



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, AUGUST 17, 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, July 20, 2015

Final Votes:

*Hammond Nightly Rental
Dollar General Store*

Concepts:

*The Battlefield
Weddings at the Homestead*

Old and New Business:

Tentative

Adjournment.



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MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, JULY 20, 2015, 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 six members present. They were: Steve Adams, Dave Stewart, Randy Haes, Doug Faubion, Brad Lawrence and Rick Caudill. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

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

Review and Action:

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

Concepts:

Weddings at the Homestead; a request by Jeff and Heather Michel to utilize their property for weddings, picnics, reunions and music events located at 262 Collins Road. Mr. Atchley clarified the request. No one was present to represent the request at 6:00 p.m. Mr. Stewart made a motion to table until the end. Seconded by Mr. Lawrence. The vote to table until the end of the meeting was unanimous. By the end of the hearing no one appeared to represent the request. It was decided to continue this request until the next meeting.

Hammond Nightly Rental; a request by Beth Hammond to operate a nightly rental business on property owned by Michael and Sandra Combs located at 860 Rinehart Road. Mr. Atchley clarified the request. Ms. Hammond presented her plans for the property. Discussion included compatibility, location, size of house and age, wastewater, and water. With no other discussion this project will proceed to public hearing August 10, 2015.

Dollar General Store; a request by Robert Hayball to allow Dollar General Store to construct a 9100 sq. ft. metal building on property located at 13181 E. St. Hwy. 76. Mr. Atchley clarified the request, and presented maps of the site. Discussion included,

location, size of property, topography. With no other discussion this project will proceed to public hearing August 10, 2015.

Old and New Business:

Mr. Atchley reported that a Division II Permit was issued for property located at St. Hwy. 160 for an addition to an existing business for the use of warehousing. After issuance the property owner decided to add two additional units to the building to be used for office space. The question to the Planning Commission was if they wished to hear this request as a Division III land use change. Discussion followed regarding if this request would fall under the requirements of Division III. A motion was made by Dave Stewart to not require a Division III permit for the property. Seconded by Doug Faubion. The vote to approve was unanimous.

Discussion followed regarding various topics.

Adjournment:

With no other business on the agenda for July 20, 2015 the meeting adjourned at 6:23 p.m.


#15-18

**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: THE BATTLEFIELD

NAME OF APPLICANT: MIKE & ALISON MILES
(Must be owner of record)

SIGNATURE:  **DATE:** 7-29-2015
(Must be owner of record)

MAILING ADDRESS: 1910 Goodnight Hollow Road

TELEPHONE NUMBER: 417-593-6984

Representative Information

NAME OF REPRESENTATIVE: Yung Design Group

MAILING ADDRESS (rep.): 110 ADAMS, Ste. 102, Branson

TELEPHONE NUMBER (rep.): 417-335-8235

Property Information

ACCESS TO PROPERTY (street # and name): JEFFERSON Road *

Tracy STREET

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

PARCEL #: 08-20-09-000-000-050.001 * 08-20-09-000-000-035.001
(This number is on the top left hand corner of your property tax statement)

SECTION: _____ TOWNSHIP: _____ RANGE: _____

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 # 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.)

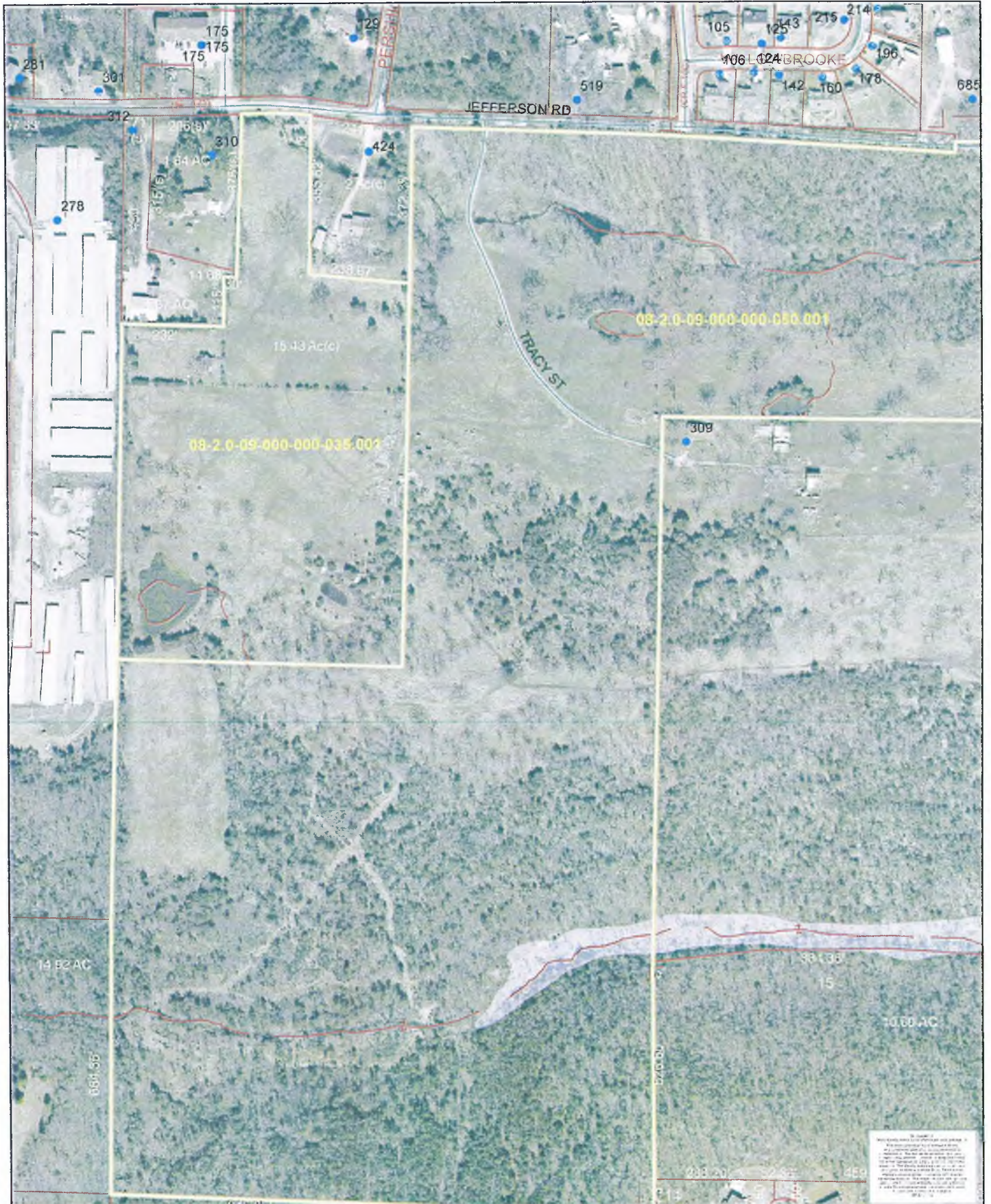
Indoor batting cages with 5 stations,
two bathrooms & vending machines. Requesting
commercial zoning of 2.5 Acres.

12 parking spaces - 1 handicapped

applicant owns property surrounding the
description attached is per the highlighted area.



The Battlefield



City of Tracy
Aerial Photo
This is an aerial photograph of the Battlefield area in Tracy, California. The map shows property boundaries, streets, and land parcels. The parcel numbers and acreage are provided for reference. The map is intended for informational purposes only and does not constitute a legal document. For more information, please contact the City of Tracy Planning Department.

#15-12

**APPLICATION FOR CONCEPT
DIVISION III
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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.): _____

~~CH - 7-20
PH - 8-10
FV - 8-17~~

CH - 8-17
PH - 9-14
FY - 9-21

Revised 01/01/2010

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: _____

Revised 12/19/03

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.

Revised 12/19/03



Parking

Barn



Weddings at the Homestead

