecessary. If the property sells the decision of record will follow the property and use. After discussion a motion was made by Ray Edwards to table because the property owner was not present. Jim Brawner seconded. The vote to table was unanimous. The representative Mr. Bruce Colony arrived after the vote was taken. Mr. Edwards made a motion to remove the action and bringing back to the table. Jim Brawner seconded. The vote to approve was unanimous. Discussion followed regarding collocation, and buildings surrounding the tower. The applicant agrees to the stipulations of removal of the tower. After discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with the stipulation that when the tower was functionally obsolete it would be removed within six months. Susan Martin seconded. The vote to approve was unanimous.

Cabins at Branson Creek: request by Branson Creek LLC to construct 275 cabins with riding stables and additional amenities located at Branson Creek Blvd. Eddie Wolfe representing the applicant addressed questions from the Commission. There will not be any gasoline on site in the beginning. Discussion followed regarding if there is a

deviation from the road standards the applicant must meet with the County Commission. After discussion a motion was made by Shawn Pingleton based upon the decision of record with the addition of gas pumps and units being rented out nightly with onsite management. Frank Preston seconded. The vote to approve was unanimous.

Raintree Disposal Maintenance Shop: request by Richard Fordyce to move his solid waste disposal business to a different location off St. Hwy. 160. Mr. Fordyce was present to address questions from the Commission. Discussion followed regarding the vegetative buffer to be left on the eastern property line. The maximum of vehicles to be on the property will be five. Sewer approval has been given for the restroom. Ray Edwards made a motion to approve based upon the decision of record. Randall Cummings seconded. The vote to approve was unanimous.

At this point two Planning Commission members had to leave. This was Mr. Jim Brawner's last meeting and the Commission and Mr. Pennel thanked him for his service.

Concepts:

Watkins Subdivision: a request by Tim and Lenora Watkins to develop Lot 3 and 4 into three lots located off St. Hwy. 176. Mr. Coxie presented a preliminary amended plat of the request and explained the request. Mr. Watkins stated that the reason for the request is that he wants to give his son a lot to build his house on. This project will proceed to public hearing next month.

Spring Creek Park Lot 13: a request by Bradford JoAnn Properties LLC to split lot 13 into three single-family residential lots located at 203 Blackberry Dr. Mr. Coxie presented a GIS map of the property and explained the request. He stated that this meets all the setback requirements and all other requirements of the Code. Mr. Gilliam explained that he wants to do this for real estate purposes. Sewer is available to this property from the County, and Mr. Gilliam explained where the lines are. Branson City Limits border the property. This project will proceed to public hearing next month.

Shooting Berm: a request by Lyle Sankey to operate a private target shooting range, conduct defensive shooting classes and gun safety training located at 3943 Sycamore Church Road. The applicant was not present therefore the project was not heard.

National Institute of Marriage: a request by Mark Pyatt to operate a marriage counseling resort located at 210 Ella Lane. Mr. Coxie gave a brief history of the project and location. Brad Hoffman with Yung Design Group representing the applicant explained the request, location of easements, and phases. Plans are to only have two couples at a time on site along with the counselors for phase one. Phase one will utilize the existing sewer. Phase two will have a new counseling center and seven new cottages. Studies are being done at this time to find out how many cabins can be put

on the existing septic system before a new treatment plant is required. Discussion followed regarding phasing and how the project will change. Another exit is planned for the future. The existing access which now runs through the middle of the project will be removed. The site plan is set up to accommodate weddings. This project is not a nightly rental. The adjacent property owner is willing to rewrite the easement to accommodate the new plan. The other easement will remain the same. There will be letters from the property owners for the file. Mr. Pyatt explained the program the institute offers. Mr. Edwards asked for legal documentation that the adjacent property owners agree to the easement rights for next month. Mrs. Martin asked about wastewater treatment. Mr. Coxie stated that the applicant must have an engineered system approved by the Sewer District and DNR. This project will proceed to public hearing next month.

#### Permit Renewal Requests:

Altom Construction Office: Greg Altom brought the Commission up to date on the project. He stated that economically the project took a down turn, so they couldn't stay up to the pace they planned. This is why the fence hasn't been put up. Mr. Edwards asked if the screening could be put up now. Mr. Altom stated that he could put the 300' up at this point. The gravel will eventually be removed. After discussion a motion was made by Ray Edwards that the project shall proceed through the Division III process again because the permit expired before the request was received. This meeting will serve as the Concept hearing. The motion was seconded by Randall Cummings.

#### Old and New Business:

Mr. Coxie discussed and updated the Commission on the Linda Church property. He also updated the Commission on the current status of the Airpark.

Proposed Zoning Districts: Mr. Coxie reported on some suggested changes. Mrs. Klinefelter agreed with the changes and wants more of a distinction within the agriculture district, and wondered about a "tourist district". Mr. Coxie suggested that would be considered commercial. Discussion followed. There will be a meeting with some of the Planning Commissioners and Mr. Coxie this week.

#### Adjournment:

With no other business on the agenda for June 21, 2010 the meeting adjourned at 7:35 p.m.