



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, APRIL 18, 2011, 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, March 2011

Final Votes:

Replat Lot 3A Hamon Subdivision

Happy Hollow Resort

Lookout Acres 1st Addition Lot Split

Anglers Advantage

Concepts:

Underhill Heights

The Stables at Integrity Hills

Brass Lantern

Old and New Business:

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 14, 2011, 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 five members present. They were: Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Susan Martin, and new member Dave Stewart. Staff present: Eddie Coxie and Bonita Kissee.

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

Public Hearings:

White House: a request by Branson Development LLC to split the property located off St. Hwy. 65 and Maple Street containing a sales office into two parcels. Mr. Coxie read the staff report and presented pictures, maps and a video of the site. Eddie Wolfe represented the developer and addressed questions from the Planning Commission, regarding if the lot being split would be buildable, and wastewater disposal. Mr. Wolfe stated that sewer is being brought to the property from Maple Street, and that the reason the property is being split is that the developer has an opportunity to sell it and he will in turn lease the building back to Branson Development until time he can build a new sales office. Mr. Stewart asked the question how to access Lot 2. Mr. Wolfe stated that the lots border the road on one side. No one signed up to speak. This project will proceed to final vote next week.

Sleepy Bees: a request by David Jones to operate a shipping and receiving business for children's sleep aid devices as a special use permit located 2.4 miles from East St. Hwy. 76 off Lakeshore Dr. Mr. Coxie read the staff report and presented pictures, maps and a video of the site. Jim Brawner represented the applicant and addressed questions from the Commission. He explained future plans and process. There will not be any employees other than the owners of the property and family. Shawn Pingleton clarified the plans and discussed if delivery was necessary where the truck could turn around on the property. Mr. Coxie explained special use permit. Mr.

Brawner stated that they would not have a sign. No one signed up to speak. This project will proceed to final vote next week.

Hills and Hollows Gardens: a request by Rachel Archambeau to operate a temporary greenhouse for retail sales located at the Taney Center parking lot off St. Hwy. 160 as a special use permit. Mr. Coxie read the staff report and presented pictures, maps and a video of the site. Mrs. Archambeau addressed questions from the Commission. Mr. Pingleton discussed the utility easement and setting back from it. Mrs. Archambeau stated that she had an agreement with the Taney Center to operate from their parking lot, and that her application stated she would like to operate from April 1st to May 31st. Discussion followed regarding if she would like to set up at other times. The Commission suggested she sign an agreement with the Taney Center to be able to set up for an entire year at whenever she would want to operate. The April through May date may be removed from the request. Mrs. Martin discussed a temporary structure in the fall. This project will proceed to final vote next week.

Old and New Business:

Mr. Coxie presented to the Commission copies of the recently submitted petition to the County Clerk's office to continue Planning and Zoning in Taney County. Discussion followed. He also presented a new color chart of the terms of the Commission.

Mr. Brawner asked Mr. Coxie to discuss with the Commission if his son Jason who developed a project called Underhill Heights could have nightly rental on that property. The Commission would like the request to go through the Division III process.

Mr. Coxie reported that starting April 1st, he will be working for the Sewer District two days a week and Planning Department three days a week. This will proceed eventually to full time for him, and a new administrator will be hired for Planning and Zoning.

Adjournment:

With no other business on the agenda for March 14, 2011 the meeting adjourned at 7:56 p.m.



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MINUTES
TANEY COUNTY PLANNING Commission
REGULAR MEETING
MONDAY, MARCH 21, 2011, 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 five members present. They were Sarah Klinefelter, Randall Cummings, Susan Martin, Dave Stewart, Rick Caudill. Staff present: Eddie Coxie and Bonita Kissee.

Mr. Coxie read a statement outlining the procedures for the meeting.

Review and Action:

Minutes; February 2011, with no additions or corrections a motion was made by Susan Martin to approve the minutes as written. Seconded by Rick Caudill. The vote to approve the minutes was unanimous.

Final Votes:

White House: request to split property located off St. Hwy. 65 and Maple Street into two parcels by Branson Development LLC. Eddie Wolfe was present to answer any questions from the Commission. Mrs. Klinefelter and Mr. Coxie clarified the request. Since this is a new free standing lot, any construction would need to seek approval. Randall made a motion to approve based upon the decision of record. Susan Martin seconded. The vote to approve was unanimous.

Sleepy Bees: request to operate a shipping and receiving business for children's sleep aid devices as a special use permit located off Lakeshore Dr. by David Jones. Jim Brawner was present to address any questions from the Commission. Mrs. Klinefelter clarified the request. Mr. Coxie asked if there were any other uses on the property, and Mr. Brawner stated that there wasn't. The owner plans to leave the property as is. He anticipates up to three times a week that there will be deliveries and they will not park on the street. This will be a special use permit and no time line will be placed on the property. A motion to approve was made by Susan Martin based upon the decision of record with the addition of no on street parking of deliveries to the property, and no retail operation. Rick Caudill seconded. The vote to approve was unanimous.

Hills and Hollows Gardens: request by Rachel Archambeau to operate a temporary greenhouse for retail sales in the parking lot of the Taney Center on St. Hwy. 160. Mrs. Archambeau answered questions from the Commission who stated that she would want the permit to run from April 1st through October 31st. A motion was made by Rick Caudill to approve based upon the decision of record with the addition of the date change. Seconded by Susan Martin. The motion was unanimous.

Concepts:

Replat Lot 3A Hamon Subdivision: a request to split a lot in a previously platted subdivision by Tom Linkous located off JJ Hwy. in Hamon Subdivision Lot 3C. Mr. Linkous was present and explained that he is buying property between the two properties to enable him to split it up for his family. Mr. Coxie presented a map of the request and explained. Mr. Caudill asked about access. Mr. Linkous stated that it all fronts JJ Hwy. This project will proceed to public hearing next month.

Happy Hollow Resort: a request by Gregory and Brenda Kossmann to move an existing mobile home 20' and bring in a new 32 x 66' double wide mobile home with new septic system located at 248 Hammock Way, Hidden Valley Subdivision Lot 2. Mr. Coxie reminded the Commission of the property in the area that was approved last year and discussed plans for wastewater disposal. Mr. Booker Cox who has the property listed, stated that the current system will be modified, and explained what the plans were after meeting with the sewer district. Mr. Caudill asked if the property would flood. Mr. Kossmann stated that it had not. This project will proceed to public hearing next month.

Lookout Acres First Addition/Charles and Shirley Barnes: a request by Mr. & Mrs. Barnes to split 13,000 sq. feet from an existing lot with a garage in Lookout Acres Subdivision for the purpose of selling it. Mr. Coxie clarified the request. Discussion followed regarding setbacks, location, and structures. Mr. Barnes stated a survey had been done which showed compliance with the Development Code. The property contains almost an acre all together. This project will proceed to public hearing next month.

Anglers Advantage: a request by Sue and Steven Dickey to use an existing structure as a fishing guide business as a special use permit located at 1656 Acacia Club Road. Mr. Coxie presented a map of the site. Mr. Dickey was present, and addressed questions from the Commission. There will be no boat parking on the premises, only Mr. Dickey's boat, and there is no ramp. Discussion followed regarding traffic, compatibility, signage, parking, and number of boats and customers. There won't be retail sales of any products. There is an abandoned property on one side and a vacant house on the other. This project will proceed to public hearing next month.

The Cabins at Roark Valley: a request by Equity Trust Corp. to develop a nightly rental business at 1901 Shepherd of the Hills Expressway. The project is for 38 rental units with clubhouse, office, laundry, catering kitchen, table seating for 50 people, game room, locker area for indoor and outdoor pool. The name of this development will be changed to Branson View Cabins. Mr. Coxie presented a map of the site and explained the request. Mr. Ross Williams and Eric Hodge were present to address questions from the Commission. This is a one owner project and property will not be for sale, only rented. The first units will be completed by next spring with the others to follow. Public Water Supply #3 will supply water, and there will be natural gas. More than the required parking is planned along with boat trailer parking with pervious paving with a 25' depth. Egress is off Shepherd of the Hills. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie reported a request for a cell tower, and if a fall radius was necessary. Mrs. Klinefelter stated that all the recent approvals were required if there were single family dwellings or existing buildings in the area. This will proceed through the Division III process.

Mr. Coxie also reported that the petition was declared invalid by the County Clerk. He also clarified his statement last week regarding that he is to be transferred to the sewer district full time the first of April. Mrs. Klinefelter asked if the meeting request by herself and Mr. Pingleton had been scheduled. Mr. Coxie informed them that the County Commission was not ready to meet with them.

At this point Mrs. Klinefelter presented Mr. Preston with a certificate thanking him for his service with the Planning Commission. Mr. Preston took this opportunity to discuss the recent developments regarding the petition , and reorganization.

Mr. Nosalek addressed the Planning Commission regarding state statutes governing Planning and Zoning and discussions he has had and ongoing with the County Commission. He pointed out that the statutes state the staff of the Planning Department are hired and fired by the Planning Commission. He offered the Planning Commission copies of any research he has. Discussion followed.

Adjournment:

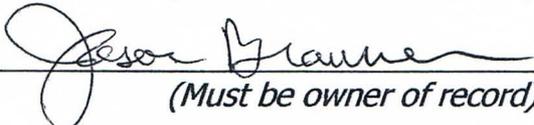
With no other business on the agenda for March 21, 2011 the meeting adjourned at 7:30 p.m.

**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: UNDERHILL HEIGHTS

NAME OF APPLICANT: JASON BRAWNER
(Must be owner of record)

SIGNATURE:  **DATE:** 3/29/11
(Must be owner of record)

MAILING ADDRESS: 1355 So. FAIRWAY; Springfield, MO 65804

TELEPHONE NUMBER: (417) 489-2006

Representative Information

NAME OF REPRESENTATIVE: Jim Brawner

MAILING ADDRESS (rep.): 138 VILLA DR. #4, Hollister, MO 65672

TELEPHONE NUMBER (rep.): (417) 294-3233

Property Information

ACCESS TO PROPERTY (street # and name): Victor Church Rd

Beaumont Rd

Number of Acres (or sq. ft. of lot size): 3.01

PARCEL #: 08-3,0-05-000-000-027,001
(This number is on the top left hand corner of your property tax statement)

SECTION: _____ TOWNSHIP: _____ RANGE: _____

NAME OF SUBDIVISION (if applicable): Crabwell Corners

Lot # (if applicable) 2B BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

Commercial

Multi-Family
Multi-Use

Residential

Municipality

Agricultural

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

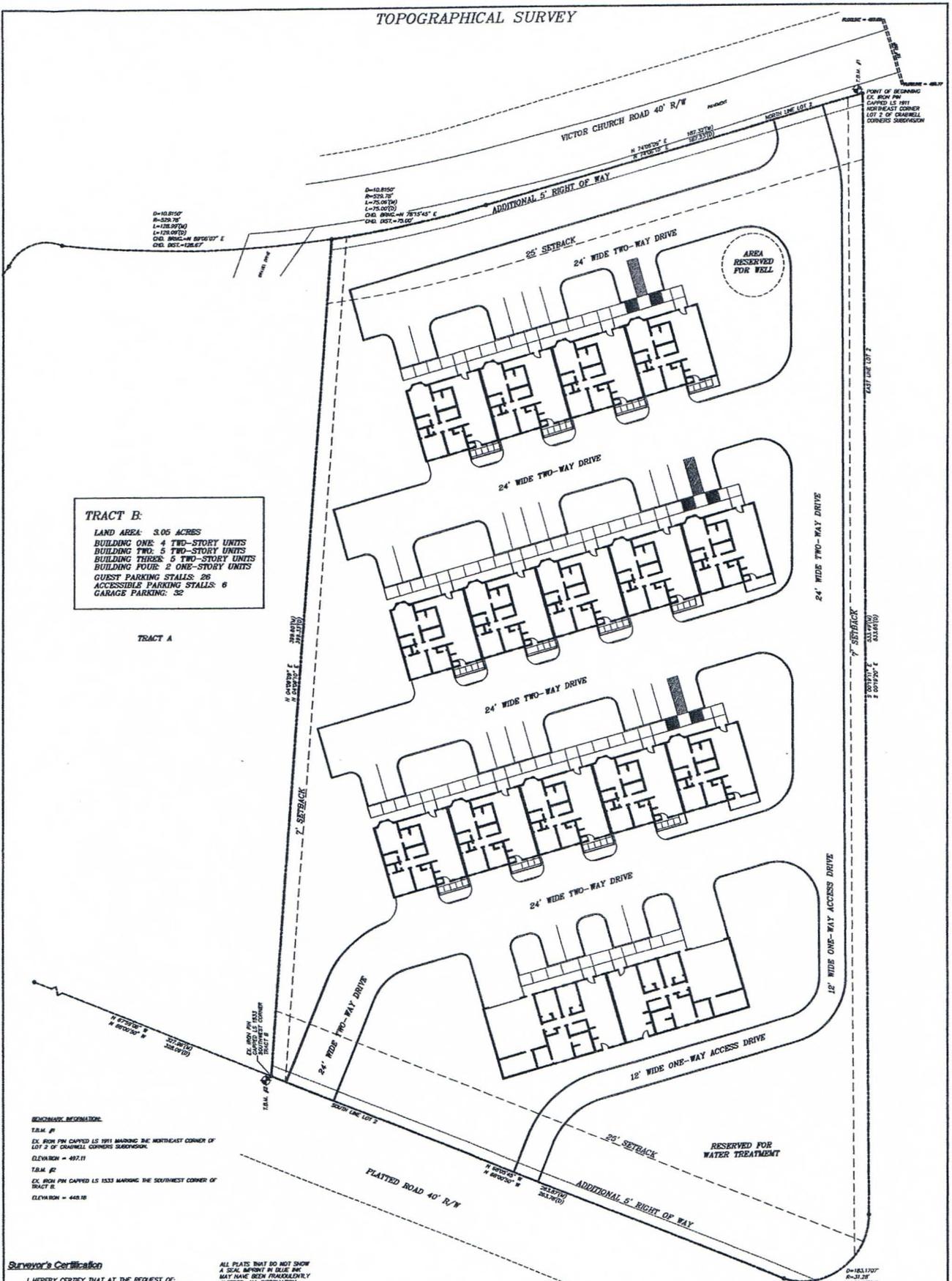
Industrial

Other – Explain: _____

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.)

Request is for NIGHTLY RENTALS. Subject property has been for SALE with NO initial sale made of this property.

TOPOGRAPHICAL SURVEY



TRACT B:
 LAND AREA: 3.05 ACRES
 BUILDING ONE: 4 TWO-STORY UNITS
 BUILDING TWO: 5 TWO-STORY UNITS
 BUILDING THREE: 5 TWO-STORY UNITS
 BUILDING FOUR: 2 ONE-STORY UNITS
 GUEST PARKING STALLS: 26
 ACCESSIBLE PARKING STALLS: 6
 GARAGE PARKING: 32

MONUMENT INFORMATION:
 T.B.M. #1
 EX. IRON PIN CAPPED LS 1911 MARKING THE NORTHEAST CORNER OF LOT 2 OF CHAMMELL CORNERS SUBDIVISION.
 ELEVATION = 497.11
 T.B.M. #2
 EX. IRON PIN CAPPED LS 1533 MARKING THE SOUTHWEST CORNER OF TRACT B.
 ELEVATION = 448.18

Surveyor's Certification
 I HEREBY CERTIFY THAT AT THE REQUEST OF: JASON BRAUNNER, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

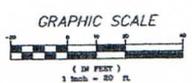
ALL PLATS THAT DO NOT SHOW A SEAL, SIGNATURE OR BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS SIGNED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

DEED DESCRIPTION TRACT B:
 PART OF LOT 2, CHAMMELL CORNERS, A RECORDED SUBDIVISION IN THE 3RD/4 OF SECTION 5, T2S, R2W, 3RD P.M. TANEY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 2; THENCE S 89°57'00" E 323.65 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE S 00°00'00" W 30.00 FEET ALONG THE ARC OF A TANGENT CURVE TO BE DETERMINED; THENCE S 00°00'00" W 30.00 FEET; THENCE S 89°57'00" E 323.65 FEET; THENCE S 89°57'00" E 323.65 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE THROUGH SAID LOT 2 N 04°07'00" E 308.43 FEET TO THE NORTH LINE THEREOF; THENCE EASTWARD ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COUSES: (1) 75.00 FEET TO THE END OF A NON-TANGENT CURVE CONCAVE TO THE NORTH BEING A RADIUS OF 325.76 FEET, THROUGH A CENTRAL ANGLE OF 67°00'00" E; (2) 187.33 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

EDDIE D. WOLFE P.L.S. 2890
 JACK E. HOUSEMAN P.L.S. 200508222

JASON BRAUNNER
WOLFE SURVEYING, INC.
 EDDIE D. WOLFE P.L.S. 2890
 JACK E. HOUSEMAN P.L.S. 200508222
 800 3264 Highway 246, Building A, Suite 21, Eureka, MO 65616
 Phone: 417-334-8820 Fax: 417-334-3352

DATE: 12-04-08
 DRAWN BY: JSA
 CHECKED BY: REV





Underhill Heights



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 9/5/2006

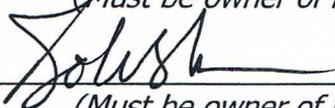
11-11

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: The Stables At Integrity Hills

NAME OF APPLICANT: VTS Development LLC
(Must be owner of record)

SIGNATURE:  **DATE:** 03-27-11
(Must be owner of record)

MAILING ADDRESS: 385 Honesty Trail Ridgedale, Mo. 65739

TELEPHONE NUMBER: 417-334-9612

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3rd street Branson, Mo. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Tate Road

Number of Acres (or sq. ft. of lot size): 2.06

PARCEL #: 19-6.0-14-000-000-003,000
(This number is on the top left hand corner of your property tax statement)

SECTION: 14 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (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 Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

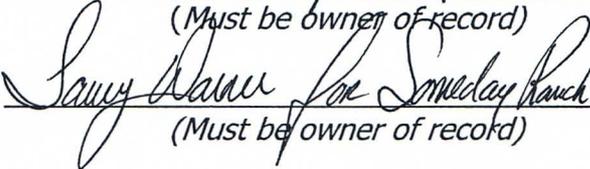
11-10

**APPLICATION FOR CONCEPT
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NAME OF PROJECT: Brass Lantern

NAME OF APPLICANT: Someday Ranch LLC
(Must be owner of record)

SIGNATURE:  **DATE:** 3/28/11
(Must be owner of record)

MAILING ADDRESS: 1272 Brass Lantern Rd Cedar Creek, Mo 65627

TELEPHONE NUMBER: 417-576-3817

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3rd street Branson, Mo. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Brass Lantern Circle

Number of Acres (or sq. ft. of lot size): 2.84

PARCEL #: 16-7.0-25-000-000-042.000

(This number is on the top left hand corner of your property tax statement)

SECTION: 25 TOWNSHIP: 22 RANGE: 20

NAME OF SUBDIVISION (if applicable): Johnnie B Jones

Lot # (if applicable) 14 BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (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 Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

