



## 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)

**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, SEPTEMBER 11, 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 six members present. They were: Steve Adams, Rick Caudill, Randy Haes, Howard Kitchen, Brad Lawrence, 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 exhibit.

### Public Hearing:

Amendments to Appendix E, Special Use section of the Taney County Development Guidance Code; Mr. Starrett presented on power point the changes to the Code to be reviewed. He stated that this draft is on the website. Mr. Cramer pointed out that the way the parking portion is worded, might cause the occupant to park in the yard. Mr. Starrett stated that overflow parking would need to be designated. Three people signed up to speak. Wes Strange asked who authored the draft. Mr. Starrett stated that on August 23, the Planning Commission met in worksession and made the changes. Mr. Strange discussed 4.7.5 regarding fire suppression. Mr. Caudill answered that it is and always has been up to the fire department and not the Planning Commission, regarding requirements of the fire district. Mr. Strange also discussed buffering, and that in his opinion an interior wall is not enough to stop the noise. Mr. Starrett reported no change in the buffering specifications and explained how the Code reads on this item. Mr. Strange asked for a copy of the draft. Mr. Starrett explained that he could do a public service request with the County Clerks Office. Larry Staab spoke about parking and size of easement. He also discussed fire suppression. After the public spoke the Planning Commission had discussion. Mr. Caudill stated that in his opinion the Commission should have more control over the nightly rentals. Mr. Cramer discussed parking off street. Mr. Haes stated that the only concern he had would be if the subdivision was designed for on street parking and should be taken as a case to case basis. Further discussion followed.

### Review and Action:

Approval of the Amendments to be sent to the County Commission for their approval and adoption; after the public hearing was closed a motion was made by Mr. Kitchen to send the changes to the County Commission. Mr. Haes seconded. The vote to approve the changes to be sent to the CC was unanimous.

Old and New Business:

Mr. Starrett presented new posting signs for the Commission's approval. The Commission decided on the bigger one, red with black lettering.

Mr. Haes discussed a safety concern he had regarding the senior friendship site which is coming up for Concept Hearing next month. His concern was the ingress and egress. Mr. Starrett will meet with the applicant and ask for an alternative way to pull in and out of the property. A suggestion was to use Shoals Bend Blvd. Mr. Haes stated that there would be a lot of elderly people using the site and in his opinion they needed a safer line of site.

Adjournment:

With no other business on the agenda for Monday, September 11, 2017 the meeting adjourned at 6:43 p.m.



## 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)

**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, SEPTEMBER 18, 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 seven members present. They were: Steve Adams, Rick Caudill, Randy Haes, Randy Fogle, Howard Kitchen, Brad Lawrence, and Doug Faubion. Staff present; Scott Starrett.

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

### Review and Action:

With no additions or corrections a motion was made by Mr. Haes to approve the minutes as written. Seconded by Mr. Fogle. The vote to approve the minutes was unanimous.

### Concepts:

Forsyth Senior Event Center; a request by Rodney Dempsey, President of the Board of Directors and represented by Philip Edwards for a land use change on property located at 11048 East Hwy. 76 and Oremus Road for the following uses; galleries, community hall, dance hall, exhibition hall, and lecture hall, covered farmer's market, storage and shed. Mr. Starrett clarified the request and reviewed the application and location of the site. Mr. Edwards addressed concerns from the Planning Commission. He explained the plans for the ingress and egress which will come from Shoals Bend or Oremus Road. The original entrances to the property have been barricaded. Discussion followed regarding timeline for getting the entrances constructed. The property is only being used at this time on Tuesday's and Thursday's. Mr. Edwards presented a master plan of the property. Further discussion followed. With no other discussion, this request will proceed to public hearing October 10, 2017.

### Old and New Business:

Marie Powers, Board of Adjustment decision for buffering at 226 Stoney Pointe Drive. Mr. Starrett explained the reason this will be on the agenda for next month. Ms. Powers was present and addressed questions from the Planning Commission. This will be heard at the October 10, meeting.

Mr. Starrett reported on his meeting with the County Commission regarding the Amendments this day. All changes were approved with exception of the Certificate of Compliance section. On the buffering requirements, leave the word shall in place, rather than changing to it to, may. The County Commission requested a work session with the Planning Commission to discuss these changes. He also discussed putting the pending requests on hold until these amendments were approved. Mrs. Wyatt was present and explained why the CC wanted to meet. Discussion followed regarding when to schedule the worksession. The Commission decided to schedule the meeting for Friday, September 22, 6:30 p.m. Discussion followed.

Adjournment:

With no other business on the Agenda for September 18, 2017 Mr. Lawrence made a motion to adjourn. Seconded by Mr. Haes. The vote to adjourn the meeting was unanimous.



## 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)

**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**WORK SESSION**  
**SEPTEMBER 22, 2017, 6:30 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COUTHOUSE**

Members present:

Steve Adams, Randy Haes, Randy Fogle, Doug Faubion, Rick Caudill. Staff: Scott Starrett. Others; Sheila Wyatt and Brandon Williams.

Discussion:

Taney County Development Guidance Code Amendments regarding buffering for nightly rentals, special use section.

After discussion the meeting was over at approximately 7:45 p.m.