



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, JULY 20, 2015, 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 2015

Concepts:

Weddings at the Homestead
Hammond Nightly Rental
Dollar General

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JUNE 8, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order with seven members present. Mr. Adams was running late and arrived at 6:05. They were; Steve Adams, Dave Stewart, Randy Fogel, Doug Faubion, George Cramer, Randy Haes, and Brad Lawrence. Staff present: Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read the public hearing procedures and presented the exhibits.

Public Hearings:

Rosewood; a request by Sarah Rein to utilize an existing building for special use events such as weddings, showers, retreats, classes, parties, reunions, etc. located at 673 Rosewood Dr. Mr. Atchley read the staff report and presented pictures and a video of the site. Ms. Rein addressed questions from the Planning Commission. Mr. Faubion asked about the easement. Mr. Cramer discussed #4 on the proposed decision of record regarding the wastewater system. Mr. Atchley stated that a new septic tank has been installed and system repaired. Mr. Stewart asked for clarification of how the business would operate between the two structures. No one from the public signed up to speak. This project will proceed to final vote June 15, 2015.

410 Nightly Rental; a request by Dennis Beanland to operate a nightly rental business from an existing structure located at 410 Newton Road. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Beanland was present to address questions from the Planning Commission and public. Two people signed up to speak. Leo Dixon who lives in the area is not in favor of the request and stated that he did not feel the requested use was compatible to the area. Mr. Beanland stated that the person who wishes to purchase the house wants to use it as nightly rental when they aren't living there. He plans on living in the neighborhood once he moves out of this house. The wastewater system will be upgraded according to Mr. Beanland. He has rented the house out for two years and has not had any problems so far. Tom Henneberry who also lives in the neighborhood had concerns regarding the wastewater

system, and did not feel the use was compatible. Mr. Lawrence clarified who the request was for. With no other discussion, this project will be voted on June 15, 2015.

Old and New Business:

Parliamentary Procedure Class; Mr. Atchley informed the Planning Commission that the University of Missouri Extension Office is providing a class for all the County Board members June 10, 2015 at 6:00 p.m. in the hearing room.

857 Bee Creek Road; a request has been made to change the use of a previously permitted beauty shop in a single family dwelling, to a ladies boutique. The question was posed if the Planning Commission wished to hear it as a Division III. A motion was made by Mr. Cramer to have the owner apply for Division III Permit. Seconded by Mr. Faubion. The vote was unanimous. Mr. Haes made a motion to allow the applicant to come to the next hearing. Seconded by Mr. Fogel. The vote was unanimous. The Planning Commission asked that this request be addressed through the Division III Process next month.

Mr. Cramer posed the question that if a person runs a business if it is considered commercial and how this applies to a special use permit. Discussion followed.

Adjournment:

With no other business on the agenda for June 8, 2015 the meeting adjourned at 7:07 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 15, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Vice-Chairman Dave Stewart called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Dave Stewart, Randy Haes, Brad Lawrence, Doug Faubion, and Randy Fogel. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

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

Review and Action:

Minutes; May 2015; with no additions or corrections, a motion was made by Randy Haes to approve the minutes as written. Seconded by Brad Lawrence. The vote to approve the minutes was unanimous.

Final Votes:

Rosewood; request by Sarah Rein to utilize an existing building for special events located at 673 Rosewood Dr. Mr. Atchley read the proposed decision of record. This request is for a special use permit. There were no questions or discussion. Mr. Faubion made a motion to approve based upon the decision of record. Seconded by Brad Lawrence. The vote to approve was unanimous.

410 Nightly Rental; request by Dennis Beanland to operate a nightly rental business from an existing structure located at 410 Newton Road. Mr. Atchley read the proposed decision of record, and reported a letter was received from the environmental department of the Planning office addressing the wastewater system. This request is also for a special use permit. Mr. Faubion discussed the addition of an aeration system to the wastewater system. Mr. Beanland stated that he had ordered one. Discussion followed. After discussion a motion was made by Doug Faubion to approve based upon the decision of record. Seconded by Randy Fogel. The vote to approve was unanimous.

Concepts:

There were no concepts to be heard at this hearing. Discussion followed regarding whether to have a public hearing meeting in July. The decision was to cancel the meeting for July 13, 2015.

Old and New Business:

Mr. Lawrence clarified that the Music City Motors would be appearing at the Board of Adjustment this Wednesday.

Adjournment:

With no other business on the agenda for June 15, 2015 the meeting adjourned at 6:17 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: Weddings at the Homestead

NAME OF APPLICANT: Jeff and Heather Michel
(Must be owner of record)

SIGNATURE: _____ **DATE:** June 17, 2015
(Must be owner of record)

MAILING ADDRESS: 262 Collins Road, Branson, MO 65616

TELEPHONE NUMBER: 417-335-8899

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): T Hwy, to Freeland Road, to Collins Road

Number of Acres (or sq. ft. of lot size): 97 acres

PARCEL #: 04-9.0-31-000-000-011.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 31 **TOWNSHIP:** 24 **RANGE:** 20

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: _____

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.)

_____ We are wanting to use our property to have weddings, company picnics, family
_____ reunions, and old time music events. The property will not be used for this purpose
_____ on a daily basis, only on occasion.



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Weddings at the Homestead



15-16

APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Hammond Mighty Rental

NAME OF APPLICANT: Michael + Sandra L. Combs
(Must be owner of record)

SIGNATURE: Michael Combs DATE: 6/30/2015
DocuSigned by: Michael Combs
F1C4LU450B264A7
(Must be owner of record)

MAILING ADDRESS: 860 Rinehart Road Branson, MO 65616

TELEPHONE NUMBER: (417) 332-7357

Representative Information

NAME OF REPRESENTATIVE: Beth Hammond

Corresp. to - MAILING ADDRESS (rep.): 2575 Sockum Ridge Road
Washington, Iowa 52353

TELEPHONE NUMBER (rep.): 319-461-0845

Property Information

ACCESS TO PROPERTY (street # and name): _____

860 Rinehart Road, Branson, mo 65716

Number of Acres (or sq. ft. of lot size): 5.36 acres

PARCEL #: 09-510-16-000-000-041.005
(This number is on the top left hand corner of your property tax statement)

SECTION: 16 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A

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 # 3

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.)

My name is Beth Hammond, the representative for this Application. I am purchasing this home contingent on approval of this application so that I can use this home as a nightly rental.

I am the contact person for any fees for mailing out the required letters.



Hammond Nightly Rental



15-17

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Dollar General Store

NAME OF APPLICANT: Robert Hubbard
(Must be owner of record)

SIGNATURE: _____ DATE: _____
(Must be owner of record)

MAILING ADDRESS: 28303 HARDING STILE ROAD Pharosville, TX
77354

TELEPHONE NUMBER: _____

Representative Information

NAME OF REPRESENTATIVE: Arion Hargrave - Anderson Engineering

MAILING ADDRESS (rep.): 2045 W. Woodland Spine, MI 48607

TELEPHONE NUMBER (rep.): 417-866-2741

Property Information

ACCESS TO PROPERTY (street # and name): _____

13181 E. STATE HWY 76

Number of Acres (or sq. ft. of lot size): 2.70109

PARCEL #: 07-7.0-25-000-002-010-000
(This number is on the top left hand corner of your property tax statement)

SECTION: 25 TOWNSHIP: 24 RANGE: 20

NAME OF SUBDIVISION (if applicable): 0

Lot # (if applicable) 0 BLOCK # 0

**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: Retail Store

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.)

Consistent with 911 use, metal building
on 2 acres of property. Dollar General
is the proposed tenant. 30 private streets

PRELIMINARY SITE PLAN

CITY, STATE, STREET
FORSYTH, MO - HWY 75, N OF HWY 160

PROTOTYPE:	DEVELOPER	DESIGNER	DATE:
BLOCKSALES SP. 2.100 / 7.002	COMPANY: DD PARTNERS, LLC	COMPANY: ANDERSON CONSULTING INC.	03/24/15
ACREAGE: 3.00± AC	NAME: BOB CISELL	NAME: AARON HARGRAVE	
PARKING SPACES: 30	PHONE #: (800) 270-0330	PHONE #: (417) 888-2911	





Dollar General

