



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, JUNE 19, 2017 6:00 P.M.

COUNTY COMMISSION HEARING ROOM

TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum

Explanation of Meeting Procedures

Review and Action:

2017 April Minutes

Final Vote:

- | | |
|---------------|--|
| <i>#17-19</i> | <i>Hinkle Workshop</i> |
| <i>#17-21</i> | <i>Beths Breakaway Vacation Rental</i> |
| <i>#17-22</i> | <i>141 Monte Cristo Drive Nightly Rental</i> |

Concepts:

- | | |
|---------------|--|
| <i>#17-20</i> | <i>122 Fieldstone Drive Nightly Rental</i> |
| <i>#17-24</i> | <i>Dollar General</i> |
| <i>#17-25</i> | <i>670 Amanda Road Nightly Rental</i> |
| <i>#17-26</i> | <i>Harp Duplex</i> |

Old and New Business:

Tentative

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: By: MP

Time:

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room and the Planning and Zoning office.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, APRIL 10, 2017, 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 eight members present. They were: Steve Adams, Dave Stewart, Doug Faubion, Rick Caudill, Randy Haes, Howard Kitchen, Randy Fogle, and George Cramer. Staff present: Scott Starrett and Bonita Kisse-Souttee.

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

Public Hearings:

133 N. Tuscany Drive Vacation Rental: a request by Jonathan George to operate a nightly rental from an existing single-family dwelling at Branson Creek Development. Mr. George presented at packet of information and discussed the contract he signed when he purchased the property, showing in his opinion nightly rental was allowed at this site. Mr. Starrett read the staff report and presented maps and pictures of the site. Sondra Strange discussed the covenants and pointed out that they do not allow nightly rentals. Further discussion followed. Wes Hoffman who lives at Branson Creek moved to the property in 2014. He stated he didn't know when he bought the property that nightly rentals were allowed. He doesn't feel the properties are designed for nightly rentals, and he also discussed parking. Ed Fisher who also lives in the neighborhood pointed out the advantages of full time residency. Gordon Glass another property owner spoke in opposition to the request, stating that parking is a problem, poor management, covenants, and incompatibility. Mr. Faubion asked if there was an active HOA. Mr. Glass stated that it was not active. Mr. Cramer asked if a permanent resident was doing the same things as a nightly renter did, what would the property owners do about it. Mr. Glass stated that they could call the sheriff or the HOA. Mr. Caudill asked if the problems were being addressed would the property owners feel better about the nightly rentals. Mr. Glass stated that they wouldn't. Neil Murphy read a prepared statement addressing his opposition to the request. Mr. Faubion stated that the property owners should mistrust the people who sold them their property. Mr. George addressed the questions brought forth by the property owners and Commission. After discussion the public hearing was closed. This project will proceed to final vote next week.

360 Lone Pine Nightly Rental: a request by Leta Young to operate nightly rental from an existing single-family dwelling. Mr. Starrett read the staff report and presented maps and pictures of the site. Ms. Young was present. Mr. Caudill asked if there were any other nightly rentals in the neighborhood. Mr. Starrett stated that there was one other one approved by the Planning Commission. Ms. Young asked if the approval could be transferred to a new owner. The Planning Commission stated that special use permits couldn't be transferred. Discussion followed. Mr. Faubion clarified that Ms. Young is acting as the agent for the new owners. John West representing the other property owners read a statement opposing the use of nightly rental. Some of his concerns were; narrowness of the roads, slope, parking, and compatibility. Ms. Young addressed the concerns. After discussion the public hearing was closed. This project will proceed to final vote next week.

Western Taney County Fire Protection District: a request to construct a duplex for two families with living quarters for three fire fighters and a fire station on property located at 300 Windmill Road. Mr. Starrett read the staff report and presented maps and pictures of the site. Jim Single was present to represent the fire district. Mr. Stewart asked if there would be full time firefighters present. Mr. Single stated that they would be part time. Discussion followed. Mr. Kitchen discussed location and stated that the fire district does a great job and this is greatly needed in this area. After discussion the public hearing was closed. This request will proceed to final vote next week.

Reece Nightly Rental: a request to operate a nightly rental business on property located at the Corner of Majestic and Lenhart Roads. The applicant would build a five bedroom single family home if approved. Mr. Starrett read the staff report and presented maps and pictures of the site. The applicant was not present. Two people signed up to speak. Janna Hilt who lives in the neighborhood spoke in favor of the request. Marc Rys who also lives in the neighborhood spoke against the request because of the added traffic, and parking, and noise. Mr. Fogle stated that the water district name has changed. Dave Stewart made a motion to table until next month. Seconded by Randy Haes. This project will be heard next month.

Essential Therapeutic Massage: a request to operate a massage therapy business from an existing garage on property located off Beeler Road. Mr. Starrett read the staff report and presented maps and pictures of the site. Mr. and Mrs. Judd were present. Mr. Kitchen asked about signage. Mrs. Judd stated she didn't need a sign because her business is word of mouth. There might be a small sign by the door, so customers would know where to go. With no other discussion this project will proceed to final vote next week.

Deer Crossing Nightly Rental: a request to operate a nightly rental business on property located off Jones Road. Mr. Starrett read the staff report and presented pictures, additional information from the applicant and maps of the site. Valerie Budd was present to represent the project. Mr. Kitchen asked Mr. Starrett why this wouldn't

be a Division III Permit instead of a special use permit. Mr. Starrett answered that each approval stands on its own. Mr. Stewart discussed building on lot lines. Ms. Budd stated that one structure would be built on two lots. The availability of water was discussed. Mr. Caudill discussed the property seeming like a resort. Mr. Haes asked if there was another road besides Seiler would be accessed. There is another option for access. Plans are to save as many trees as possible. With no other discussion this project will proceed to final vote next week.

Old and New Business:

Echo Hollow Estates; a request by Audrey Anderson for an extension on an approval given in 2015 to develop a 24 lot subdivision to be used as nightly rental located south of State Highway 165 and immediately west of Cedar Glade Road. Mrs. Anderson and her son were present. Mr. Starrett clarified the request and presented the history of the project. Mr. Caudill discussed availability of water pressure. Mr. Anderson stated that an engineer was consulted regarding water for the project and had DNR approval. After discussion a motion was made to extend the project for two years by Mr. Cramer. Seconded by Mr. Kitchen. The vote to approve was unanimous.

Mr. Stewart welcomed Mr. Starrett as the new Administrator.

Discussion followed regarding the emails from the Branson Creek residents.

Mr. Cramer stated that something should be done to facilitate changing owners after a special use permit has been given. Discussion followed.

Mr. Adams asked if we have anything from the County Commission regarding the new Code. Mr. Starrett has a meeting with them next week.

Mr. Caudill was concerned about approving some nightly rentals in a certain area and not approving one. Discussion followed.

Adjournment:

With no other business on the agenda for April 10, 2017 the meeting adjourned at 8:34 p.m.



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MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 17, 2017, 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 nine Planning Commissioners present. They were; Steve Adams, Dave Stewart, Rick Caudill, Doug Faubion, George Cramer, Randy Fogle, Howard Kitchen, Brad Lawrence, and Randy Haes. Staff present: Scott Starrett and Bonita Kisse-Soutee.

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

Review and Action:

Minutes, March 2017; With no additions or corrections a motion was made by Mr. Haes to approve the minutes as written. Seconded by Mr. Cramer. The vote to approve the minutes was unanimous.

Final Votes:

133 N. Tuscany Dr. Vacation Rental; request by Jonathan George to operate a nightly rental business on property at Branson Creek Development. Mr. Starrett clarified the request and presented the map of the property. Mr. Starrett read the staff recommendations. Mr. George was present. Mr. Cramer asked how long it had been rented, and if there had ever been any problems. With no further discussion a motion was made by Mr. Lawrence to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was seven in favor and two against. Mr. Fogle and Mr. Kitchen voted no. The request was approved.

360 Lone Pine Nightly Rental; request by Jackie C. Hughes to operate a nightly rental from an existing single family dwelling located at Lot 20 Block 1 of Skyline Subdivision. Mr. Starrett read the staff recommendations. The representative Leta Young was present. Mr. Haes suggested adding to the decision of record the letter from fire department. Mr. Caudill asked who would be the owners of the property. The

representative stated it would be Mr. & Mrs. Hughes. Mr. Cramer discussed the banisters, and that it would be a fire safety issue. Other discussion included the owners not being present. With no other discussion a motion was made by Mr. Caudill to approve with the addition in the decision of record. Seconded by Mr. Lawrence. The vote to approve was five in favor and four against.

Western Taney County Fire Protection District Station 12; request to construct a fire station with living quarters for two families and three individuals with the station center between the two living quarters with a duplex for the two families and a training room off Windmill Road. Mr. Starrett clarified the request and presented the map of the property. Mr. Single was present to represent the fire department. Mr. Starrett read the staff recommendations. With no discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Seconded by Mr. Haes. The vote to approve was unanimous.

Reece Nightly Rental; request by Robert Woolston to construct a single family dwelling for a vacation home with the option of using it as a nightly rental at the corner of Majestic and Lenhart Roads. This request was postponed.

Essential Therapeutic Massage; request by Steven Judd to operate a therapeutic massage business from a detached building located at 830 Beeler Road. Mr. Starrett clarified the request and presented the map of the site. Mr. Starrett read the staff recommendation. With no discussion a motion was made by Mr. Lawrence based upon the decision of record. Seconded by Mr. Fogle. The vote to approve was unanimous.

Deer Crossing Nightly Rental; request by Branson Turkey Crossing to construct 6 log cabins to be used as a nightly rental business located off Jones Road. Mr. Starrett clarified the request and presented the map of the property. Mr. Starrett read the staff recommendations. Mr. Stewart clarified the number of people to sleep. With no other discussion a motion was made by Mr. Haes to approve based upon the decision of record. Seconded by Mr. Fogle. The motion to approve was unanimous.

Concepts:

180 Legends Circle Nightly Rental; a request by Adam Donyes to operate a nightly rental business on property located at Branson Creek Development. Mr. Donyes explained his request. Mr. Starrett presented location maps and pictures of the site. Discussion followed regarding use of the amenities, age of structure, closing date, how many swimming pools in the neighborhood, number of bedrooms, how many parking spaces required, and limiting occupancy according to parking spaces. Mr. Starrett discussed the history of this site. Other discussion included adding parking spaces. This request will proceed to public hearing next month.

Shabbychic & Junktique; a request by Donna Tanka to operate a flea market on property located at 22068 US Hwy. 160. Ms. Tanka was present. Mr. Starrett presented

location maps and pictures of the site. Mr. Caudill clarified the request and discussed site distance. Mr. Cramer asked about signage. There will be a sign on premise. With no other discussion this project will proceed to public hearing next month.

The M Nightly Rental; a request by Jerilyn Munshi to operate a nightly rental business on property located at 955 Emory Creek Blvd. Ms. Munshi was present. Mr. Starrett presented location maps and pictures of the site. The applicant doesn't plan to put up a sign. With no other discussion this request will proceed to public hearing next month.

136 Monte Cristo Dr.; a request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Mr. Marc Mauzey was present to represent the applicant. Mr. Starrett presented location maps and pictures of the site. With no discussion this request will proceed to public hearing next month.

110 N. Tuscan; a request by Timothy Watson to operate a nightly rental from property located at Branson Creek Development. Mr. Marc Mauzey represented Mr. Watson. Mr. Starrett presented location maps and pictures of the site. Mr. Lawrence asked if these two locations have been renting out. Mr. Mauzey stated that they have for the past year. With no other discussion this request will proceed to public hearing next month.

Bristol Road Vacation Rental Home; a request by Rachel Dunlap to operate a nightly rental business from property located at 417 Bristol Road. Ms. Dunlap was present. Mr. Starrett presented location maps and pictures of the site. Discussion followed regarding the well, the adjacent chicken house, and wastewater disposal. With no other discussion this request will proceed to public hearing next month.

226 Stoney Pointe Dr. Nightly Rental; a request by Gary Billingsley to operate a nightly rental business from property located at Branson Creek Development. Mr. Billingsley was present. Mr. Starrett presented location maps and pictures of the site. Mr. Caudill asked how many units the applicant owned at that location. He stated he owned only one. With no other discussion this project will proceed to public hearing next month.

Lee's Secret Garden; a request by Dean & Janice Donat to operate a nightly rental from property located at 392 Blackwell Ferry Road. Mr. Donat was present. Mr. Starrett presented location maps and pictures of the site. Discussion followed regarding compatibility. With no other discussion this project will proceed to public hearing next month.

Old and New Business:

Mr. Starrett clarified the date of mailing the postage invoices, and reported on issuance of the C of C's. Mr. Fogle asked if the Health Department were notified on the

nightly rentals. Mr. Starrett explained they do only if they rent separate rooms in the home to separate renters with individual contracts for each room. Mr. Cramer discussed what the fire department checks on the properties. Further discussion followed regarding nightly rentals.

Adjournment:

With no other business on the agenda for April 17, 2017 the meeting adjourned at 7:05 p.m.



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17-20

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: 122 Fieldstone Drive, nightly rental

NAME OF APPLICANT: Jerry + Kathy Mottinger
(Must be owner of record)

SIGNATURE: Jerry + Kathy Mottinger DATE: April 5, 2017
(Must be owner of record)

MAILING ADDRESS: 2101 Lakewood Drive, Chickasha, OK 73018

TELEPHONE: 405-222-7970 EMAIL: sparkyprov1@msn.com

Representative Information

NAME OF REPRESENTATIVE: Richard Fent

MAILING ADDRESS (rep.): 762 Lindell Drive
Ridgedale, MO 65739

TELEPHONE NUMBER (rep.): 405-820-7764

Concept = 5-15-17 6-19-17
P.H = 6-12-17 7-10-17
FV = 6-19-17 7-17-17

Property Information

ACCESS TO PROPERTY (street # and name): 122 Fieldstone Drive

unit B villa 10

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

PARCEL #: 17-8.0-28-000-000-001.106

(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: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Villas of Fieldstone at Branson Creek

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: _____

Marla Pierce

From: jerry mottinger [sparkyprov1@msn.com]
Sent: Tuesday, April 18, 2017 1:03 PM
To: Marla Pierce
Subject: Re: 122 Fieldstone Dr Nightly Rental

Our plans are to use the place as a nightly rental short term till we relocate to the area. There are 3 bedrooms and 2.5 bathrooms

Get [Outlook for iOS](#)

From: Marla Pierce <MarlaP@co.taney.mo.us>
Sent: Tuesday, April 18, 2017 9:03:00 AM
To: sparkyprov1@msn.com
Subject: 122 Fieldstone Dr Nightly Rental

Hi Jerry, Please write a brief description on your proposed project, and also include how many bedrooms are in the duplex. Please contact the office if you have any questions.

Thanks and have a great day!

Marla Pierce

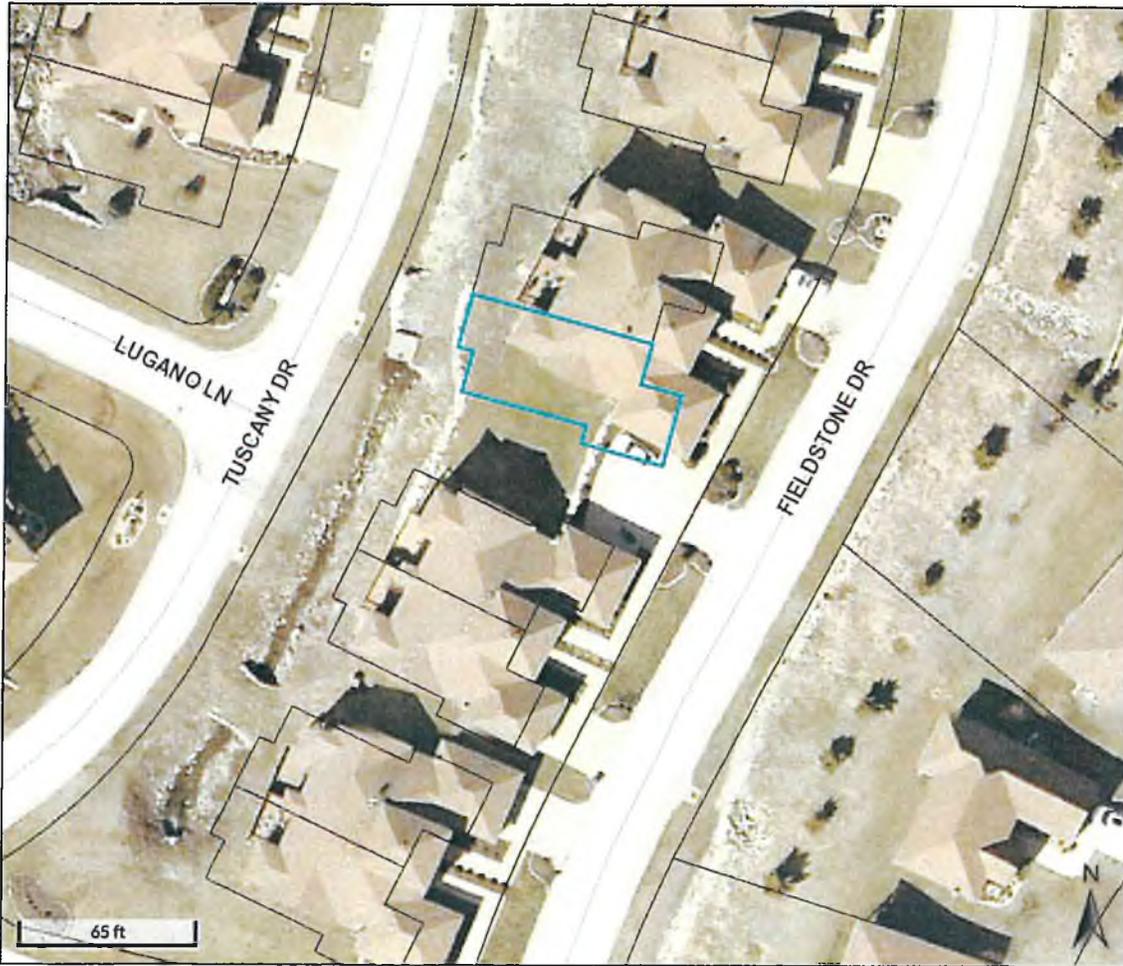
Taney County Planning

417-546-7225



122 Fieldstone Dr Nightly Rental





Overview



Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	17-8.0-28-000-000-001.106	Alternate ID	n/a	Owner Address	MOTTINGER JERRY & KATHY
Sec/Twp/Rng	28-22-21	Class	n/a		2101 LAKEWOOD DR
Property Address	122 FIELDSTONE DR	Acreage	n/a		CHICKASHA OK 73018
District	5CWX				
Brief Tax Description	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

Date created: 4/18/2017
 Last Data Uploaded: 5/20/2013 10:17:09 PM

 Developed by
 The Schneider Corporation

Property Information

ACCESS TO PROPERTY (street # and name): Highway 76 / Quincy

PER 911 Admin = 125 Quincy LN

Number of Acres (or sq. ft. of lot size): ±4.6 acres

PARCEL #: 09-5.0-21-000-000-008.000

(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: 21 TOWNSHIP: 23 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: _____

PRELIMINARY SITE PLAN

CITY, STATE - STREET:

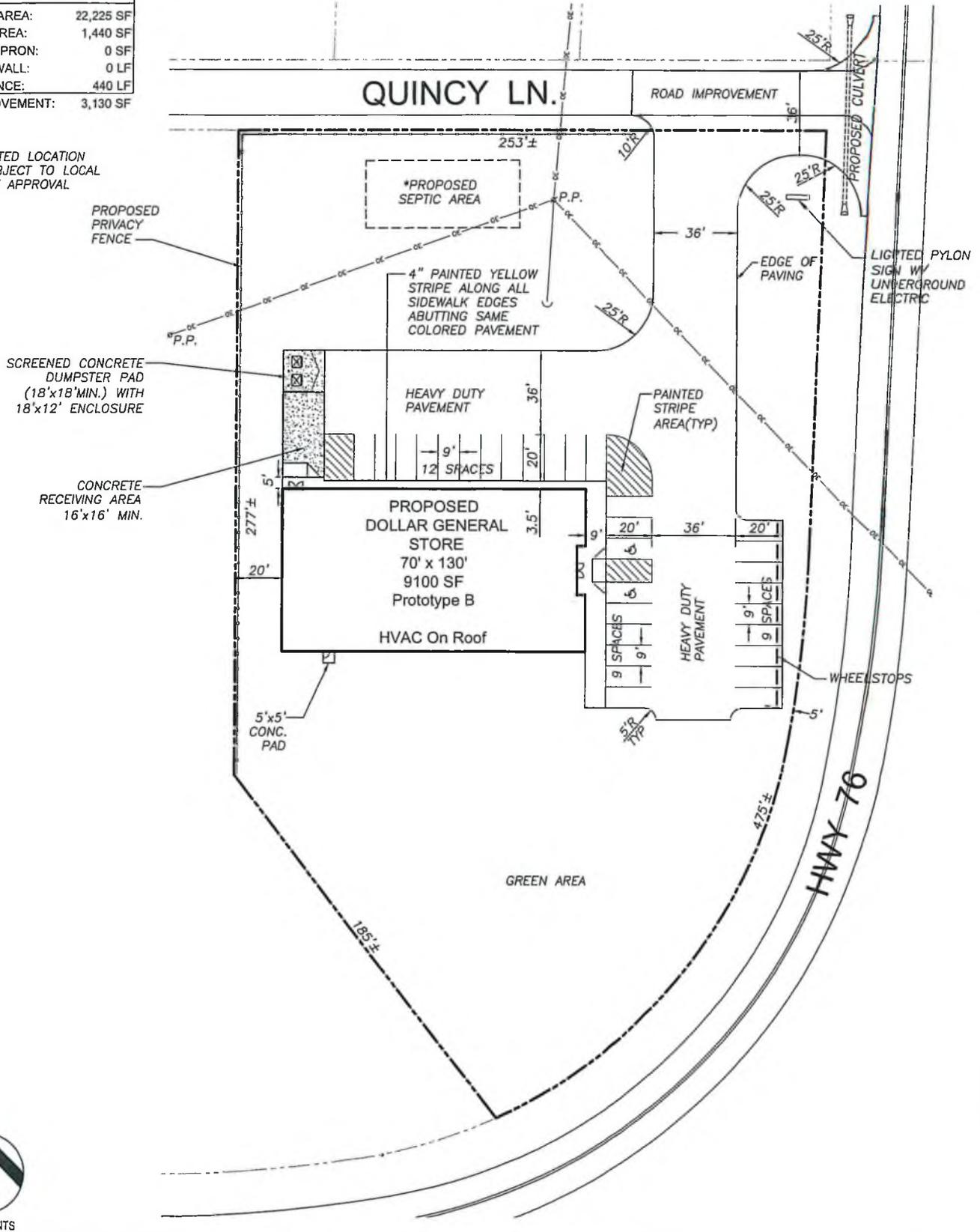
KIRBYVILLE, MO

PROTOTYPE:	B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,026 / 7,220	COMPANY: OVERLAND PROPERTIES, LLC	COMPANY: OVERLAND ENGINEERING, LLC	3/15/17
ACREAGE:	±2.00	NAME: ROD HAMBY	NAME: ERIC OBERDORF	
PARKING SPACES:	30	PHONE #: 417-256-4790	PHONE #: 417-256-8150	

PARKING SPACES REQUIRED BY CITY CODE: 1/400 sf GROSS = 23

CONCRETE AREA:	22,225 SF
SIDEWALK AREA:	1,440 SF
DRIVEWAY APRON:	0 SF
RETAINING WALL:	0 LF
PRIVACY FENCE:	440 LF
ROAD IMPROVEMENT:	3,130 SF

* SUGGESTED LOCATION ONLY, SUBJECT TO LOCAL AUTHORITY APPROVAL





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**APPLICATION FOR CONCEPT
 DIVISION III
 TANEY COUNTY PLANNING COMMISSION**

17-25

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: 670 Amanda Rd. Ridge Dale, MO

NAME OF APPLICANT: Talus Properties - Eric & Kathleen Arp
(Must be owner of record)

SIGNATURE: [Signature] **DATE:** 5-18-17
(Must be owner of record)

MAILING ADDRESS: 801 S. College St. Mountain Home, AR 72653

TELEPHONE: 870 421 9447 **EMAIL:** ozarkfoot@suddenlinkmail.com

Representative Information

NAME OF REPRESENTATIVE: Kathleen Arp

MAILING ADDRESS (rep.): 801 S. College St. Mountain Home, AR 72653

TELEPHONE NUMBER (rep.): 870 421 9447

CONCEPT = 6-19-17
 P.H. = 7-10-17
 F.V. = 7-17-17

Property Information

ACCESS TO PROPERTY (street # and name): 670 Amrenda Rd
Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): 1 acre

PARCEL #: 19-1.0-11-003-001-012.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 11 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): Oak Lake Estates PT sub

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: Nightly Rental

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.)

Nightly Rental of property.



670 Amanda Rd Nightly Rental





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**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

17-26

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: Harp Duplex

NAME OF APPLICANT: Bald Knobber Hill LLC
(Must be owner of record)

SIGNATURE: Chet Dixon ~~owner~~ DATE: 7-24-2017
(Must be owner of record)

MAILING ADDRESS: 1918 S Ingram Mill Road SpAid 65804

TELEPHONE: 417 882 1131 EMAIL: 417properties@sbcglobal.net

Representative Information

NAME OF REPRESENTATIVE: Aimee Dixon Plumber/ Chet Dixon

MAILING ADDRESS (rep.): 1918 S Ingram Mill, SpAid MO 65804

TELEPHONE NUMBER (rep.): 417.224.5226

concept = 6-19-17
P.H. = 7-10-17
FV = 7-17-17

Property Information

ACCESS TO PROPERTY (street # and name): ⁵⁹³ Harp Lane, Kirksville

Number of Acres (or sq. ft. of lot size): ~~420~~ 185 x 121 = 22,385

PARCEL #: 17-1.0-12-002-001-009.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 12 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Warnersville

Lot # (if applicable) 3+4 BLOCK # 5
plus part of 9th street + Grand Avenue.

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.)

911 Addresses are: 579 + 581 Harp Lane
(Northern 1st drive)

Project: to construct a duplex (3 BR, 2 Bath)
x 2 U.M.T.S.

on Lots 3+4. The adjoining portion

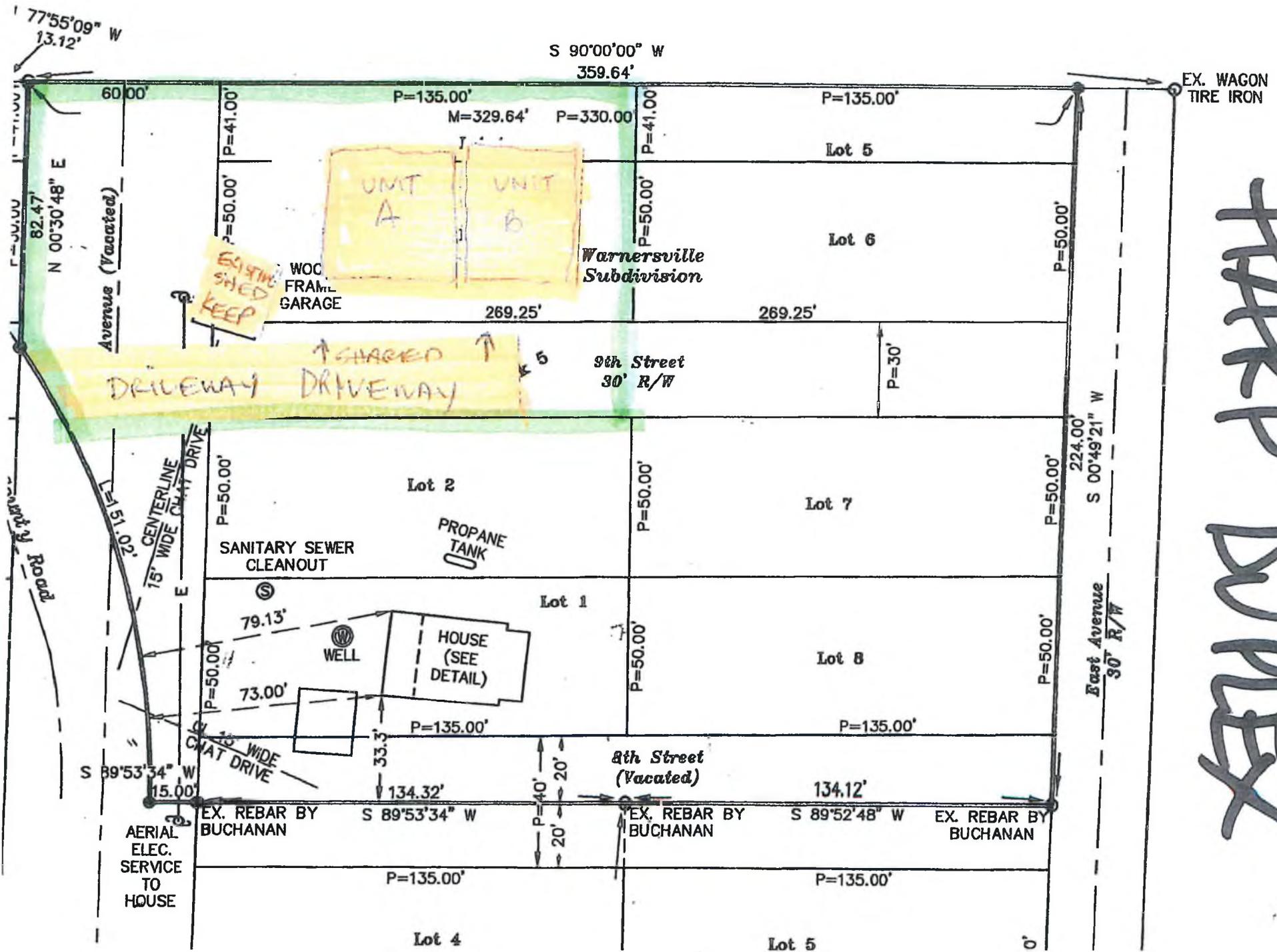
of the vacated streets of 9th street +

Grand Avenue. will be used for driveway access.

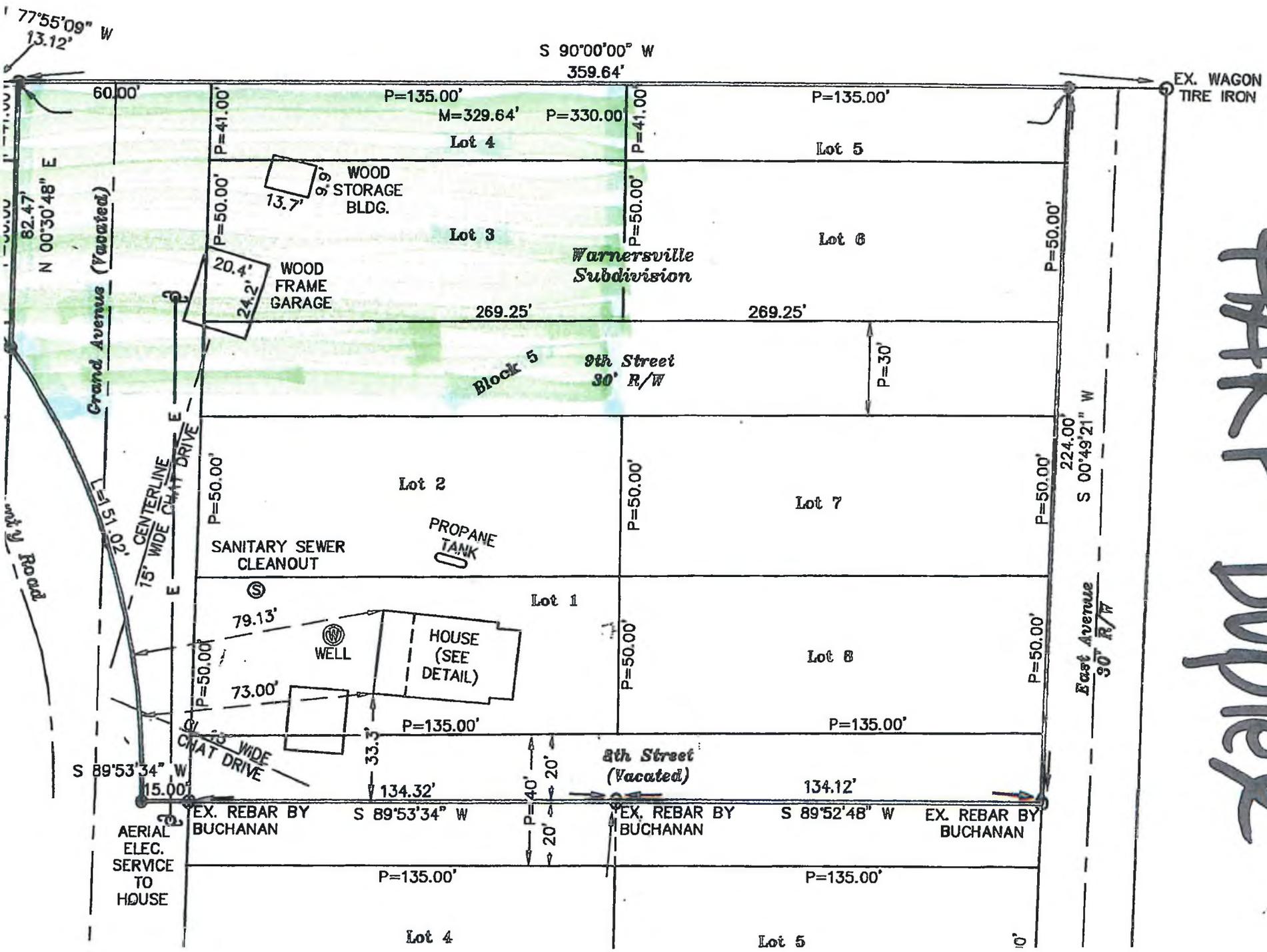
Proof of vacation of those streets is

attached.

1 PART OF 8TH STREET BETWEEN BLOCK 4 AND 5, ALL THAT OF 9TH STREET SOUTH OF LOTS
CK 5; AND THAT PART OF GRAND AVENUE SITUATED NORTH OF TANEY COUNTY PUBLIC ROAD
ON.



77°55'09" W
13.12'
N 00°30'48" E
82.47'
60.00'
S 89°53'34" W
15.00'



EX. WAGON
TIRE IRON

HARD Duplex



Harp Duplex

