



## 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, APRIL 21, 2008, 7:00 P.M.**  
**ASSOCIATE CIRCUIT COURT DIVISION II COURTROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with nine members present. They were: Sarah Klinefelter, Joey Staples, Jim Brawner, Craig Trotter, Frank Preston, Ray Edwards, Randall Cummings, Shawn Pingleton, and Mark Blackwell. Staff present: Eddie Coxie, Marla Pierce, Bonita Kissee, Dan Nosalek, Keith Crawford, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes, March 2008: With no additions or corrections a motion was made by Ray Edwards to approve the minutes as written. Seconded by Jim Brawner. The vote to approve was unanimous.

Final Votes:

Soup Shop: request by Stan Kolar to operate a small restaurant to be open for breakfast, lunch and dinner located at 9383 St. Hwy. 76. Mr. Pingleton discussed with staff parking requirements, and compliance letters from the fire district, health department, MoDot and sewer district. Hours of operation will be 6:00 a.m. to 7:00 p.m. seven days a week. No alcohol will be served. After discussion a motion was made by Joey Staples to approve based upon the decision of record with the addition of compliance letter from the Health Department and hours of operation. Seconded by Shawn Pingleton. The vote to approve was unanimous.

Ron's Storage and Sales Lot: request by Ron Todd to store boat trailers on property located at Paradise Lane. Mrs. Klinefelter clarified the request. Mr. Todd addressed questions from the Commission regarding security which he clarified he has a chain link fence on one side, but does not plan to put fencing on the other three sides. Mr. Coxie pointed out that the decision of record states that foliage or fencing must be between residential and commercial areas. Mr. Todd reported that with the leaves out his property cannot be seen from the

residences on the hill above. Mr. Brawner pointed out that at the public hearing it was brought out that the property below can be seen. Mr. Todd admitted that he has been storing trailers on other lots in the subdivision for three to four years. Mr. Brawner pointed out the various numbers of trailers stored all across the properties. Mr. Coxie reported that the reason for this is that the Planning Department required Mr. Todd to move the amount of the trailers at one point and he had to move them. Mrs. Klinefelter asked Mr. Todd if the covenants of the subdivision did not allow storage of equipment, and he stated that they don't address it. He would like to store other types of things on the property but boat trailers are the most important. He would like to store approximately 100 trailers on the property. Mr. Preston discussed compatibility to the residential neighborhood. Mr. Todd stated that the residences also store their boat trailers in their gated community. Mr. Brawner discussed the attitude of the Big Bear property owners regarding this business and the Emerald Point property owners. He wouldn't mind approval if Mr. Todd would keep it clean and neat. Mrs. Klinefelter addressed changing the use of this site to commercial zoning. Mr. Coxie discussed the requirements of the Code as it applies to this request. Mr. Todd owns 30 lots in Arcadia Landing. Mr. Coxie stated that Mr. Todd can place up to 2 trailers per lot. Mr. Pingleton discussed spreading out the trailers all over or address this to just the property on this request. Mr. Paulson discussed setting precedence. Mr. Edwards stated that the way the land lays makes it almost impossible for Mr. Todd to comply. After discussion a motion was made by Shawn Pingleton to deny. Seconded by Mark Blackwell. Jim Brawner abstained. The vote to deny was unanimous.

Crossland Storage, LLC: request by Jim Schmig to construct additional storage units at the existing site off St. Hwy. 76. Mrs. Klinefelter clarified the request. After discussion a motion was made by Ray Edwards to approve based upon the decision of record. Seconded by Mark Blackwell. Mr. Coxie stated that the decision of record shall reflect the number of units and buildings. The vote to approve was unanimous.

Bee Creek Multi-Use Complex: request by Missouri Partners, Inc. to develop a multi-use residential/commercial office complex located off Bee Creek Road. Mrs. Klinefelter clarified the request. Eddie Wolfe representing the developer addressed questions from the Commission. The height of the buildings will not exceed the Code requirements. There is 58 total acres on this site. Mr. Wolfe has met with the property owner who requires an easement through this property and has no problems. After discussion a motion was made by Jim Brawner to approve based upon the decision of record with the addition of an 8' board fence next to residential property, with buffers around the rest and any other structure other than office, commercial space or residential would come before the Planning Commission for approval. Seconded by Randall Cummings. The vote to approve was unanimous.

Verizon Wireless SSL Tower: request by Buddy Roberts to allow Verizon Wireless to place a communications tower on his property located off Coy Boulevard. Mrs. Klinefelter clarified the request. Mr. Edwards discussed disassembly if the tower ceases to be used. Mr. Roberts stated that stipulation is in the contract. With no discussion a motion was made by Randall Cummings to approve based upon the decision of record. Seconded by Ray Edwards. The vote to approve was unanimous.

Addition of Well #6 and Storage Facility Tri-States Utilities: request by Harold and Sharon Epps to place a storage facility and well house for Tri-Lakes Utilities located off Skyview Dr. Mrs. Klinefelter clarified the request. Mr. Brawner asked if this request did not receive approval what the alternatives would be. Mrs. Epps stated that the alternative would be to find another piece of property, and this is currently being done. She stated that this property is the most economical place to position the structure. If the tank is built smaller or shorter, it would be less cost effective to gravity flow the water. A separate boosting pump operation would be installed which would have to run more at the cost to the customers. Pressure is only a function of height according to the engineer. Should a high demand situation occur, this would create an emergency situation which the Department of Natural Resources would be called in. Mr. Crawford asked if this tank is being put at the highest point on the property. The engineer stated that by putting the tank on the highest point makes the cost less to the provider because the tank will be shorter. The top of the tank will be below the eye level of the surrounding property owners according to the engineer. The diameter would be 45' for a million gallon tank. The nearest residence is approximately 200' from the request. After discussion a motion was made by Shawn Pingleton who stated that utilities are necessary, to approve based upon the decision of record. Seconded by Craig Trotter. The vote to approve was unanimous.

Highway 65 Multi-Use Complex at Emory Creek Ranch: request by Missouri Partners, Inc. to develop a multi-use residential/retail/all-purpose entertainment complex at Emory Creek Road. Mrs. Klinefelter clarified the request and summarized and discussed the concerns and issues as reported by property owners to the Commission. Mr. Coxie read the request as presented by the developer. Steve Redford the developer explained his plans and clarified the race track portion of the request which will be a ½ mile track which can be used for concerts, stock car racing, midget racing, bandit racing and any other event that could be held at that type of area. The track would be open for the season of the different types of uses. It will be made of dirt. Noise from the track can be abated by the surface being lower than the St. Hwy. according to Mr. Redford. Mr. Pingleton asked for a noise level study. Mr. Redford stated that the request wasn't made to only have part of it approved, and pointed out that the request

complies with the rules of the Code. Mr. Edwards asked if the track could be switched with the pavilion possibly eliminating the noise. Mr. Redford stated that he wants the track to be next to the highway making a visual impact. Mrs. Klinefelter discussed with Mr. Redford water runoff. Mr. Redford stated that a hydraulic study had been done of Emory Creek, capacities and 100 year floodplain. Permits will be obtained from the Department of Natural Resources which will require public hearings and review by them. Mr. Brawner discussed elevation where the track is located. Mr. Redford stated that there will be a 60' vertical cut between the track and adjoining use, and a 40' cut between the next two uses. Mr. Crawford discussed with Mr. Redford about sound reinforcement could be provided in and within the track helping with the noise reduction. Mrs. Klinefelter discussed the paragraph on the proposed site plan. This is a common verse to be place on a concept plan by architects. Mrs. Klinefelter discussed with staff regarding each use coming back before the Commission. Mr. Paulson advised that the applicant had presented a specific plan to them. Mr. Coxie advised that the Commission could limit the approval of some of the proposed uses as presented. Mr. Redford reported that he is in the final review before the Dept. of Natural Resources for landgrading, and sewer treatment facility. The Corps of Engineers will be applied to for a 404 permit. Mr. Redford stated that a recharge facility would be placed for the lake which would prevent flowage impediment from Emory Creek. If there was a dry spell, it might impede the creek. Mr. Edwards asked which would be better, a sound barrier or to move the track. Mr. Redford stated that a sound barrier would be better. Mr. Blackwell asked about dust from the track and Mr. Redford stated that a permit should be obtained from MoDot, and the track would be watered. Mr. Pingleton pointed out that the height of the buildings accede the height regulations of the current Code. Mr. Paulson reported that if certain conditions are met commercial can exceed the regulations. Mr. Preston reported that he had dealt with a similar situation with a race track close to residential property, and that restrictions can be placed on amount of use, and modifications can be made to type of vehicles to be raced on the track. A sound study can be done reactive to the operation of the track, open and/or open air arena. Mr. Brawner reported that the City of Branson paid a fine regarding noise in their City Limits. Mr. Pingleton stated that he did not feel he could make an informed decision based on the lack of information regarding noise. Mr. Nosalek reported that some entities can impose certain regulations on noise generation. Mr. Paulson asked how this type of request could be regulated and enforced. Mrs. Klinefelter stated that the study could be required after approval. Mr. Edwards would like to see a sound barrier to cut down on noise and to remove the "catch all language" on the site plan. Mr. Coxie suggested asking the developer not to deviate from the original request. Mr. Wolfe stated that the paragraph is on all the site plans and for concept use only for the protection of the architect. Mr. Brawner discussed parades and the noise levels of those and possibly the City of Branson have had noise studies done. After discussion Mr. Edwards made a motion based upon the

decision of record with the addition of the placement of a sound barrier around the race track and theatre, and any change in the development must be brought before the Commission, research be presented by staff regarding noise levels. With no second, Mr. Edwards withdrew his motion. Mr. Pingleton suggested the developer meet with the County regarding studies on noise levels and supply a report. Mr. Redford suggested looking at what other Counties do regarding the noise levels. He offered to do a sound study and he would find the highest and lowest and eight in between to present to the Commission. He pointed out the various items at stake suggesting jobs, and revenue. He stated that he could do the study in 30 days. He offered to give staff three items to research and would cover the cost of the study with an acceptable consultant. Mr. Pingleton made a motion to table the vote until the study is presented at the June 16, 2008 meeting with Mr. Redford presenting to staff 5 business days before the meeting. Mark Blackwell seconded. The vote to table was unanimous.

Concepts:

Holiday Hills Condo Association: a request to construct an office/shop building for the homeowners association located at Rockford Drive. Denise Bart representing Holiday Hills explained the request. This will be proposed to be built next to the old building, which will be 1800 sq. ft. and will house both uses. Discussion followed. This project will proceed to public hearing next month.

Highway 248 Business Park: a request by Table Rock Inv. LLC to construct a maintenance shop, retail office and warehouse located off Dawn Road. Eddie Wolfe representing the applicant stated this is next to the Kirby Van Burch Theatre. Mr. Wolfe discussed parking, uses of the shop, office and warehouse. Access will come from both 248 and Dawn Road. Mr. Wolfe pointed out this project could eventually be annexed into Branson. This project will proceed to public hearing next month.

B.A. Guns: a request by Gene Meadows to operate a gun shop in the existing structure presently being used as Meadows of Eden Reception and Banquet Hall located on St. Hwy. 176. Mr. Meadows explained his plans and stated that ATF has been contacted and must receive Planning approval before receiving their permit. This request will be strictly sales. Receptions will still be held in the hall as well as the gun shop which will be open at different times. There are special requirements for storage of ammunition. ATF approval will be included in the Decision of Record. This project will proceed to public hearing next month.

165 Commercial: Eddie Wolfe representing the applicant reported that this received approval before for this site; however the Code does not have a provision to split commercial property without planning approval. This project will proceed to public hearing next month.

**Emerald Pointe:** a request by Emerald Pointe, LLC to plat 50 acres more or less for 160 residential lots to become Phase 12 of the development located off Mo. St. Hwy. 265 to Hill Haven Road. Bruce Menke representing the applicant explained the request and addressed questions from the Commission. This project will proceed to public hearing next month.

**Combs-Redfern Apartments:** a request by The Taney County Board for the Developmentally Disabled to construct a 15 unit apartment building for adults with developmental disabilities located at behind Tantone Industries. Max Lytle explained the request and stated that these apartments will be for adults who need round the clock support. Mr. Lytle pointed out where the access would be and that it would not access the Spring Meadows Subdivision. Mr. Pingleton asked for a more detailed site plan. This project will proceed to public hearing next month.

Shawn Pingleton made a motion to extend the meeting past 9:30 p.m. Jim Brawner seconded. The vote to extend the meeting was unanimous.

**Walnut Hill Spirits (Bear Creek Spirits):** a request by James D. Blansit to operate a distilled spirits plant to produce fruit brandies from locally grown fruit. The structure will be 1000 sq. ft. in size to be located off Day Road. Mr. Blansit explained his request, how the brandies are made, and marketing plan. The TTB will regulate this use. This structure is two stories; the second story is for storage. Mr. Blansit presented a site map and stated that a mile away is a bed and breakfast and ½ mile is Luper Construction, and his parents own and operate a bakery nearby. Mr. Blansit reported that all the neighbors are supportive. Mr. Coxie asked if the state looked at the tasting room would it qualify under regulations "by the drink". Mr. Blansit stated that the samples are not the drink size. Brandy is 40% alcohol. Mr. Pingleton asked if there would be delivery trucks in and out. Mr. Blansit stated that it would only be a small delivery truck about the size of UPS truck, during regular business hours not past 6:00 p.m. This project will proceed to public hearing next month.

**Verizon Wireless:** a request by KOMC-KRZK, LLC to allow Verizon Wireless to construct a cell tower on property located 11307 US Hwy. 160 at Walnut Shade. Arleta Davidson representing the applicant explained the request and reported that this tower will be place right next to the existing tower because the existing tower will not support the added appliances. Mr. Brawner discussed Mono-Pine towers with the applicant. Further discussion followed. This project will proceed to public hearing next month.

Old and New Business:

Mr. Coxie reminded the Commission that at the last meeting they wanted to think about if they would allow Anello Townhomes to bring another request before them as Division III. Discussion followed regarding density and setting precedence. Mr. Paulson discussed case law as it applied to this request. Staff was instructed to tell Mr. Treat this would not be heard as proposed.

Gail Myer, Whisper Cove: Mr. Coxie reported discussion with Mr. Myer regarding splitting the property already approved down the center with zero lot line. Mr. Myer reported that in the subdivision there are 100 duplexes designed as condos. If the property owner could have a zero lot line they could better obtain a loan on the property. The Code does not address how to sell the condo with the land. He stated that in doing this does not change the project. Rick Minx a land use attorney for Mr. Myer who has studied the Code addressed this type of use and that the Taney County Code does not include this use. He suggested possibly Board of Adjustment, or a performance zoning issue as a pud, or change the Code which would take time. Mrs. Klinefelter discussed where staff is in the review of the Code. Mr. Preston reported that the staff is in the early stages of Code review and that intent is not to change the basics of the Code. Discussion followed. The Commission suggested Board of Adjustment, as hard ship and the Code not providing for whole ownership as alternatives to Mr. Myer.

Mr. Coxie reported on a meeting with the County Commission regarding the height amendment. He presented the revised copy as requested by the Commission. Mr. Nosalek pointed out the changes. Discussion followed with James Strahan stating opposition to the amendment. He reported that Danny Strahan was absent when the County Commission voted on and approved it to be sent back to the Planning Commission. Mr. Strahan at the County Commission meeting asked them to rescind their motion to approve this amendment. Both Messers' Strahan feel this amendment falls under building codes. Mr. Paulson discussed building codes as the state law addresses them. In Mr. Strahan's opinion to allow this amendment would be to stymie growth in Taney County. Mr. Strahan stated that he plans to ask the attorney general for his opinion if this falls under building codes. Discussion followed. The Commission will review the document and discuss it at the May public hearing under Old and New Business.

Mr. Preston announced that Eddie Coxie has received the title of Planning Administrator by the County Commission as of last week.

Adjournment:

With no other business on the agenda for April 21, 2008 a motion was made by Craig Trotter to adjourn. Seconded by Randall Cummings. The vote to adjourn was unanimous. The meeting adjourned at 10:30 p.m.

Fax 546-6861  
attn: Bonita

08-33

**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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Wildflower Learning Center

NAME OF APPLICANT: Carla & Rick Quincey  
(must be owner of record)

SIGNATURE Carla Quincey  
DATE: 4/26/08  
(must be owner of record)

MAILING ADDRESS: 160 Old Glory Rd.

TELEPHONE NUMBER: 417-334-1646

NAME OF REPRESENTATIVE: Carla Quincey

MAILING ADDRESS (rep.): 160 Old Glory Rd, Branson, MO

TELEPHONE NUMBER (rep.): 417-334-1646

ACCESS TO PROPERTY (street # and name): 160 Old Glory Rd, Branson, MO

.44<sup>acre</sup> MIL # of Acres (or sq. ft. of lot size):

PARCEL # \_\_\_\_\_

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

tax district 4CXX  
08-9.0-30-000-000-020,000



NAME OF SUBDIVISION (if applicable): Rockwood Hills

Lot # (if applicable) 13 BLOCK # \_\_\_\_\_

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

Daycare  
COMMERCIAL MULTI-FAMILY RESIDENTIAL  
AGRICULTURAL MULTI-USE MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_ NO \_\_\_

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL  
SPECIAL-USE OTHER

**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.)**

I would like to use the upper level  
of my home for a private school  
(learning center). I would only have  
1-4 children @ any given time,  
2-4 hrs @ a time.



# Wildflower Learning Center



08-34

**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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Branson Storage

NAME OF APPLICANT: Gus Dahlberg  
(must be owner of record)

SIGNATURE: *Gus Dahlberg*  
DATE: \_\_\_\_\_  
(must be owner of record)

MAILING ADDRESS: 255 Hawthorne Rd Highlandville, Mo. 65669

TELEPHONE NUMBER: 417-464-8644

NAME OF REPRESENTATIVE: Wolfe Surveying Inc.

MAILING ADDRESS (rep.): 800 state Hwy 248, Building 4 suite D Branson, Mo, 65616

TELEPHONE NUMBER (rep.): 417-334-8820

ACCESS TO PROPERTY (street # and name): Hwy 248

\_\_\_\_\_ # of Acres (or sq. ft. of lot size):

PARCEL # 08-3.0-07-000-000-004,003 08-4.0-18-000-000-004,002

SECTION: 7 TOWNSHIP: 23 RANGE: 21

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 \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL \_\_\_\_\_ TREATMENT PLANT  INDIVIDUAL \_\_\_\_\_

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL \_\_\_\_\_ COMMUNITY WELL  PRIVATE WELL \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_ NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_

SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**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.)**

Split property into <sup>two</sup> ~~to~~ Lots. On Lot 2 is Existing storage units and Lot 1 doesn't have any improvements on it.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# BRANSON STORAGE

## DESCRIPTION

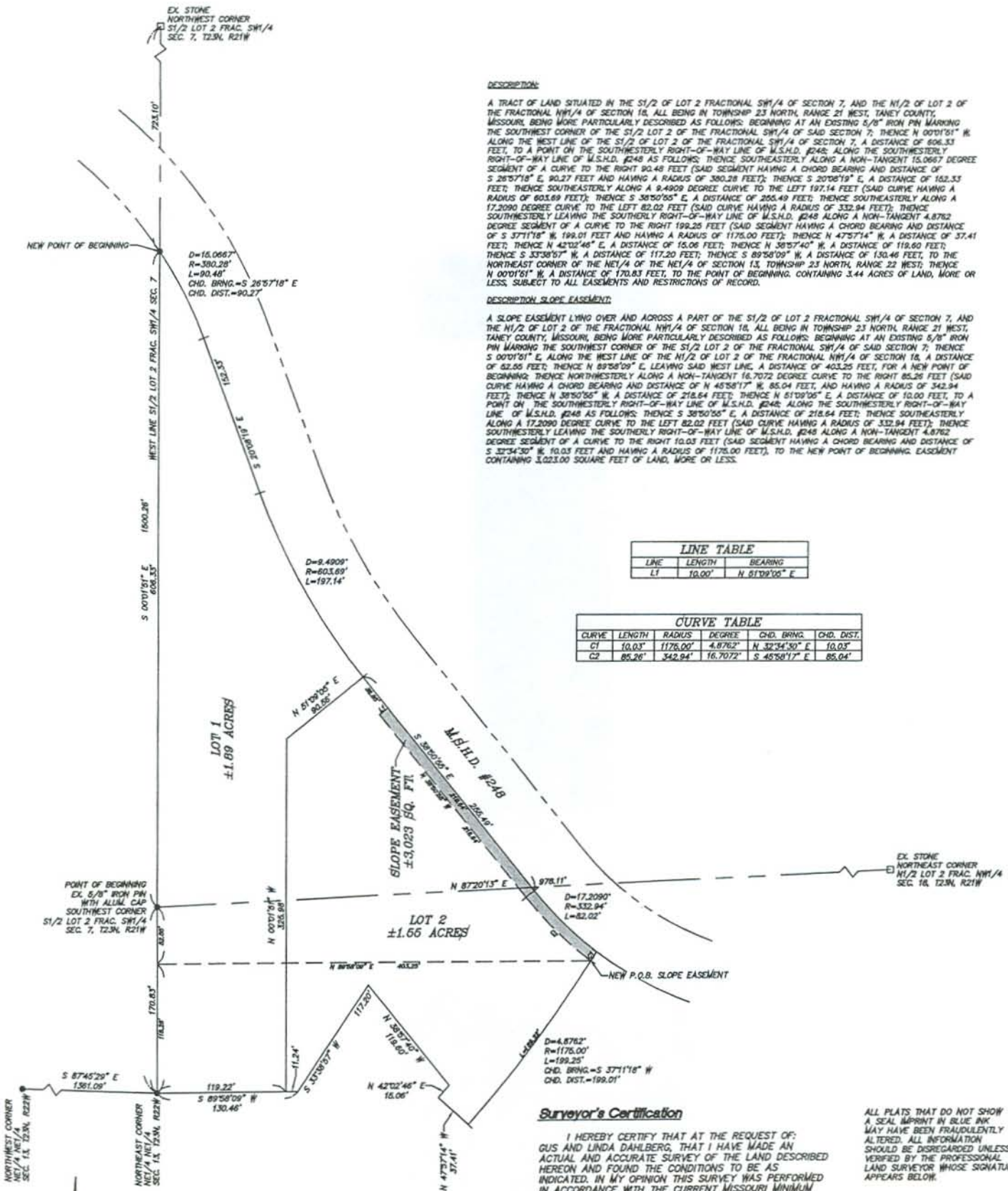
A TRACT OF LAND SITUATED IN THE S1/2 OF LOT 2 FRACTIONAL SW1/4 OF SECTION 7, AND THE N1/2 OF LOT 2 OF THE FRACTIONAL NW1/4 OF SECTION 16, ALL BEING IN TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE S1/2 LOT 2 OF THE FRACTIONAL SW1/4 OF SAID SECTION 7; THENCE N 00°15'11" W ALONG THE WEST LINE OF THE S1/2 OF LOT 2 OF THE FRACTIONAL SW1/4 OF SECTION 7, A DISTANCE OF 606.33 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248; ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248 AS FOLLOWS: THENCE SOUTHEASTERLY ALONG A NON-TANGENT 15.0667 DEGREE SEGMENT OF A CURVE TO THE RIGHT 90.48 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF S 26°57'18" E, 90.27 FEET AND HAVING A RADIUS OF 380.28 FEET); THENCE S 20°08'19" E, A DISTANCE OF 162.33 FEET; THENCE SOUTHEASTERLY ALONG A 9.4909 DEGREE CURVE TO THE LEFT 197.14 FEET (SAID CURVE HAVING A RADIUS OF 603.69 FEET); THENCE S 38°50'55" E, A DISTANCE OF 265.49 FEET; THENCE SOUTHEASTERLY ALONG A 17.2090 DEGREE CURVE TO THE LEFT 82.02 FEET (SAID CURVE HAVING A RADIUS OF 332.94 FEET); THENCE SOUTHWESTERLY LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248 ALONG A NON-TANGENT 4.8762 DEGREE SEGMENT OF A CURVE TO THE RIGHT 199.25 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF S 37°11'18" W, 199.01 FEET AND HAVING A RADIUS OF 1176.00 FEET); THENCE N 47°57'14" W, A DISTANCE OF 37.41 FEET; THENCE N 42°02'46" E, A DISTANCE OF 15.06 FEET; THENCE N 38°57'40" W, A DISTANCE OF 119.60 FEET; THENCE S 33°38'51" W, A DISTANCE OF 117.20 FEET; THENCE S 89°58'09" W, A DISTANCE OF 150.46 FEET, TO THE NORTHEAST CORNER OF THE NE1/4 OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 22 WEST; THENCE N 00°15'11" W, A DISTANCE OF 170.83 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## DESCRIPTION SLOPE EASEMENT

A SLOPE EASEMENT LYING OVER AND ACROSS A PART OF THE S1/2 OF LOT 2 FRACTIONAL SW1/4 OF SECTION 7, AND THE N1/2 OF LOT 2 OF THE FRACTIONAL NW1/4 OF SECTION 16, ALL BEING IN TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE S1/2 LOT 2 OF THE FRACTIONAL SW1/4 OF SAID SECTION 7; THENCE S 00°15'11" E, ALONG THE WEST LINE OF THE N1/2 OF LOT 2 OF THE FRACTIONAL NW1/4 OF SECTION 16, A DISTANCE OF 62.05 FEET; THENCE N 89°58'09" E, LEAVING SAID WEST LINE, A DISTANCE OF 403.25 FEET, FOR A NEW POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A NON-TANGENT 16.7072 DEGREE CURVE TO THE RIGHT 85.26 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N 45°58'17" W, 85.04 FEET, AND HAVING A RADIUS OF 342.94 FEET); THENCE N 38°50'55" W, A DISTANCE OF 218.64 FEET; THENCE N 61°09'05" E, A DISTANCE OF 10.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248; ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248 AS FOLLOWS: THENCE S 38°50'55" E, A DISTANCE OF 218.64 FEET; THENCE SOUTHEASTERLY ALONG A 17.2090 DEGREE CURVE TO THE LEFT 82.02 FEET (SAID CURVE HAVING A RADIUS OF 332.94 FEET); THENCE SOUTHWESTERLY LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF M.S.H.D. #248 ALONG A NON-TANGENT 4.8762 DEGREE SEGMENT OF A CURVE TO THE RIGHT 10.03 FEET (SAID SEGMENT HAVING A CHORD BEARING AND DISTANCE OF S 32°34'30" W, 10.03 FEET AND HAVING A RADIUS OF 1176.00 FEET), TO THE NEW POINT OF BEGINNING, EASEMENT CONTAINING 3,023.00 SQUARE FEET OF LAND, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N 61°09'05" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DEGREE	CHD. BRNG.	CHD. DIST.
C1	10.03'	1176.00'	4.8762°	N 32°34'30" E	10.03'
C2	85.26'	342.94'	16.7072°	S 45°58'17" E	85.04'

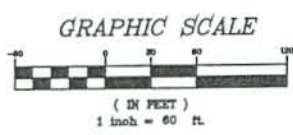


## Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF: GUS AND LINDA DAHLBERG, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190  
JACK E. HOUSEMAN P.L.S. 2005019222



**SECTIONAL MAP**  
R 21 W

**LEGEND**

- - SET IRON PIN
- - EX. 1/2" IRON PIN
- - EXISTING STONE
- △ - CORPS MONUMENT
- - P.C. P.T., P.L.
- ▲ - RIGHT-OF-WAY MARKER

**REFERENCES**

WEST LINE S1/2 LOT 2 FRACTIONAL SW1/4 SEC. 7 BRNG. = S 00°15'11" E

Surveyed for  
**GUS AND LINDA DAHLBERG**

**WOLFE SURVEYING, INC.**  
EDDIE D. WOLFE P.L.S. 2190  
JACK E. HOUSEMAN P.L.S. 2005019222  
800 State Highway 248, Building 4, Suite B, Branson, MO 65616  
Phone: 417-334-8820 Fax: 417-334-5151

SHEET: 1 OF 1

DATE: 04-29-08 W.O. #2098 DWG #2098  
DRAWN BY: KLB REV: RFV



# Branson Storage



**DISCLAIMER**  
Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, usefulness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.  
MP 05/2006

08-35


**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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Stambaugh Properties, LLC

NAME OF APPLICANT: Terry L. Stambaugh (Stambaugh Properties, LLC)  
*(must be owner of record)*

SIGNATURE:  - President  
DATE: 4/16/08  
*(must be owner of record)*

MAILING ADDRESS: 5202 Fox Run Drive, Harrison, Ar 72601

TELEPHONE NUMBER: (870) 577-9581

NAME OF REPRESENTATIVE: Carolyn Pruitt-Stambaugh

MAILING ADDRESS (rep.): 5202 Fox Run Drive Harrison, Ar 72601

TELEPHONE NUMBER (rep.): 870-414-1506

ACCESS TO PROPERTY (street # and name): 189 Boston Drive

95 x 125 # of Acres (or sq. ft. of lot size):

PARCEL # 20-30-07-003-005-005.000

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): Oakmont Community, Braks Paradise Village  
Lot # (if applicable) 53 BLOCK # 52

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL  MULTI-FAMILY  RESIDENTIAL

AGRICULTURAL  MULTI-USE  MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT  INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL  COMMUNITY WELL  PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)  
YES \_\_\_ NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL  MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

SPECIAL-USE  OTHER

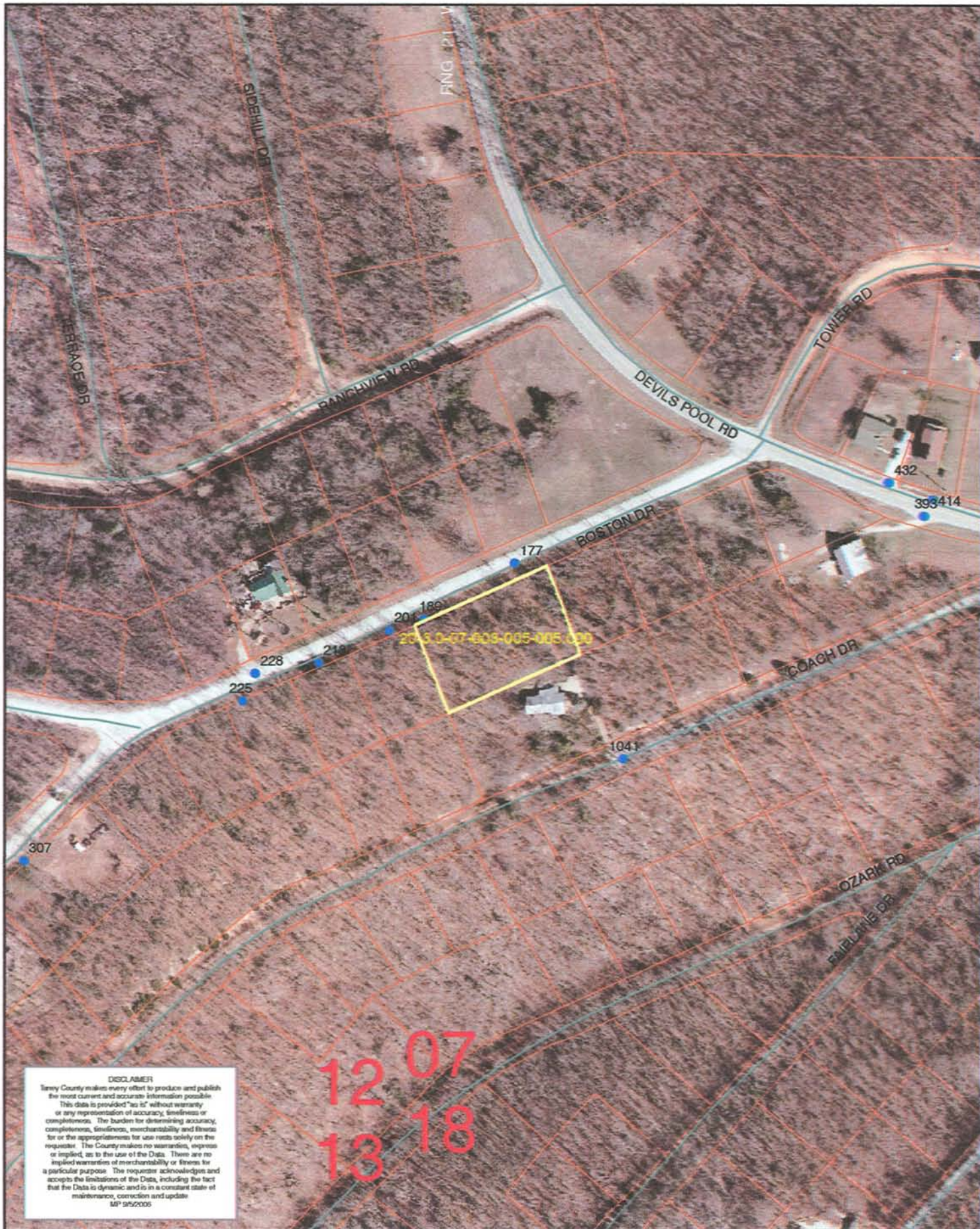
Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Weekly/monthly vacation rentals - existing structure - 3 bedroom - 2 bath - for rental use approximately 3 months out of year. Parking for 6+ vehicles. House is currently part-time residence for owners - will be renting during time not occupied by owner.





# Stambaugh Properties LLC



Rec'd  
4-30-08

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

08-36

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**NAME OF PROJECT:** Addition to Forest Lake at StoneBridge Village

**NAME OF APPLICANT:** Missouri Partners, Inc.  
*(must be owner of record)*

**SIGNATURE** *Robert J. Allen*  
**DATE:** 4-29-08  
*(must be owner of record)*

**MAILING ADDRESS:** 800 State Highway 248, Bldg III, Branson, MO 65616

**TELEPHONE NUMBER:** (417) 336-8798

**NAME OF REPRESENTATIVE:** Wolfe Surveying

**MAILING ADDRESS (rep.):** 800 State Highway 248, Bldg IV, Ste D, Branson, MO 65616

**TELEPHONE NUMBER (rep.):** (417) 334-8820

**ACCESS TO PROPERTY (street # and name):** Limestone Drive  
*≈115 AC in Taney Co & ≈200 AC in Stone Co.*

**PARCEL #** 07-5.0-15-000-000-002.001, 07-5.0-15-000-000-004.000,  
07-5.0-15-000-000-006.000, 07-5.0-15-000-000-016.002

**SECTION:** 15      **TOWNSHIP:** 23N      **RANGE:** 22W

NAME OF SUBDIVISION (if applicable): Addition to Forest Lake at StoneBridge Village

Lot # (if applicable) NA BLOCK #

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL X MULTI-FAMILY X RESIDENTIAL X

AGRICULTURAL X MULTI-USE MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL X TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL X COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES NO X

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL X MULTI-FAMILY COMMERCIAL X INDUSTRIAL

SPECIAL-USE OTHER

**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.)**

Uses proposed include single-family home lots, cabins and golf course addition with a halfway house. The proposed subdivision will be an addition to Forest Lake at StoneBridge Village and is split by Taney & Stone counties. The subdivision will consist of approximately 324 single-family lots (189/Taney & 135/Stone), 284 condominium cabins (all in Stone), 2.5 acres for a halfway house with snackbar services (located in Stone) for the 80-acre 9-hole golf course addition that includes an additional 12.70 acres for ponds.





Mar 21 08 12:46p

don & barbara brezavar

417 334 4835

21/MAR/2008/FRI 11:39 AM

CAROL JONES REALTORS

FAX No. 417 334 0005

P. 002

P. 1

REC'D  
4-30-08

### APPLICATION FOR CONCEPT

#### DIVISION III

#### TANEY COUNTY PLANNING COMMISSION

08-37

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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: X RKC PROPERTIES

NAME OF APPLICANT: X NEW HORIZONS Community Church  
(must be owner of record)

SIGNATURE X Don Brezavar for NHCC  
DATE: 3-21-08  
(must be owner of record)

MAILING ADDRESS: DON BREZAVAR 294-4900  
150 Brookside CT BRANSON MO 65616

TELEPHONE NUMBER: 417-334-8820 ← Fax # 334-5151  
MOBA Engineering

NAME OF REPRESENTATIVE: Eddie Wolfe / Wolfe Survey

MAILING ADDRESS (rep.): 800 State Hwy 248 Bldg 4 Suite D  
BRANSON MO 65616

TELEPHONE NUMBER (rep.): 334-8820

ACCESS TO PROPERTY (street # and name): Bird Road 1192

5.18 # of Acres (or sq. ft. of lot size):

PARCEL # 08-4.0-20-000-000-049.001

SECTION: 20 TOWNSHIP: 23N RANGE: 21

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

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL <sup>Town # 3</sup> <sub>County</sub> COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_ NO ✓

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL

SPECIAL-USE OTHER

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.)

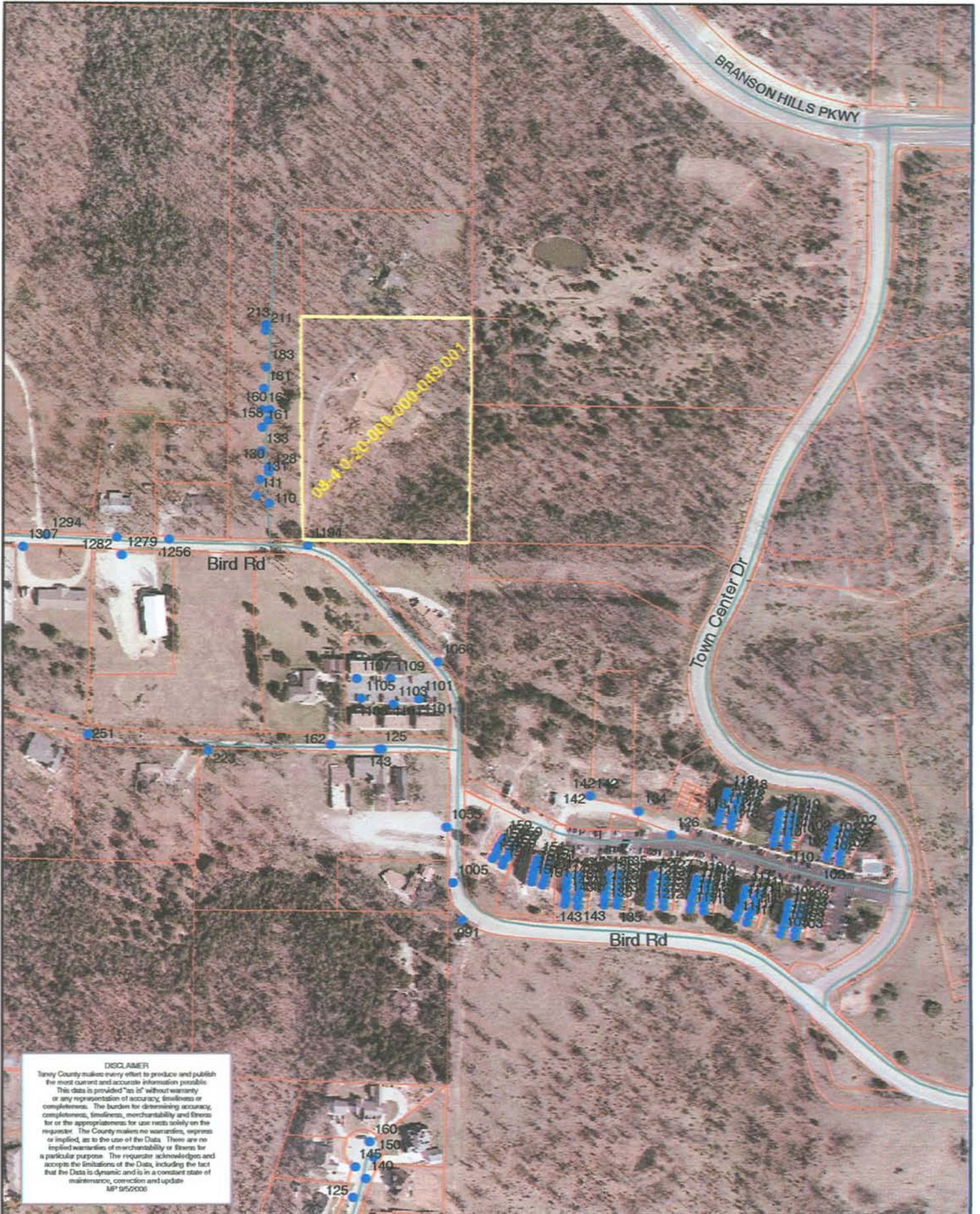
IT IS OUR INTENT TO BUILD A BASKETBALL GYM FOR PRIVATE USE. ~~AND~~ <sup>ALSO,</sup> WE INTEND TO BUILD COMMERCIAL OFFICE FOR OUR MAIN COMPANY SOUTHLAND METALS, AND ~~WE~~ WOULD LIKE COMMERCIAL OFFICE SPACE FOR RENT WITH SMALL WARE HOUSE ATTACHED. NO RETAIL SPACE WILL BE BUILT. WE WILL BUILD GYM <sup>FIRST</sup> BY FINISHING OUT EXISTING BUILDING, AND OUR PERSONAL OFFICE SPACE

WE DO NOT PLAN TO IMMEDIATELY BEGIN  
CONSTRUCTION ON COMMERCIAL SPACE FOR LEASE  
Lot split of property, One lot will have office warehouse  
buildings the lot with the existing building will also have  
day care.





# RKC Properties



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MP 05/2006