



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, MAY 19, 2014, 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, April 2014

Final Votes:

Walkington Affordable Housing

Concepts:

KS4547 Highway 265 Cell Tower

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
APRIL 14, 2014, 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 seven members present. They were: Rick Treese, Randy Haes, Ronnie Melton, Steve Adams, Dave Stewart, Mike Scofield. Staff present: Bob Atchley and Bonita Kissee-Souttee.

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

Public Hearing:

Allstar International, LLC; a request by David and Kathy Grodi to operate a nightly rental business from an existing single family residence located at 350 Tina Street. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Grodi addressed questions from the Planning Commission, and explained plans for the site. He reported that a managing company has been hired and a representative was present. Thirty eight neighbors and property owners were contacted personally by the applicant and 26% of those people were against the request according to Mr. Grodi. The property owners who were in favor had written letters to him which he presented to the Planning Commission. Mr. Grodi presented an updated copy of the "house rules". The Planning Commission addressed some concerns to the property manager who stated her office is in Forsyth. She explained she would personally screen the renters, do drivebys, clean, and check in and out. She stated there is a two night minimum. If there are any problems or a renter does not abide by the rules they are asked to leave.

Several people signed up to speak to the project. Tom Rankin was first and asked everyone who was present to stand up if they were opposed. About a dozen people stood up. He stated that their neighborhood is generally against nightly rental in their area for the following reasons; parking availability, noise, incompatibility, hours of activity, and the property manager not being onsite.

Carolyn Maxwell who lives in the neighborhood stated that when she bought her property in the 1990's the covenants would not approve nightly rental, and that in her opinion you can't make the renters comply with the rules. She was concerned about noise, and compatibility with the neighborhood.

After discussion the public hearing was closed. This project will proceed to final vote next week.

Walkington Affordable Housing; a request by Nathan Burton to develop a mobile home park with outdoor storage and parking area located at 500-600 Block of Walkington Lane. Mr. Atchley read the staff report and presented pictures, maps and a video of the site. Mr. Burton addressed questions from the Planning Commission and explained his plans. He stated that the plans have not been finalized until he would receive Planning Commission approval. Mr. Treese asked if he understood the items of the proposed decision of record. Mr. Burton stated that he did. Mr. Caudill asked if this is going to be a senior living facility and Mr. Burton stated that he might do that. Mr. Haes discussed availability of parking at each site and the separate parking area. Lots are platted for single wide mobiles only. Mr. Burton stated that some of the platted lots would have to be altered to accommodate setbacks. Mr. Treese asked if Mr. Burton would own any of the mobiles and he stated that it is possible. Mr. Caudill asked the applicant to provide a more accurate preliminary plat. Mr. Treese stated that the plat presented at this meeting is too dense. Mr. Caudill made a motion to table the approval until a revised plat can be presented. Ronnie Melton seconded. The vote to table the project was unanimous. The Public Hearing was tabled until May 12, 2014. Eleven people signed up to speak. The Planning Commission informed them that they would be notified again of a new public hearing.

Old and New Business:

Scooters multi-use building; a request by William Cummings to construct a building to replace temporary tents currently used for plants and fireworks sales. Since a Division III Permit has been issued for this use staff questions if the Planning Commission wishes Mr. Cummings to obtain another Division III Permit for this construction. Before the Planning Commission would make a decision they asked staff to research and get back to them next meeting.

Adjournment:

With no other business on the agenda for April 14, 2014 the meeting adjourned at 7:12 p.m.



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website: www.taneycounty.org

**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 21, 2014, 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 five members present. They were: Rick Treese, Randy Haes, Ronnie Melton, Dave Stewart, Mike Scofield. Staff present: Bob Atchley and Bonita Kisse-Souttee.

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

Review and Action:

Minutes: March 17, 2014; with no additions or corrections, a motion was made by Dave Stewart to approve the minutes as written. Seconded by Ronnie Melton. The vote to approve the minutes was unanimous.

Final Votes:

Allstar International, LLC; a request by Dave Grodi to operate a nightly rental from a single family dwelling located at 350 Tina St. Mr. Atchley read the proposed decision of record. Mr. Haes asked if the number of people could be individuals or couples. Parking was discussed and that it is adequate for six cars. The Grodi's are comfortable with only renting June, July and August. They are using this as their primary residence. Mrs. Grodi stated that renters will be evicted if they park jet ski's or trailers in the driveway. After discussion, Mr. Stewart made a motion to deny based on incompatibility. Seconded by Mr. Haes. Mike Scofield voted nay. The vote to deny was four in favor of denial and one against.

Walkington Affordable Housing; a request by Nathan Burton to develop a mobile home park located off Walkington Lane. This request was tabled at Public Hearing until May 12, 2014 to allow the applicant to revise the preliminary plat to lessen the density of the project.

Concepts:

There were no concepts.

Old and New Business:

No discussion.

Adjournment:

With no other business on the agenda for April 21, 2014 the meeting adjourned at 6:11 p.m.

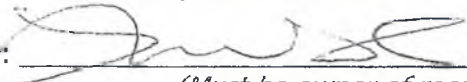
14-4

**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: KS4547 HIGHWAY 465

NAME OF APPLICANT: Marsha Warakomski
(Must be owner of record)

SIGNATURE:  **DATE:** MAY 2 - 14
(Must be owner of record)

MAILING ADDRESS: 4942 Miller Road SW Lilburn GA
30047

TELEPHONE NUMBER: 770 - 381 - 7697

Representative Information

NAME OF REPRESENTATIVE: STEVEN WARD, WARD DEVELOPMENT SERVICES

MAILING ADDRESS (rep.): 15 PARK PLACE, SWANSEA, IL 62226

TELEPHONE NUMBER (rep.): 314-503-4444

Property Information

ACCESS TO PROPERTY (street # and name): 5758 STATE HIGHWAY 248

Number of Acres (or sq. ft. of lot size): 33

PARCEL #: 07-1.0-12-000-000-001.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 12 TOWNSHIP: 23 RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) PLOT 3 BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM: NA

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM: NA

- 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: UTILITY

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.)

Construction of a 225 foot tall self support
communication tower & equipment compound.
The existing tower on the property has
failed the structural investigation for any
proposed modification by AT&T







KS4547 Hwy 465



10-2019-1
 This is a preliminary map showing the location of the proposed project. It is not intended to be used for any other purpose. The location of the proposed project is shown in red. The location of the proposed project is shown in red. The location of the proposed project is shown in red.

HIGHWAY 465 KS4547 10149666



NSB

225' - SELF SUPPORT TOWER



ENGINEERING

2008 INTERNATIONAL BUILDING CODE OR ADOPTED CODE
2008 NATIONAL ELECTRIC CODE OR ADOPTED CODE
19A-222-G OR ADOPTED CODE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: MAREHA R WASKOMSKI
4842 MILLER RD SW
LUBURN, GA 30047-5355

SOONER OWNER: NA

SITE CONTACT: NA

COUNTY: TANEY

LATITUDE (NAD 83): 38 46' 11.042" N
38.771401

LONGITUDE (NAD 83): 93 16' 04.163" W
-93.267829

ZONING JURISDICTION: TANEY COUNTY

ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL

PARCEL #: 07-1.0-12-000-000-001 001

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: WYVE CO-OP

TELEPHONE COMPANY: CENTURY-LINK

CONSTRUCTION MANAGER: BRUCE BRUBAKER
(913) 888-0742

SITE ACQUISITION MANAGER: WAYNE WEDLIN
(913) 458-1878

RF ENGINEER: SEAN WYRICK
(913) 383-4255

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTING MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL STORAGE IS PROPOSED.

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
15-A	LAND SURVEY (BY OTHERS)
0-1	OVERALL SITE PLAN
0-1.1	ENLARGED SITE PLAN
0-1.2	SITE PLAN
0-2	ELEVATION

VICINITY MAP

LOCAL MAP



NO SCALE

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
10950 GRANDVIEW DRIVE
OVERLAND PARK, KS 66210

CONTACT: GREGORY SCHMIDT

PHONE: (913) 458-3263

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAJOR INTERSECTION:

IN SPRINGFIELD, MO, TAKE I-44 EAST, TAKE EXIT 824 ONTO US-85 SOUTH. TAKE RAMP ONTO DR-465/OZARK MOUNTAIN HIGHWAY WEST. TAKE RAMP ONTO SR-248 SOUTH. ARRIVE AT SITE ON THE EAST SIDE OF THE ROAD AT THE TOP OF THE HILL.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER OF WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND
SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

88 PLEASE RETURN THIS DISC

PROJECT NO: 120041

DRAWN BY: JCH

CHECKED BY: GJM

NO.	REVISION	DATE

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS SPECIFICALLY ORDERED BY THE DIRECTOR OF A STATE PROFESSIONAL BOARD, TO SIGN THIS DOCUMENT.

HIGHWAY 465
KS4547
6069 STATE HIGHWAY 248
BRANSON, MO 65616
NSB

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

KS4547 HWY 46
IN TANEY COUNTY, MISSOURI

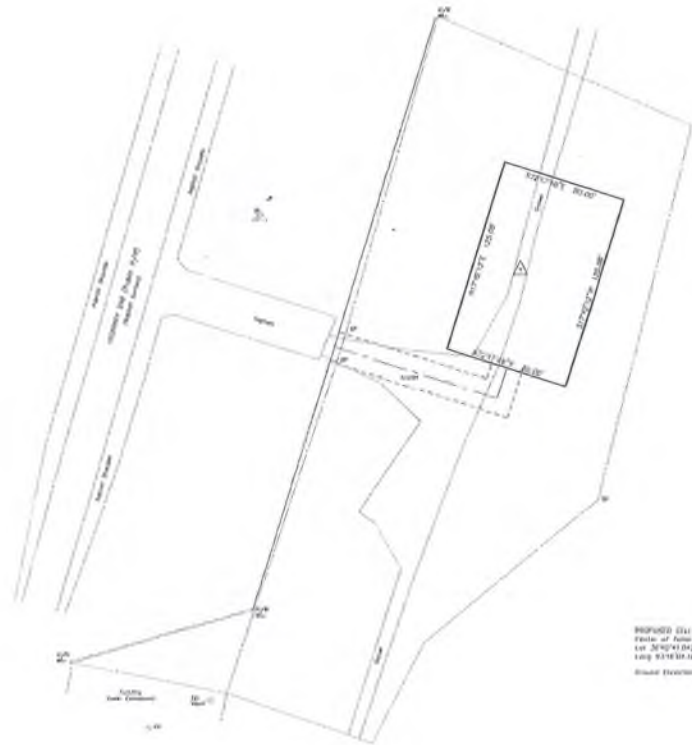
A caveat: This certification has not been granted by the owner or of the date of issuance of this plat of survey. This company has made no investigation or independent search for existence of liens, mortgages, restrictive covenants, easements, title evidence, or any other facts that an investor and investor title search may disclose.

Notes:
Designs shown herein are based on Missouri State Plane Coordinate System of 1983 (MSAD 83).

Conduits were located using 80% static survey method and were protected with Maceston/JANCOON recovery and "Yield System" protection method.

Use 1/2" and 3/4" at 1:5000 unless otherwise noted.

The purpose of this survey is to establish and describe a LEASE PLANT and associated easements. It is not a boundary survey of the Property Parcel. The customer on this drawing shall determine from the information furnished (including utility maps, underground dimensions and or surface markings shown on the ground by the utility company or its representative (owner)). This company has made no attempt to ascertain or do field work to locate utilities and does not extend or imply a quality of warranty as to the exact location or to complete markings of utilities in this area. It shall be the contractor's responsibility to verify the location and depth of all utilities (including electric) in field prior to construction or reconstruction and to protect said utilities from damage.



LEGEND	
PROPERTY PARCEL	---
ELECTRIC WIRE	---
ELECTRIC MAST	---
WATER	---
SEWER	---
CONCRETE WALK	---
PAVE WALK	---
EMERGENCY CORNER	---
UTILITY CORNER	---
POST	---
CONCRETE POINT MARK	---
UNDERGROUND TELEPHONE LINE	---

PROPOSED 60' OVERHEAD LEASE
Point of Beginning for 60' Overhead Lease
Using 831833.161' West
Ground Elevation = 1330'

SEWER MAIN
Top of 12" and 8" in 12'
Center Line of 12" =
Elevation = 1318.00'

LOVELACE & ASSOCIATES
Land Surveying and Planning
INCORPORATED MISSOURI
2015 S. UNIVERSITY AVENUE, SUITE 200
BRANSON, MISSOURI 64604
PHONE: (417) 239-1000
FAX: (417) 239-1001

DESIGN COORDINATED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 46
2015 S. UNIVERSITY AVENUE
BRANSON, MISSOURI 64604
PHONE: (417) 239-1000
FAX: (417) 239-1001

DESIGN PROVIDED BY:
LOVELACE AND ASSOCIATES, LLC
P.O. BOX 46
2015 S. UNIVERSITY AVENUE
BRANSON, MISSOURI 64604
PHONE: (417) 239-1000
FAX: (417) 239-1001

SURVEY PROVIDED FOR:
BRACK & HEATH CORPORATION
10000 BRANSON ROAD
BRANSON, MISSOURI 64604
PHONE: (417) 239-1000

SCALE
1" = 30'

FLOOD NOTE:
According to the Regulations of Community Flood Risk, DEVELOPMENT OF THE FLOOD HAZARD ZONE MAP BY TANEY COUNTY, MISSOURI, 2014 (2014-10-01), the subject property is in Flood Zone "A". It is recommended to be Outside the zone Flood plain.

JOB NO: KS4547
JOB NAME: HWY 465
JOB LOCATION:
CITY OF BRANSON
TANEY COUNTY, MO
JOB PROJECT NO: 14007
DRAWN BY: A.E.T.
CHECKED BY: J.E.L.
DATE: 05-17-14
PLOT/PRINT DATE: 05-16-14

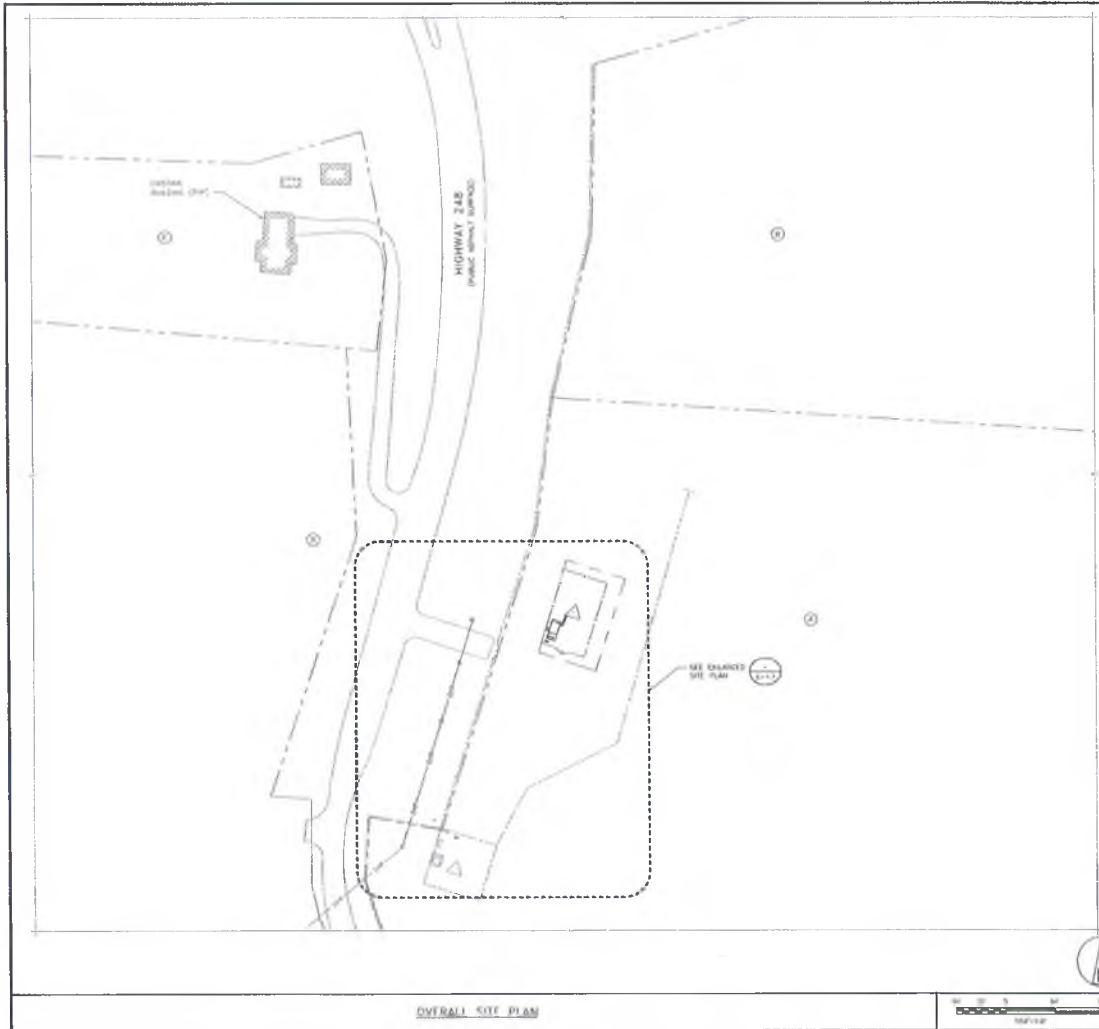
SHEET NUMBER
1 OF 1

CERTIFICATION:
I HEREBY CERTIFY THAT A SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND OF THE ITAM AREA LEASE PLANT EASEMENT AND LEASE UTILITY FACILITY EASEMENT HEREIN DESCRIBED, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREIN. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT MISSOURI LAWS AND FOR PROPERTY BOUNDARY PLATS TO BE USED FOR LEASE PURPOSES TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PRELIMINARY

JOYCE R. LOVELACE #00-12258
SAB: _____ 05-16-14 REV. LAYOUT
05-16-14 REV. LAYOUT

Division of Surveying
Missouri State Surveyor
License # 13-14



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SETBACKS BETWEEN THE PROPOSED L.S. LINES AND/OR THE NAVIGATING CHANNELS.
 3. PROPERTY LINES ARE APPROXIMATE ONLY.
 4. ANTENNAS & MOUNTS LIMITED FOR CLARITY.

NOTES

ID	PARCEL #	ZONING DIST.
A	07-1.0-15-000-000-001.001	RESIDENTIAL/COMMERCIAL
B	07-1.0-15-000-000-001.000	AGRICULTURAL
C	07-1.0-15-000-000-004.000	RESIDENTIAL
D	07-1.0-15-000-000-005.000	AGRICULTURAL



1001 FARLEY
OVERLAND PARK, KS 66204



BLACK & VEATCH

1900 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 456-2000

PROJECT NO: 123041
 DRAWN BY: JCH
 CHECKED BY: GJS

NO.	DATE	REVISION

PRELIMINARY

IT IS A PORTION OF MAP FOR THE PROJECT, UNDER THE TITLE ABOVE THE DESIGN OF A LICENSED PROFESSIONAL ENGINEER. SEE ALSO THE SOURCE.

HIGHWAY 455
 KS4547
 6069 STATE HIGHWAY 248
 BRANSON, MO 65616
 NSB

SHEET TITLE
**OVERALL
 SITE PLAN**

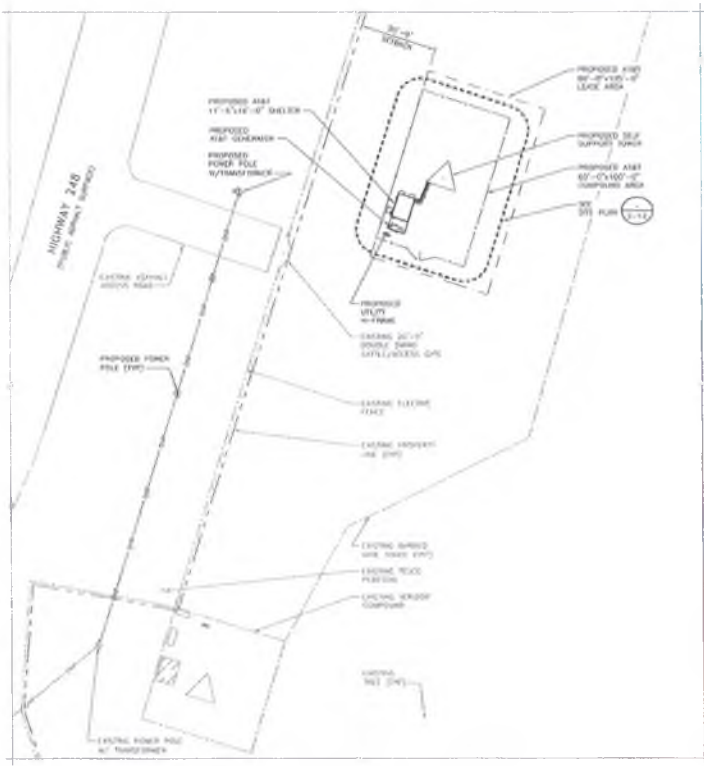
SHEET NUMBER
C-1

LEGEND

FENCE	---
LEASE AREA	---
PROPERTY LINE (PL)	---
SETBACKS	---
ICE SHOULDER	---
OVERHEAD POWER	---
UNDERGROUND POWER	---
OVERHEAD UTILITIES	---
UNDERGROUND UTILITIES	---



OVERALL SITE PLAN



ENLARGED SITE PLAN



1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM CLEARANCE BETWEEN THE PROPOSED SITE AND ANY ADJACENT PROPERTIES.
3. PROPERTY LINES ARE APPROXIMATIONS ONLY.
4. DIMENSIONS & NOTES OMITTED FOR CLARITY.

NOTES



7001 DWILEY
OVERLAND PARK, KS 66204



1000 BRANSON DRIVE
OVERLAND PARK, KANSAS 66210
(913) 436-2000

PROJECT NO.	122041
DRAWN BY:	JWH
CHECKED BY:	GB

NO.	REVISION	DATE

PRELIMINARY

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF BLACK & VEATCH.

HIGHWAY 465
KS4547
6069 STATE HIGHWAY 248
BRANSON, MO 65616
NSD

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER
C-1.1

LEGEND	
FENCE	— · — · — · — · — · — · — · — · — · —
LEASE AREA	— · — · — · — · — · — · — · — · — · —
PROPERTY LINE (PL)	— · — · — · — · — · — · — · — · — · —
SETBACKS	— · — · — · — · — · — · — · — · — · —
EX BRIDGE	— · — · — · — · — · — · — · — · — · —
OVERHEAD POWER	— · — · — · — · — · — · — · — · — · —
UNDERGROUND POWER	— · — · — · — · — · — · — · — · — · —
OVERHEAD UTILITIES	— · — · — · — · — · — · — · — · — · —
UNDERGROUND UTILITIES	— · — · — · — · — · — · — · — · — · —

1. CONTRACTOR SHALL FILL HOLE AFTER ALL WORKING.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE ANTENNA AND TRANSFORMER ANTENNAS.
3. PROPERTY LINES ARE APPROXIMATE ONLY.
4. MEASUREMENTS & BOUNDS LIMITED FOR CLARITY.

NOTES



1001 LAMAR
OVERLAND PARK, KS 66204



BLACK & VEATCH

1925 ORCHARD DRIVE
OVERLAND PARK, KANSAS 66210
(913) 438-3300

PROJECT NO.	155841
DESIGN BY	JCH
CHECKED BY	GR

NO.	DATE	REVISIONS

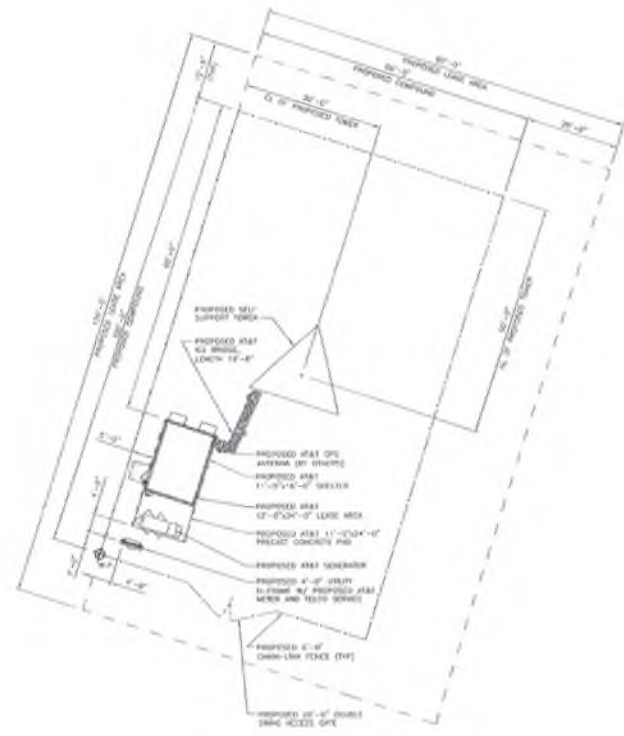
PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND SHOULD NOT BE USED FOR CONSTRUCTION OF A PROJECT WITHOUT THE WRITTEN APPROVAL OF A LICENSED PROFESSIONAL ENGINEER TO REVIEW THE DOCUMENT.

HIGHWAY 465
K24547
5069 STATE HIGHWAY 248
BRANSON, MO 65616
NSB

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1.2



SITE PLAN



