

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
MONDAY, JANUARY 8, 2018, 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 seven members present. They were: Dave Stewart, Rick Caudill, Doug Faubion, Brad Lawrence, Randy Fogle, George Cramer, and Howard Kitchen. Staff present; Scott Starrett and Bonita Kisse-Souttee.

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

Review and Action:

Election of 2018 Officers: Mr. Starrett asked for nominations for Chairman. Mr. Caudill nominated Howard Kitchen for Chairman and Mr. Fogle seconded. Mr. Lawrence made a motion to keep the original officers. The vote to elect Mr. Kitchen as Chairman was five in favor of Mr. Kitchen and two for Mr. Adams. Mr. Faubion nominated Mr. Stewart for Vice-Chairman. The vote to elect Mr. Stewart for Vice-Chairman was six in favor with Mr. Stewart abstaining. The new officers for 2018 were Mr. Kitchen as Chairman and Mr. Stewart as Vice-Chairman.

At this point Mr. Kitchen took over the meeting as Chairman.

December 2017 Minutes; with no additions or corrections a motion was made by Mr. Stewart to approve the minutes as written. Seconded by Mr. Fogle. The vote to approve the minutes was unanimous.

Public Hearings and Final Votes:

#17-43, Paul Riazantsev/Lynsey Coffey; proposed nightly rental located at 725 Skyline Road. Mr. Starrett read the staff report and presented location maps and pictures of the site. Lynsey Coffey clarified the request and stated the applicant obtained approximately 40 letters of support from the surrounding property owners. She also addressed the concerns of some of the other property owners and presented pictures of the signs, maintenance and width of the road. Ms. Coffey pointed out that considering the size of the house if a family of eight lived there full time there would be more traffic than renting as a nightly rental. Elena Riazantsev was also present to address concerns. No one was present in favor of the request. Anna Morrissey representing Mr. and Mrs. Penrod expressed concerns regarding parking on the road,

maintenance of the road, trash and loud parties, people coming to the Penrod's house looking for the property, additional traffic created, noise, and safety. Becky Penrod was present to explain that Mr. Penrod had medical issues and values their privacy and quiet. She also pointed out that they own the road and have put a lot of money into the upkeep of it. Mr. Faubion pointed out that the applicants have spent approximately \$350.00 on limestone. Mrs. Penrod stated that they have spent approximately \$10,000 on road maintenance. Mr. Lawrence asked if they had noticed more traffic on the road since it has been a nightly rental. Ms. Coffey and Mrs. Riazantsey addressed these concerns and pointed out that there is another access point to the property. Mr. Lawrence asked if boat parking was allowed. She stated that they charge a deposit. After discussion a motion was made by Mr. Fogle to deny the application. Seconded by Mr. Caudill. Mr. Faubion stated that the easement goes to their driveway. Mr. Caudill stated that if it wasn't a private road it would be different. The vote to deny was five in favor and two opposed. The application was denied. Mr. Kitchen explained the appeal process to the applicants.

#17-44, Resort Installation Systems/Eddie Wolfe; proposed apartment buildings located on 4 acres, on Quebec Drive. Mr. Starrett read the staff report and presented pictures and location maps of the site. Mr. Wolfe was present to address questions from the Commission and public. He stated that this will be affordable housing for the workers of the area, a stormwater plan will be presented, the detention area will be sized to fit, the lots with the rock wall will not be included in the development, the buildings will be privately owned. Lisa Davis who lives at 128 Maple St. spoke in favor of the development because in her opinion it would clean up the area. Mr. Faubion pointed out there are condemned houses out there. Quebec Drive is county maintained. Mr. Stewart agreed with Mr. Wolfe about the stormwater retention. Terry Lawrence who lives at 225 Redbud St. was in favor of the request and had concerns about the additional traffic. Christina Gipson who lives at 514 Buttercup Dr. was concerned about the stormwater runoff, noise, traffic, lights, height of the buildings, adequate fire hydrants, upkeep of the property, and type of people. Mr. Faubion explained that proper engineering would take care of the flooding issue. Mr. Caudill pointed out that this project would take care of most of the concerns. Wes Bently who lives at 381 Quebec Dr. spoke in favor of the project and agreed that most of the concerns would be addressed. Another property owner who lives at 180 Redbud St. was concerned about stormwater runoff, traffic, and noise but was in favor of the project. Discussion followed regarding wastewater. After discussion a motion was made by Mr. Cramer to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

#17-45, Baldknobber Hill LLC/Aimee Plumlee Dixon, proposed 3 duplexes located at 593 Harp Lane. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mrs. Plumlee clarified her request. After discussion a motion was made by Mr. Lawrence to approve based upon the decision of record. Seconded by Mr. Cramer. The vote to approve was unanimous.

#17-46, Linda Conrad & Paula Cotton, proposed nightly rental located at 185 Honeysuckle Lane. Mr. Starrett read the staff report and presented location maps and pictures of the site. Ms. Conrad clarified her request and reported that she had spoke with the fire district, will connect to water and sewer, the windows will be enlarged and a patio area added, insulation added underneath, and a privacy fence installed. Mr. Haes had met with her with his recommendations. She has met with 40 of the neighbors for their input. She has 33 signatures in favor of her project. Ms. Conrad stated that she plans to use Air B and B. Mr. Fogle asked if she spoke with any owners of the rental properties. David Lilly who lives at 1651 Bird Road and is related to Ms. Conrad spoke in favor of the project and stated that he and his wife live close enough to help. Carolyn Beehn lives at 174 Honeysuckle Lane and is in favor of the request. Paul Rose who lives at 168 Deerfield Lane had concerns regarding privacy, safety, incompatibility, and does not want a privacy fence. Jan Barth who lives at 685 Jefferson Rd. spoke in favor of the project and feels it would be an asset to the neighborhood. After discussion a motion was made by Mr. Lawrence to approve based upon the decision of record. Seconded by Mr. Stewart. Mr. Faubion discussed compatibility and setting precedent. Mr. Caudill was concerned that only part of the property was being used as nightly rental. The vote to approve was two in favor and five against the project.

#17-47, Marc Kirby/proposed nightly rental located at 189 Friendly Hills. Mr. Starrett read the staff report and presented location maps and pictures of the site. Mr. Kirby was present to address questions from the Commission and public. He presented pictures of the driveway and stated there will be no pets, no trash will be left at the curb, no boats or motor homes will be allowed, no events or parties, the next door neighbor is in favor, and the driveway is heated. Mr. Starrett reported on the previous request approved in 2005, also several emails have been received in favor of the request. Robert Johnston expressed concerns regarding the structure being built in the right of way, the road is maintained by Friendly Hills property owners. He pointed out that all of the closest property owners were not in favor of the request. Mr. Stewart discussed road width. Discussion followed regarding the project appearing before the Board of Adjustment previously and Mr. Starrett had informed Mr. Kirby that he could come back before the Commission if there were changes. Marc Rys who lives at 171 Lenhart Dr. expressed concerns regarding privacy, safety, compatibility, traffic, and parking. After discussion a motion was made by Mr. Cramer to deny the application. Seconded by Mr. Fogle. The vote to deny was six in favor and one opposed. The application was denied.

Concepts:

#17-48, Gary Isaacs/Parkview Lodge, proposed 7 park models for long term rental located at 5477 State Hwy. 165. Mr. Starrett presented location maps and pictures of the site. Mr. Isaacs was present to address questions from the Commission.

Sewer and Water is existing. He stated that he doesn't do any nightly rental. With no discussion this project will proceed to the public hearing and final vote next month.

#17-49, Amy Legg/Blane Gunter, Ozark Mountain Storage, proposed storage unit facility located at 3271 Ridgedale Road. Mr. Starrett presented location maps and pictures of the site. Shane Gunter was present to represent the applicant. With no discussion this project will proceed to public hearing and final vote next month.

Adjournment:

With no other business on the agenda for January 8, 2018 the meeting adjourned at 8:13 p.m.