



## 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 NOVEMBER 17, 2010, 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:

*Daniel and Tammy Warner  
Bob Schanz*

#### Old and New Business:

#### Review and Action:

*Minutes, October 2010*

#### Adjournment.



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### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

**DANIEL AND TAMMY WARNER**

**NOVEMBER 17, 2010**

**#10-5**

Public Hearing for an appeal of the Brass Lantern Resort request in the Cedar Creek Township, Sec. 25 Twp. 22 Rng. 20.

The applicants Daniel and Tammy Warner are requesting an appeal of the Taney County Planning Commission decision to deny a replat.

History: Denied by the Planning Commission October 18, 2010. The denial was based upon the density of the new development and the incompatibility to the surrounding area.

General Description: The subject property is located at 5133 Brass Lantern Road. The adjoining properties to the request consist of residential.

Review: The applicants maintain that in denying the request the Planning Commission committed an error of law.

Summary: If the Taney County Board of Adjustment approves this appeal the following requirements shall apply, unless revised by the Board.

1. Permit #10-21 III is issued.
2. All provisions of the original decision of record adhered to.
3. All other provisions of the Taney County Development Guidance Code met.
4. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).







# BOA Brass Lantern Resort







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### **TANEY COUNTY BOARD OF ADJUSTMENT**

#### **STAFF REPORT**

**BOB SCHANZ**

**NOVEMBER 17, 2010**

**#10-4**

Public Hearing for an appeal of the National Institute of Marriage in the Branson Township, Section 22 Twp. 23, Rng. 21.

The applicant Bob Schanz is requesting an appeal of the Taney County Planning Commission decision to approve a marriage counseling resort.

History: Approved by the Planning Commission July 19, 2010.

General Description: The subject property is located at 210 Ella Lane. The adjoining properties to the request consist of residential, agriculture, and multi-use.

Review: The applicant maintains that the project is incompatible with the surrounding area, and that the roads in the area are too narrow to handle the added traffic making traveling them unsafe.

Summary: If the Taney County Board of Adjustment approves this appeal, the following requirements shall apply, unless revised by the Board:

1. Permit #10-2 is revoked.
2. All other provisions of the Taney County Development Guidance Code met.
3. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).









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### **MINUTES TANEY COUNTY BOARD OF ADJUSTMENT WEDNESDAY, OCTOBER 20, 2010, 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, Jack Johnston, Tom Gideon. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek.

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 A, 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 the hearing.

#### Public Hearing:

Lucinda Hinkson: a request for a variance from Table 1, Setbacks of the Taney County Development Guidance Code for a 5' setback to construct a cover for an RV on property located at Forest Park Subdivision, 203 Starview Dr. Mr. Coxie read the staff report and presented pictures and a video of the site. The applicant chose to postpone until April.

#### Old and New Business:

Mr. Coxie updated the Board on the new floodplain maps, and reported that the second forum would be held Oct. 25. Mr. Clemenson reported on the forum he attended. Mr. Paulson and Mr. Coxie discussed the three new amendments recommended by the County Commission.

#### Review and Action:

Minutes, September 2010: with no additions or corrections a motion was made by Tom Gideon to approve the minutes as written. Seconded by Jack Johnston. The vote to approve the minutes was unanimous.

#### Adjournment:

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