

**THERE WILL BE NO AUGUST 11, MEETING DUE TO  
NO PROJECTS TO BE HEARD UNDER THE PUBLIC  
HEARING PROCESS.**

**WE WILL PROCEED ON TO THE REGULAR MEETING  
ON AUGUST 18.**

**INFORMATION FOR THIS MEETING IS CONTAINED  
IN THIS PACKET.**

**THANK YOU.**

**STAFF**



## 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, AUGUST 18, 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, June 9, 16, 2014*

#### Concepts:

*Creation Experience Museum  
Saints Street Apartments*

#### Old and New Business:

*Tentative*

#### Adjournment.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
JUNE 9, 2014, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

**Call to Order:**

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Steve Adams, Randy Haes, Ronnie Melton, Dave Stewart, Mike Scofield, Rick Caudill, and Doug Faubion. Staff Present: Scott Starrett and Bonita Kisse-Souttee.

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

**Public Hearing:**

KS4547 Highway 265 Cell Tower, a request by Marsha Warakowski to allow AT&T to place a 225' self support telecommunications tower and equipment compound on her property located at 5758 St. Hwy. 248. Mr. Starrett read the staff report and presented pictures and a video of the site. The representative stated that they would provide the fall zone letter before the Division II hearing. Also any requirements would gladly be complied with. He stated that in the beginning they wanted to utilize the existing tower, but it would have needed to be reinforced, and there is no guarantee that would work. So they decided it would be safer and more efficient to build a new tower. Mr. Stewart asked staff why the negative score regarding compatibility. Staff stated that because of the close proximity of the residences. After discussion the public hearing was closed. This project will proceed to final vote next week.

**Old and New Business:**

Discussion followed regarding eliminating the third meeting altogether.

**Adjournment:**

With no other business on the agenda for June 9, 2014 the meeting adjourned at 6:16 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 16, 2014, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

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

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

### Review and Action:

Minutes, May 2014, with no additions or corrections a motion was made by Randy Haes to approve the minutes as written. Seconded by Dave Stewart. The vote to approve the minutes was unanimous.

### Final Vote:

KS4547 Highway 265 Ceil Tower; request by Marsha Warakomski to allow AT&T to place a telecommunications tower on her property located at 5758 St. Hwy. 248. Mr. Atchley read the proposed decision of record. No applicant or representative was present. With no discussion Mr. Stewart made a motion to approve based upon the decision of record. Mr. Haes seconded. The vote to approve was unanimous.

### Concepts:

No Concepts.

### Old and New Business:

Mr. Atchley announced since there are no concepts the Planning Commission might want to vote to cancel the public hearing for July. A motion was made by Randy Haes to cancel the public hearing. Seconded by Ronnie Melton. The vote to cancel was unanimous. Mr. Adams clarified that only the public hearing is canceled at this time. The regular meeting will be held unless staff notifies.

Mr. Atchley presented those present with new copies of Roberts Rules of Order.

Discussion followed regarding the vacancies on Cedar Creek and Branson Townships.

Adjournment:

With no other business on the agenda for June 16, 2014 the meeting adjourned at 6: 10 p.m.



TANEY COUNTY PLANNING COMMISSION

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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: Creation Experience Museum

NAME OF APPLICANT: Dean Brown, Trustee of Brown Family Trust (Must be owner of record)

SIGNATURE: Dean Brown DATE: 7-25-14 (Must be owner of record)

MAILING ADDRESS: 5865 Cincinnati-Dayton Road Middletown, OH 45044-9520

TELEPHONE NUMBER: 513-849-5001

Representative Information

NAME OF REPRESENTATIVE: Kerry Brown

MAILING ADDRESS (rep.): 4180 US 65 Walnut Shade, MO 65771

TELEPHONE NUMBER (rep.): 513-878-9916

CH-8-18 PH-9-8 FV-9-15

### Property Information

ACCESS TO PROPERTY (street # and name): 4180 US 65 Walnut Shade, MO 657

Number of Acres (or sq. ft. of lot size): 16.96 Acres

PARCEL #: 05-9.0-29-000-000-002.000

(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: 29 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A Not Platted

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:

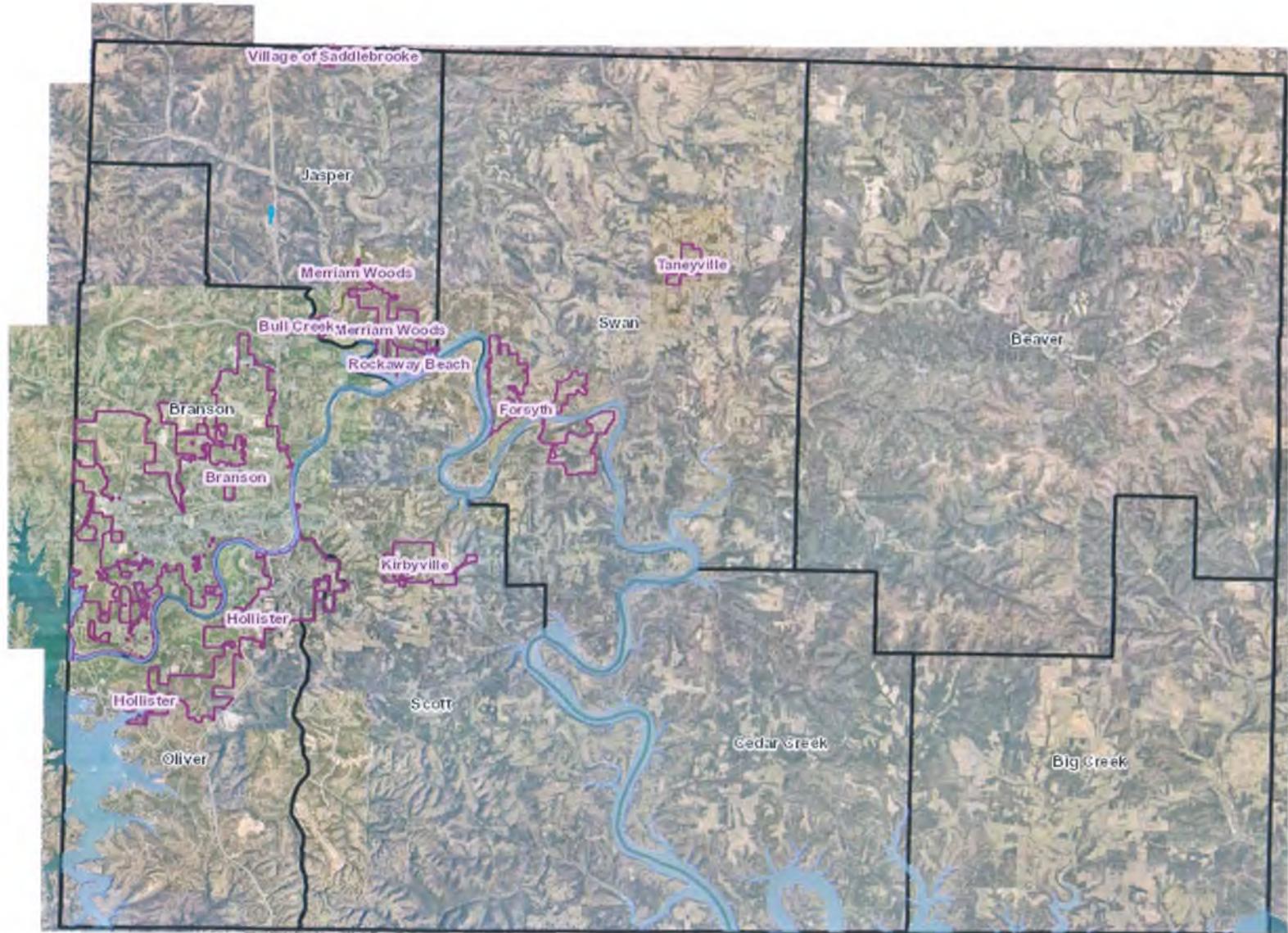
- Community Well
- Private Well
- Central: District # \_\_\_\_\_

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

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

- Residential
- Special Use
- Multi-Family
- Commercial
- Industrial
- Other - Explain: Ministry





**Creation Experience Museum – 4180 U.S. Highway 65  
Division III Permit 2014-0005  
Taney County GIS - Beacon**



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US HWY 65

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ALMS



**Creation Experience Museum – 4180 U.S. Highway 65  
Division III Permit 2014-0005  
Pictometry – View from the North**



**Creation Experience Museum – 4180 U.S. Highway 65  
Division III Permit 2014-0005  
Pictometry – View from the South**



**Creation Experience Museum – 4180 U.S. Highway 65  
Division III Permit 2014-0005  
Pictometry – View from the East**



**Creation Experience Museum – 4180 U.S. Highway 65  
Division III Permit 2014-0005  
Pictometry – View from the West**

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**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:** Saints Street Apartments

**NAME OF APPLICANT:** Taney County Board for the Developmentally Disabled  
(Must be owner of record) (Developmental Connections)

**SIGNATURE:** Max Lytle Executive Director **DATE:** 7/29/2014  
(Must be owner of record)

**MAILING ADDRESS:** 1533 E. State Hwy 76, Ste. 1, Brianson MO 65616

**TELEPHONE NUMBER:** 417-335-4135

**Representative Information**

**NAME OF REPRESENTATIVE:** Max Lytle

**MAILING ADDRESS (rep.):** 1533 E. State Hwy 76, Ste. 1, Brianson MO 65616

**TELEPHONE NUMBER (rep.):** 417-335-4135

## Property Information

ACCESS TO PROPERTY (street # and name): 178 Saints Street

Number of Acres (or sq. ft. of lot size): 10 m/c

PARCEL #: 08-80-34-000-000-007.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 34 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Larkin's

Lot # (if applicable) Lot 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:

- Treatment Plant     Individual  
 Central Sewer: District # Taney County Regional Sewer District

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # 2

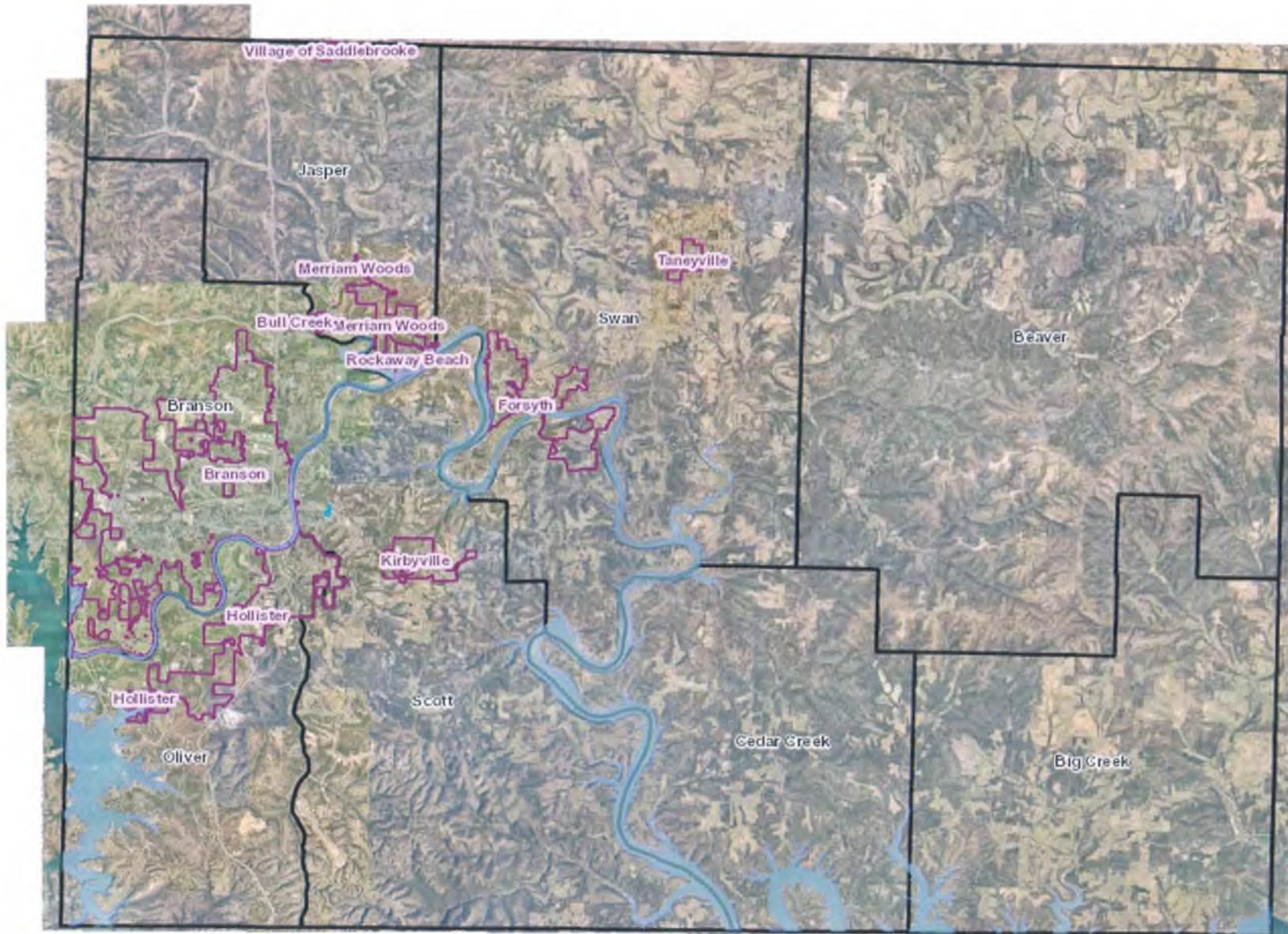
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

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

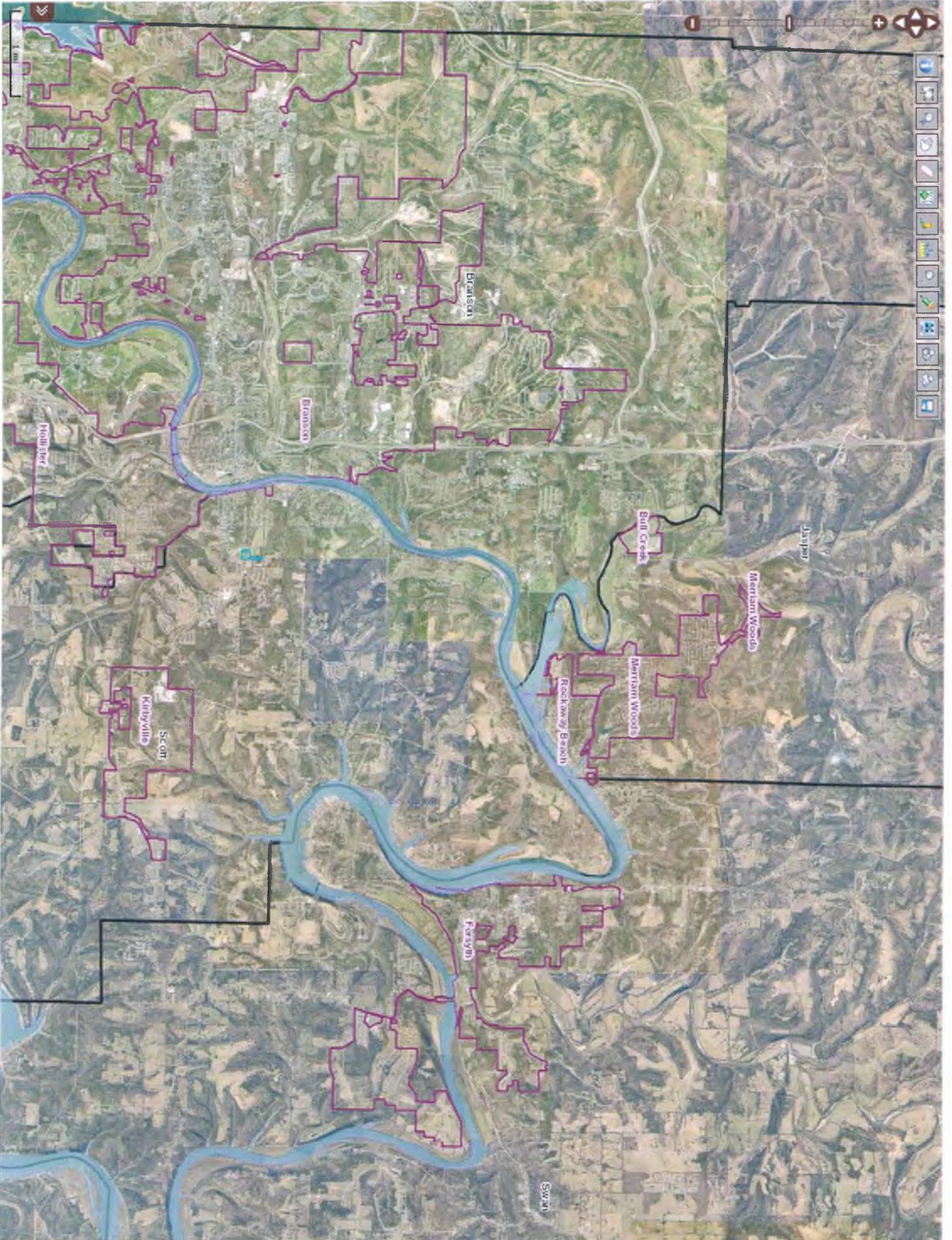
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other - Explain: \_\_\_\_\_

**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.)**

Development will be to the West and North of the former Mt. Branson Christian Church building. Access to the property will be through an existing Curb Cut into the Church parking lot from Saints Street. This access is less than 800 ft from Highway 76.



**Developmental Connections Multi-Family Housing – 178 Saints Street  
Division III Permit 2014-0006  
Taney County GIS - Beacon**







Scott

JASMINE

SAINTS

WINE

WHISPERING MEADOWS

NORTH FORK

CAROL

SANDPIPER

SPRING MEADOW

PRIMROSE

KATELLA

MAPLEWOOD

WALKINGTON

ARS

SNIVY

LEDGE

SONGBIRD

1436439 298507





**Developmental Connections Multi-Family Housing – 178 Saints Street  
Division III Permit 2014-0006  
Pictometry – View from the North**



**Developmental Connections Multi-Family Housing – 178 Saints Street  
Division III Permit 2014-0006  
Pictometry – View from the South**



**Developmental Connections Multi-Family Housing – 178 Saints Street  
Division III Permit 2014-0006  
Pictometry – View from the East**



**Developmental Connections Multi-Family Housing – 178 Saints Street  
Division III Permit 2014-0006  
Pictometry – View from the West**