



## 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, NOVEMBER 16, 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, October 2015*

#### Final Votes:

*Branson View Campground & Ziplines  
Woodbridge Estates, Phase II  
274 Foggy River Road Rentals  
Martino Vacation Rental*

#### Concept:

*Sarge's Gun Shop, LLC*

#### Old and New Business:

*Tentative*

#### Adjournment.



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### **AGENDA TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING TUESDAY, OCTOBER 13, 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 George Cramer. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

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

#### Public Hearings:

Elise's Color Me Sassy Hair Salon; request by Elise Tilley to operate a small hair salon located at 4228 S. St. Hwy. 125. Mr. Atchley read the staff report and presented pictures and a video of the site. Mrs. Tilley was present to represent her project. No one from the public was present. Mr. Stewart clarified that only the section that the beauty shop was on should be considered commercial. He suggested the applicant talk to the County Assessor about not assessing the whole property as commercial. With no other discussion this project will proceed to final vote next week.

Branson View Campground; request by Andrew Darby to add zip lines to an already existing business located at 2362 St. Hwy. 265. The applicant could not make the meeting and chose to postpone until next month. George Cramer made a motion to table until next month. Seconded by Dave Stewart. The vote to postpone was unanimous.

#### Old and New Business:

Discussion followed regarding special use permits, and things to look at in February.

#### Adjournment:

With no other business on the agenda for October 13, 2015 the meeting adjourned at 6:15 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, OCTOBER 19, 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 seven members present. They were: Steve Adams, Randy Haes, Doug Faubion, Brad Lawrence, George Cramer, Randy Fogel, and Dave Stewart. Staff present: Bob Atchley and Bonita Kisse-Soutee.

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

**Review and Action:**

Minutes, September 2015; with no additions or corrections, a motion was made by Doug Faubion to approve the minutes as written. Seconded by George Cramer. The vote to approve the minutes was unanimous.

**Final Votes:**

Elise's Color Me Sassy Hair Salon; request by Elise Tilley to operate a small hair salon located at 4228 S. St. Hwy. 125. Mr. Atchley read the proposed decision of record. With no discussion a motion was made by Doug Faubion to approve based upon the decision of record. Seconded by Brad Lawrence. The vote to approve was unanimous.

Branson View Campground & Ziplines; request by Andrew Darby to add zip lines to an already existing business located at 2362 St. Hwy. 265. Postponed.

**Concepts:**

Davis Law Office and Residence; postponed.

Woodbridge Estates, Phase II; a request by SMBZ, LLC to operate a nightly rental business located at Jamie Court and Woodbridge Estates Dr. Tim Davis representing the applicant presented the request, and Mr. Atchley presented a location map of the site. Mr. Davis stated the infrastructure is in but no structures have been built. The applicant would like to build the houses, and allow people to use them as

nightly rental. Mr. Davis pointed out there is public water and sewer. There are 18 buildable lots. Mr. Cramer asked if there were any nightly rentals in phase one. Mr. Davis stated that in phase one there are no nightly rentals and they are accessed from a different road separated from a ravine and vegetation. Mr. Lawrence clarified that when the applicant constructs and sells the home it would be with the understanding the buyer could use it a nightly rental. Mr. Faubion discussed wastewater disposal. The roads are paved and fire hydrants are in. Mr. Stewart reminded Mr. Davis that for adequate fire suppression the water lines must be a certain size. Mr. Faubion raised the concern that since there is just one entrance and exit the amount of traffic might be a problem. The Planning Commission suggested purchasing an easement to make another entrance and exit. Most of the lots are 1/3 of an acre according to Mr. Davis, and some are steep. Mr. Faubion asked Mr. Davis if he or the applicant have talked to any of the neighbors. They had not. With no other discussion this project will proceed to public hearing next month.

274 Foggy River Road Rentals; a request by Valerie Whiteman to operate a nightly rental business on property located at 274 Foggy River Road. Valerie Whiteman clarified the request. Discussion regarding location and that this property had been before the Planning Commission as a special use permit for nightly rental and since it had sold did not follow with the sale. This structure has been converted to a single family dwelling with a small apartment in the garage. This request is also for a special use permit. The house was not substantially damaged in the flood. Mr. Faubion asked if there were any other nightly rentals in the area. Ms. Whiteman stated that there were. The request is to sleep six people. With no other discussion this project will proceed to public hearing next month.

Martino Vacation Rental; a request by Patti Martino to operate nightly rental from property located at 615 St. Hwy. P. Mr. Atchley presented a location map of the property. Barbara Edwards with Keller-Williams real estate, represented the applicant. This request is for a special use permit. This property is for sale, but the applicant wants to know if it is possible to do nightly rental at this site for the sale. This property is served by an individual wastewater system. Mr. Haes asked if Branson Canyon had been approved for nightly rental. Mr. Atchley stated that it had. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Discussion regarded the two postponements and when they will appear on the agenda again.

Adjournment:

With no other business on the agenda for October 19, 2015 the meeting adjourned at 6:33 p.m.


#12-22

**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:** SARGE'S GUN SHOP LLC

**NAME OF APPLICANT:** CHRISTOPHER SPARKS  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 10-21-12  
(Must be owner of record)

**MAILING ADDRESS:** 150 BENJAMIN PLACE, BRANSON MO 65616

**TELEPHONE NUMBER:** 707-410-7775

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): 150 BENJAMIN PLACE

Number of Acres (or sq. ft. of lot size): 2.72

PARCEL #: 08-7.0-35-000-000-013.006  
(This number is on the top left hand corner of your property tax statement)

SECTION: 35 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): BENJAMIN PLACE

Lot # (if applicable) 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 # \_\_\_\_\_

### 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.)***

PLEASE SEE ATTACHED SHEET

## SARGE'S GUN SHOP LLC

## Mission Statement

The primary mission of Sarge's Gun Shop LLC (SGS) is to provide high quality firearms, ammunition and accessories to a focused clientele base. Products carried by Sarge's Gun Shop will be quality, well suited items for personal defense, duty, concealed carry, hunting, competition and training.

Secondary mission is offering skilled gunsmithing needed to maintain safely functioning firearms, provide service, cleaning and repairs on both functioning and non-functioning firearms. Fabricate hard to find repair parts and hand fit to ensure quality while maintaining factory specifications. Provide upgrades and custom work as requested by the customers.

Finally, establish and maintain positive rapport within the surrounding community and improve the overall image of firearms and firearm enthusiasts among the general public.

## Concerns to Be Addressed

The greatest concerns regarding a business of this nature are usually safety, noise and traffic. Regarding safety, test firing of firearms will not be conducted on the property. I have an agreement to access other properties away from this residential neighborhood and live firing of firearms will be conducted at that site. One caveat to this is on very rare occasion I am presented a firearm that has a live round stuck in its chamber. As it is safer for me to clear the obstruction rather than send a customer on his way or travel any further with the item, I have a clearing barrel on site for this occasion. As I work to clear the firearm it is pointed into the barrel at all times in case the firearm discharges during clearing. I have used these numerous times in the military and they are constructed as follows:

The steel 55 gallon barrel is resting in a cradle at approximately a 45 degree down angle with a access hole in the top of the lid. It is filled with rubber mulch, ¾ inch plywood disks, sand and barrier materials which stop all projectiles inside the drum. A second level of containment is a wall of cement blocks behind and around the sides of the barrel as it sits on a concrete slab floor. Nothing I handle caliber wise can penetrate through the bottom of this clearing barrel let alone leave the shop area.

Noise. None of my equipment used to repair firearms operate louder than any home maintenance activity. Mostly used are drill press, buffer, rotary sander, dremel rotary tools and



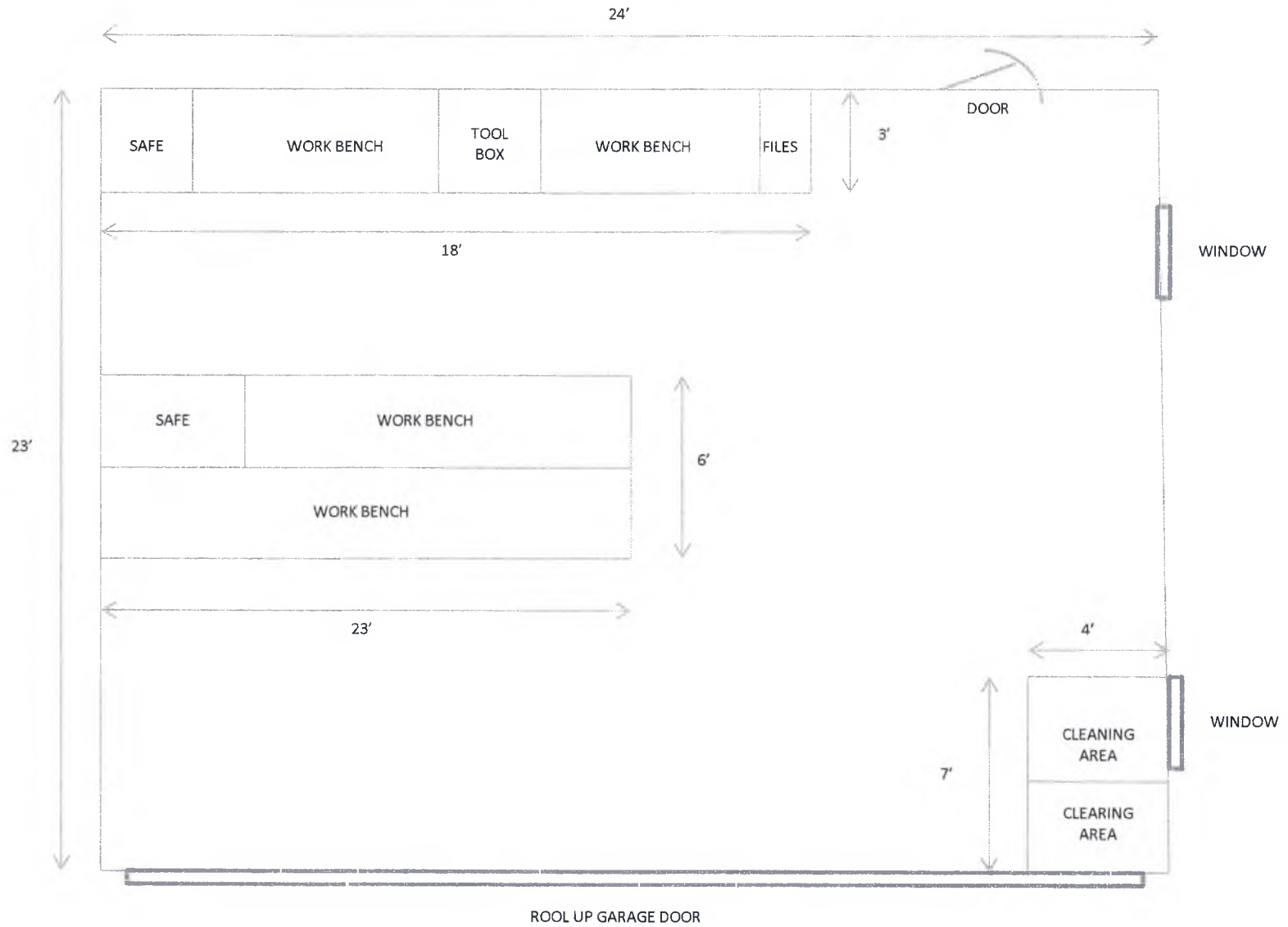
an air compressor all used within the confines of the closed garage area. Noise will be kept to a minimum.

Lastly, there is the issue of vehicle and customer traffic. This is a part time business and done by appointment only for firearm sales and repairs. As I have already had a commercial storefront for the last 2 years, I have established a very good clientele base of trusted customers. I will be open as required by ATF for a 2 hour period to the general public Tuesday evenings 6:00pm to 8:00pm. Most of the other sales of firearms or accessories will be offered online and will be drop shipped from distributors as to reduce amount of shelf stock and clutter. This will also reduce the amount of traffic.

I carry additional Gunsmithing insurance underwritten through Lloyd's of London to cover the business, along with active monitored alarm systems with motion and contact sensors as well as HD DVR recorded surveillance cameras (IR capable) in the shop and outside the building to ensure total security and safety of my neighbors.







SHOP LAYOUT