



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 15, 2013, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits*

Review and Action:

Minutes, March 2013

Final Votes:

*Stateline Gun Range
His House Bed and Breakfast*

Concepts:

*Branson Canyon
Apex Practical Firearms
Sycamore Creek Family Ranch
Kenny Bear Event Center*

Old and New Business:

Tentative

Adjournment.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 11, 2013, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Rick Treese called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Rick Treese, Randy Haes, Ronnie Melton, Steve Adams, Dave Stewart, and Mike Scofield. Staff present: Bob Atchley and Bonita Kissee.

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

Public Hearing:

Padgett Landscape Products Supply: a request by John and Mary Padgett to operate a landscape products supply business located at 772 Bee Creek Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Atchley reported that when the staff report was written it was staff's understanding that the property was utilizing Branson's wastewater system, but upon further investigation it was discovered that it had not been hooked to the central system. Staff contacted the City of Branson regarding the use, and found that they were concerned with the compatibility to the surrounding area. Brian Letterman was present to represent the project. Gary Hertwick representing his father, sister, and brother who live in the neighborhood stated that they are not in favor of a business opening in the neighborhood, because of incompatibility to the surrounding area. Mr. Treese clarified that there would not be an office on the property. A sign will be erected at the bottom of the driveway with a phone number. This business already exists at a different location, this site is for storage for that business. There won't be very many customers coming to the site, only for deliveries, pickup and a few customers, according to Mr. Letterman. Parking was discussed and Mr. Atchley explained how the Code addresses this. Mr. Stewart asked the applicant to clarify what his plans are for the business. Mr. Letterman stated that he felt that since he would be utilizing the property for storage he might as well sell some product from there. Buffering was discussed. Mr. Atchley clarified the buffering requirements, and that the primary concern would be buffering from the private residences. Mr. Stewart discussed security, and that buffering and

screening would address both security and satisfy the Code requirements. Mr. Letterman pointed out the other businesses on Bee Creek Road. Mr. Melton pointed out that only one part of the property would be used. Mr. Letterman stated that there won't be any tractor trailer loads coming in. There will be a maximum of three temporary concrete bunkers for the materials, according to Mr. Letterman. He stated that some of the trees might be removed that are close to the right of way. Mr. Treese asked Mr. Atchley to clarify item #4 of the Decision of Record. Mr. Haes stated that the driveway must meet the 225' site distance for commercial. Mr. Hertwick commented that if there are dump trucks coming in it would disturb the neighborhood. With no more discussion, this project will proceed to final vote next week.

Old and New Business:

Mr. Atchley reported that he met with the County Commission regarding the nightly rental amendment. Questions posed to the Planning Commission were taxes assessed, and merchants licenses. Mr. Atchley will contact the County Legal Counsel for input at the Planning Commission's request.

Mr. Haes discussed the County Road Standards and how it would affect a six lot subdivision that has a road that does not meet the requirements. The subdivision was approved by the Planning Commission in 2005, but just now asking for plat approval. The standards were adopted in 2009. The County Commission felt that the subdivision should meet the standards. Discussion followed with Mr. Stewart stating that in his opinion the subdivision should not have to meet current standards. Mr. Haes stated that there are several subdivisions that have roads which are incomplete asking for the County to take them over. Mr. Atchley clarified that the subdivision in question decision of record did not address adhering to the county road standards. This being because there were none at the time. Mr. Atchley reported that since the rule was done away with that Division III permits were good only for a year, the approval stays in place. Mr. Treese discussed enforcement. Mr. Haes discussed that if a homeowners association goes away, usually the property owners will come to the County Commission for them to maintain the roads. Mr. Melton felt that roads should be built according to the current standards. Discussion followed with the rest of the Planning Commission concurring that it should meet current County Road Standards.

Adjournment:

With no other business on the agenda for Monday, March 11, 2013 the meeting adjourned at 6:54 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 18, 2013, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with six members present. They were: Randy Haes, Dave Stewart, Mike Scofield, Ronnie Melton, Steve Adams, and Rick Caudill. Staff present: Bob Atchley and Bonita Kissee.

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

Review and Action:

Minutes: February 2013, with no additions or corrections a motion was made by Rick Caudill to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Vote:

Padgett Landscape Products Supply: request by John and Mary Padgett to operate a landscape products supply business located at 772 Bee Creek Road. Mr. Atchley clarified the request by reading the proposed decision of record and stated that item #4 was removed last week. Mr. Melton asked the applicant to point out where the material will be stored and discussed where the buffering will be. There will be a buffer placed on the north, south and east side extending to the tree line. Mr. Stewart discussed the location of the storage bins. After discussion a motion was made by Rick Caudill to approve based upon the decision of record. Dave Stewart seconded. The vote to approve was unanimous.

Concepts:

Stateline Gun Range: a request by Terry Filczer to operate an outdoor shooting range for automatic weapons located at 1505 Stateline Road. A 70' carport type structure will be constructed. Mr. Atchley presented a location map of the site. Mr. Filczer presented a topo map of his property. Discussion followed regarding how many acres the project would encompass. Mr. Filczer stated he now has five acres and is

going to buy 35 more acres from his sister. Mr. Stewart discussed the slope of the berm. Mr. Haes pointed out that the drawing states the berm will be 15', but Mr. Filczer stated it will be approximately 35'. Mr. Caudill asked for a new drawing showing the elevation and height of the berm. Mr. Haes asked what kind of guns would be used for the target practicing. Mr. Filczer stated it would be hand guns and deer rifles. There will be a charge for using the facility. Hours of operation will be Tuesday through Saturday, 9:00 a.m. to 7:00 p.m. and later in the summer when the days are longer. With no other discussion, this project will proceed to public hearing next month.

His House Bed and Breakfast: a request by Charles LeMoine to operate a bed and breakfast on property owned by Gary and Norma Smalley located at 1482 Lakeshore Dr. Mr. Atchley presented a map of the site. Mr. LeMoine, and Mr. Brawner explained the request. Mr. Brawner gave a brief history of the property and stated that this was previously part of the Doulos Ministries property. Mr. Melton asked how many people will be staying there, and number of parking. Mr. Brawner stated that there is adequate parking which is paved, that was there for the other business. There is central sewer existing. After discussion, this project will proceed to public hearing next month.

Sycamore Family Ranch: this application was withdrawn.

Old and New Business:

Mr. Atchley reported that the County Commission has scheduled another hearing to discuss the pending amendments to the Code. He also reported on the current status of the pending litigation.

Mr. Caudill discussed with Mr. Atchley about how many parking spaces were required per bedroom for nightly rentals.

Adjournment:

With no other business on the agenda for Monday, March 18, 2013 the meeting adjourned at 6:40 p.m.

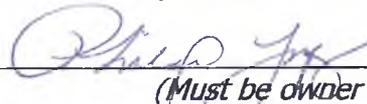
#13-2

**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: BRANSON CANYON

NAME OF APPLICANT: Phil Lopez
(Must be owner of record)

SIGNATURE:  **DATE:** 3/5/2013
(Must be owner of record)

MAILING ADDRESS: PO Box 3016 OLATHE KS 66063

TELEPHONE NUMBER: 913-269-6565

Representative Information

NAME OF REPRESENTATIVE: Phil Lopez

MAILING ADDRESS (rep.): PO Box 3016 OLATHE KS 66063

TELEPHONE NUMBER (rep.): 913-269-6565

Property Information

ACCESS TO PROPERTY (street # and name): 140 Canyon Crossing

Hollister Mo. 65672 - off Hwy P

Number of Acres (or sq. ft. of lot size): 87 Acres

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

SECTION: 1-36 TOWNSHIP: 21-22 RANGE: 22-22

NAME OF SUBDIVISION (if applicable): Brawson Canyon

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 # Hollister / Emerald Point

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # Emerald Point

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

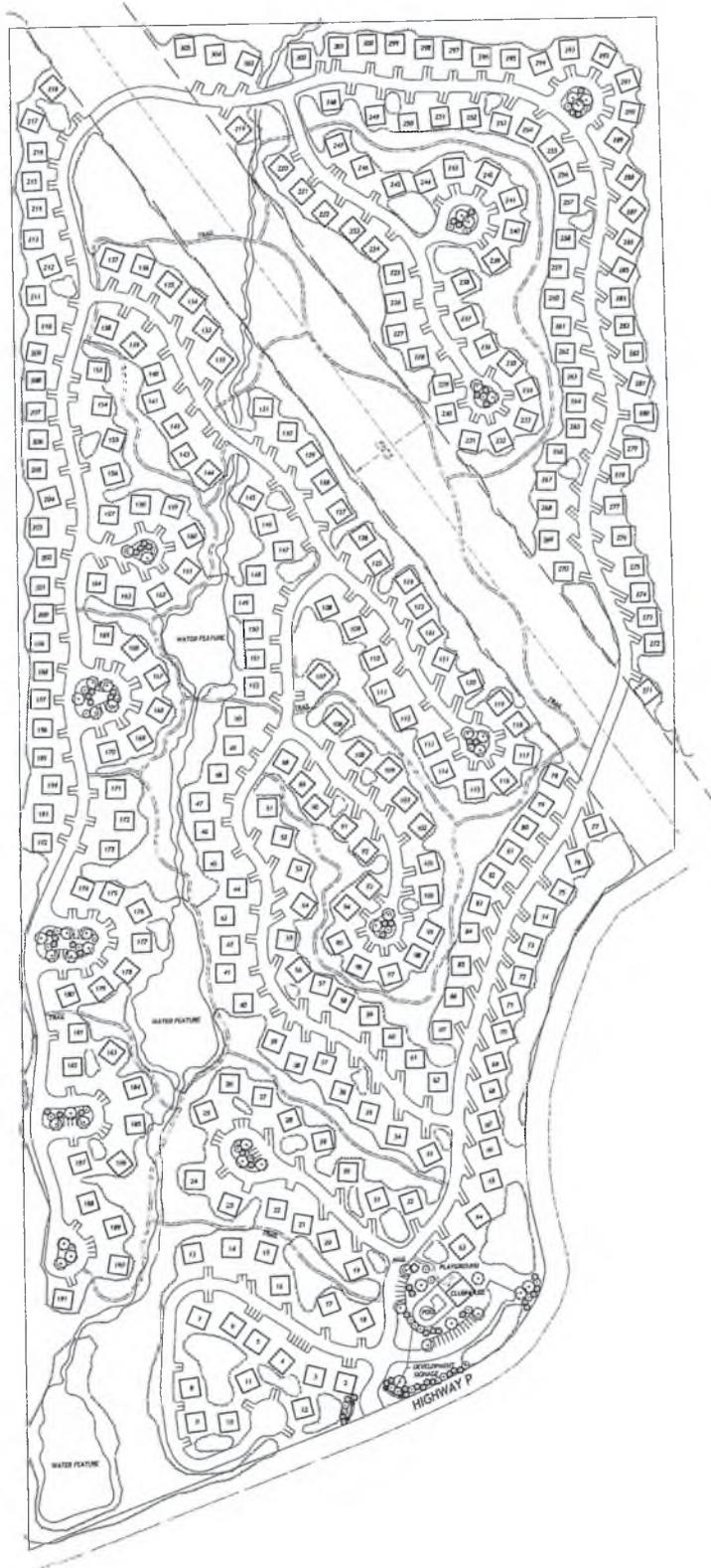
- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: Mixed use Development
Primarily Residential

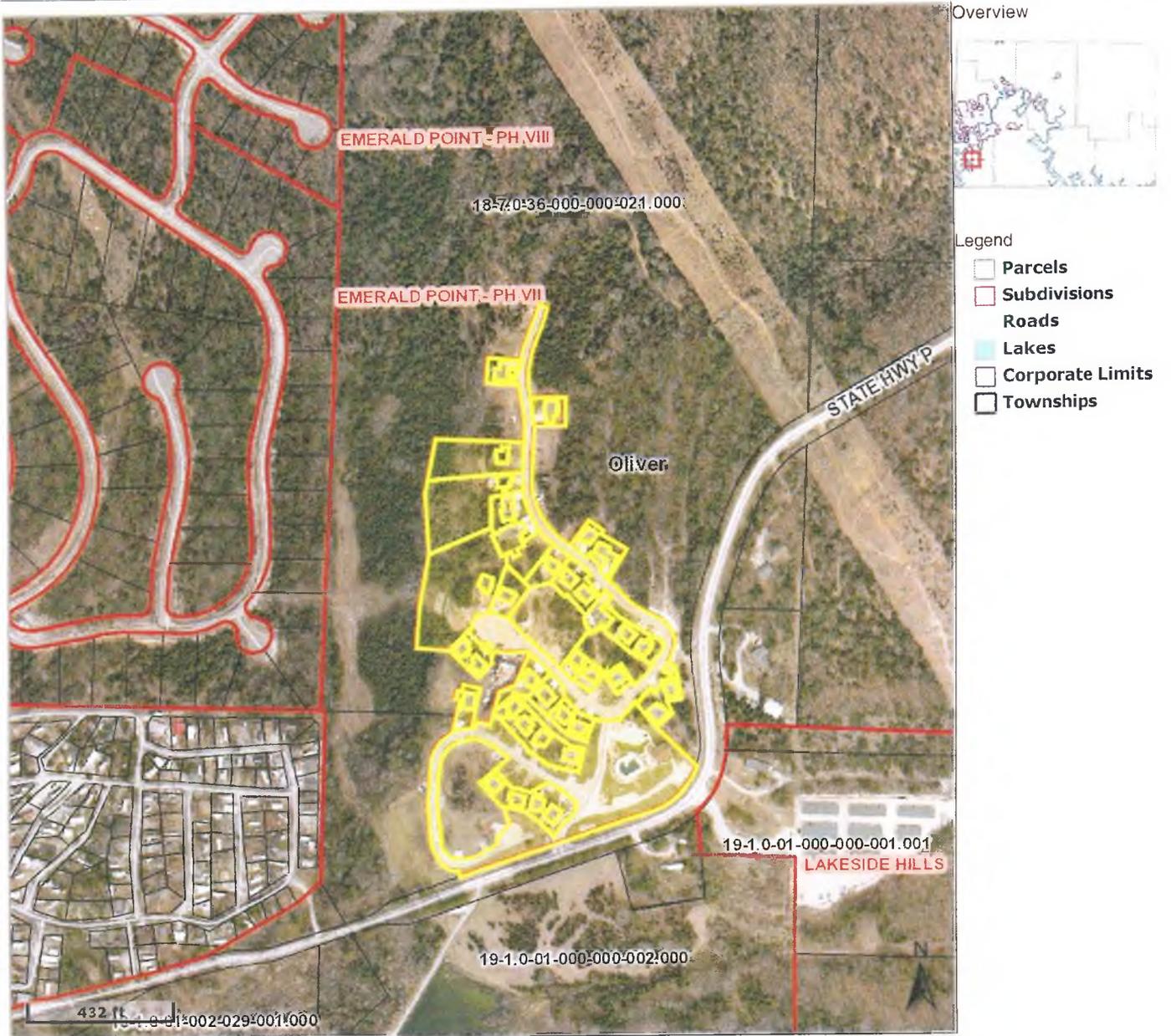
Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

BRANSON Canyon would like to request to increase our
Nightly Rentals from 84-10-281. As a result of increased Market
Demand we are seeing more & more families looking to invest in single
Family homes with the Nightly Rental Approval.

BRANSON CANYON

Branson, Missouri





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Branson Canyon



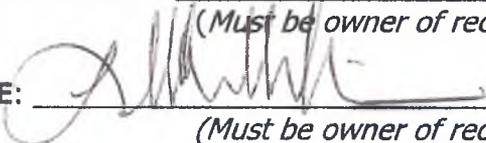
#13-7

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

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NAME OF PROJECT: APEX PRACTICAL FIREARMS

NAME OF APPLICANT: Lowell C. Miller
(Must be owner of record)

SIGNATURE:  **DATE:** 3-25-2013
(Must be owner of record)

MAILING ADDRESS: 2750 VICTOR CHURCH RD., BRANSON, MO 65616

TELEPHONE NUMBER: (417) 527-2735

Representative Information

NAME OF REPRESENTATIVE: SHERRY MILLER

MAILING ADDRESS (rep.): SAME

TELEPHONE NUMBER (rep.): (417) 209-5312

Property Information

ACCESS TO PROPERTY (street # and name): 2750 VICTOR CHURCH RD.

Number of Acres (or sq. ft. of lot size): 3.03 ACRES

PARCEL #: 08-30-06-000-000-003.002
(This number is on the top left hand corner of your property tax statement)

SECTION: 06 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

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: _____

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.)

I PROPOSE TO START A HOME OCCUPATION / SMALL BUSINESS AT MY PLACE OF RESIDENCE WITH THE PURPOSE TO ASSEMBLE AND SELL FIREARMS AND RELATED PRODUCTS. THE BUSINESS WILL BE CONDUCTED WITHIN THE CONFINES OF THE EXISTING DWELLING, SO NO ADDITIONAL CONSTRUCTION WILL BE INVOLVED. NO TEST-FIRING OF FIREARMS, EITHER BY ME OR BY ANY CUSTOMER, WILL BE CONDUCTED AT THE PLACE OF BUSINESS. AS I EXPECT LOW SALES VOLUME AT THE BEGINNING, ADDITIONAL VEHICULAR TRAFFIC IMPACT SHOULD BE MINIMAL.

Date Created: 3/25/2013



Parcel ID 08-3.0-06-000-000-003.002
Sec/Twp/Rng 6-23-21
Property Address 2750 VICTOR CHURCH RD
BRANSON

Alternate ID n/a
Class n/a
Acreage n/a

Owner Address MILLER LOWELL C
2750 VICTOR CHURCH RD
BRANSON MO 65616

District 4CWX
Brief Tax Description PT SW FRL4

(Note: Not to be used on legal documents)

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#13-8

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

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NAME OF PROJECT: SYCAMORE CREEK FAMILY RANCH

NAME OF APPLICANT: THOMAS CRAIN

(Must be owner of record)

SIGNATURE: Thomas Crain

DATE: 3-26-13

(Must be owner of record)

MAILING ADDRESS: 3526 W. FARM ROAD 88
SPRINGFIELD MO 65803

TELEPHONE NUMBER: _____

Representative Information

NAME OF REPRESENTATIVE: MICHAEL BUTTON

MAILING ADDRESS (rep.): 539 ARIZONA DRIVE; BRANSON, MO

TELEPHONE NUMBER (rep.): 816-914-4963

Revised 01/01/2010

Property Information

ACCESS TO PROPERTY (street # and name): UNDEVELOPED LAND

Number of Acres (or sq. ft. of lot size): 174

05-8.0-34-000-024.000
PARCEL #: 08-2.0-03-000-000-003.000

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

SECTION: 3 TOWNSHIP: 23 RANGE: 21

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: AGRITOURISM & MINISTRY
(AGRICULTURE/TOURISM)

The Family Ranch will strive to provide resources, encouragement, love, and support to families who live in (or travel to) the Branson area. We will be intentional about specifically ministering to blended families, single parent families, and families of special needs children – in addition to traditional families. This will be accomplished through a facility, loving staff, and simple opportunities that help families re-engage, bond, communicate, grow, and have fun together in a Christian environment. Our mission is to “create memories and build families that last.”

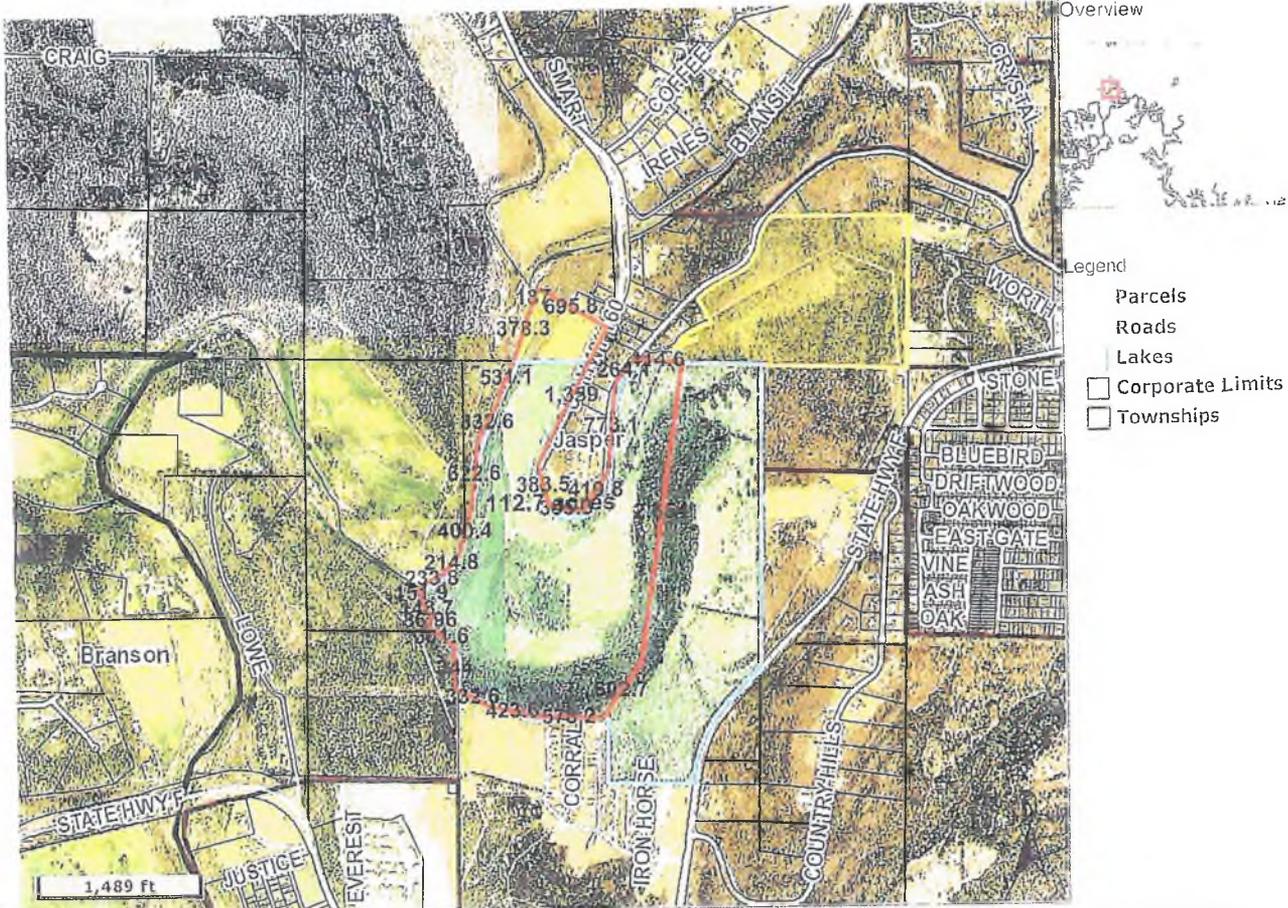
The focal point will be a large, nicely finished barn that will potentially include a large gathering room, prayer room, conference rooms, small movie theater for family friendly movies, food/clothing pantry, general store, a coffee shop, and a loft area where local musicians would perform in an intimate setting. We will possibly conduct a church service in the gathering room on Saturday evenings before our barn dance.

Our big vision would potentially include the following:

Movies on the outside of the barn in warmer weather
Old-fashioned games and outdoor activities for families
Tree houses
Hayrides
Fire pits
Weddings
Small apple orchard, blueberries, tomatoes
Pumpkin patch
Corn maze
Christmas tree lot
Fishing
Kayaking
Picnic areas
Amphitheater
Camping
Lodging in Yurts and/or Conestoga wagons
Retreats/conferences/concerts
Pony rides/horseback riding
Hiking/devotional trails
School field trips
Farmer’s market
Petting zoo
Chicken coup
Peddle karts
Restaurant
Chapel
Zipline
Water spray zones
Concessions

This concept is a combination of agritourism and ministry. This property may also contain a small number of residences for key personnel.

Date Created: 3/8/2013



	Parcel ID 08-2.0-03-000-000-003.000	Alternate ID n/a	Owner Address CRAIN THOMAS ANDREW - 1/2 INT ET AL
	Sec/Twp/Rng 3-23-21	Class n/a	3526 W FARM RD 88
	Property Address	Acres 174.00	SPRINGFIELD MO 65803
	District 4CWX		
	Brief Tax Description W2 LTS 1 & 2 NE4 E OF US HWY 160; E2 LTS 1 & 2 NW		
	<i>(Note: Not to be used on legal documents)</i>		

112.7

Last Data Upload: 3/8/2013 4:56:09 AM



Sycamore Creek Family Ranch



DISCLAIMER
This map is for informational purposes only and does not constitute an offer of real estate. The information is based on public records and is not guaranteed. The user should consult with a professional for more information.



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Concept - 4-15-13
PH - 5-13-13
EV - 5-20-13

#13-9

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Kenny Bear Event center

NAME OF APPLICANT: Kenneth LaVere Partz
(Must be owner of record)

SIGNATURE: Kenneth LaVere Partz DATE: 3/26/2013
(Must be owner of record)

MAILING ADDRESS: PO Box 156 Rockaway Beach MO 65740

TELEPHONE NUMBER: (417) 332-0430

Representative Information

NAME OF REPRESENTATIVE: Dean Paul

* MAILING ADDRESS (rep.): PO Box 156 Rockaway Beach MO 65740

TELEPHONE NUMBER (rep.): (417) 332-7776

May to: 669 Stremert Lane, Oparka, Mo.

Property Information

ACCESS TO PROPERTY (street # and name): 3921 State Highway 176

Rockaway Beach MD 65740

Number of Acres (or sq. ft. of lot size): 17.5

PARCEL #: 08-1.0-11-001-032-041.001

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 11 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Oak Best Farms

Lot # (if applicable) 9 + 13 BLOCK # NA

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: _____

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Wenny Bear Event Center

On site camping, Tent and RV

Horse Barn Saloon - 40x32 existing

Rallys

concerts

Special Events Rental

9 lane Shooting Range

Nature Trail

