



TANEY COUNTY PLANNING COMMISSION

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MINUTES

**TANEY COUNTY BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 15, 2017, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

DRAFT

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Call to Order:

Chairman Dan Boone called the meeting to order and established a quorum with four members present. They were: Dan Boone, Howard Kitchen, Tony Mullen, and Trent Edwards. Staff present: Scott Starrett and Bonita Kisse-Souttee. The governing Statutes were read by Mr. Starrett who also read a statement outlining the procedures for this meeting and presented the exhibits.

Mr. Boone swore in the speakers before their respective hearings.

Public Hearings:

Ozark Mountain Ventures, LLC; a request for a variance from the March 21, 2016 Planning Commission Decision of Record permit #2015-0029 condition 3 which states; "Prior to opening of the Premier Landscape Supply business the applicant shall ensure that an easement of 50' in width is provided from the end of Adair Road to the southern property line of the property in question". Mr. Starrett read the staff report and presented pictures and maps of the site. Three people signed up to speak. Mr. Kitchen discussed the easement, billboard, and electric box and that they are located on the property. The applicant stated that it is impossible to comply with the 50' right of way because of those structures. No one had a concern regarding the traffic. The applicant reported on a meeting with MoDot in which was discussed the property they own along this road and that they will widen the road at that point 24' and a turn-around built on their property at the end. Mr. Starrett reminded the Board that the request is regarding #3 on the Planning Commission Decision of Record. With no other discussion the public hearing portion was closed. Mr. Kitchen made a motion to approve the variance request based upon the decision of record. The motion was seconded by Mr. Mullen. With no other discussion the motion to approve was unanimous. Mr. Starrett reported to the applicant that a decision of record will be done and he will be notified of the next step in the process.

Kanakuk Ministries; a request to remove a cabin that is currently 5' from the front property line and replace the cabin with a new two story cabin that will sit six feet from the front property line. Two buildings will be removed along with a portion of a third building to make room for the new cabin. A variance is requested from the setback

portion of the Code concerning the 25' front property line setback off a county road. Mr. Starrett read the staff report and presented pictures and a map of the site. No public signed up to speak. Mr. Dewitt represented the request. Mr. Kitchen asked what the speed limit was on Lakeshore Dr. Mr. Mullen asked if the height would obscure the view or the driveway. Mr. DeWitt stated that it wouldn't. Mr. Kitchen was concerned about the sleeping children being that close to a road. With no other discussion Mr. Mullen made a motion to approve based upon the decision of record. Seconded by Mr. Kitchen. The vote to approve was unanimous.

Rehearing: The rehearing for Emerald Point, LLC has been postponed until April 19, 2017.

Review and Action:

With no changes or corrections the February 15, 2017 minutes were approved as written. Motion made to approve by Mr. Kitchen. Seconded by Mr. Mullen. The vote to approve the minutes was unanimous.

Old and New Business:

Mr. Mullen and Mr. Boone asked that their packets be sent to them electronically.

Adjournment:

With no other business on the agenda for March 15, 2017 the meeting adjourned at 6:30 p.m.