



## 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 8, 2008, 7:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

Call to Order:

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

Eddie Coxie read a statement explaining the meeting procedures.

Public Hearings:

Glade Top Adventures LLC: a request by Gary Martin to operate an ATV guided tour business with cabins and to divide 120 acres into three parcels located at St. Hwy. 125. Mr. Coxie read the staff report and presented pictures and a video of the site. Terry Day spoke in behalf of his father in law who owns property next to the request. He reported that they are not in favor of the request because of the noise. Randall Ingenthron who also owns property close to the request stated that certain activities cannot be done on Mark Twain Forest property without a permit. Mr. Crawford reported that he had a discussion with Darla Rein (supervisor/forester) and Jenny Farenbaugh (Ava District Ranger), who stated that there are numerous applications and other processes that the applicant must complete before being permitted to provide guided tours on forestry land. Neil Richardson who hunts on Mr. Ingenthron's property stated that the reason people live out in that area is for the seclusion. Eddie Wolfe representing the applicant, presented drawings of the site, and explained the location of the cabins, and pavilion. An office will be provided with showers and restrooms. There will be RV sites along the top of the ridge. The request is on 28.31 acres. Mr. Wolfe reported that there are no residences within site distance of this request. Access to the trails and cabins come from the single family dwelling existing on the property. Mr. Martin stated that there is a road easement through the Mark Twain Forest and dead ends at the applicant's property. Discussion followed regarding the applicant providing sewer hookups. Mr. Wolfe stated that the applicant has discussed wastewater disposal with the

sewer district. Mr. Edwards suggested addressing this in the decision of record, because he is concerned about dumping gray water on the ground. Mr. Martin agreed with addressing the wastewater issue in the decision of record. He has applied for a permit with the forest service for a permit to use their trails, and that if he doesn't receive it he would still like to use his property for camping. Discussion followed. Mr. Coxie suggested approving camping only at this point. Mr. Pingleton also had a concern about the atv trails, and would like to approve the camping now, then allow Mr. Martin to bring the atv trails back after he receives permits from the forestry. The application will be changed to reflect the cabins for overnight stays, RV hookups, shower facility, and that guided tours shall be on his property only for now. Mr. Martin stated that the business would be closed during deer season. Mrs. Klinefelter discussed advertising of the property. Mr. Martin stated that he would advertise on line. Mr. Coxie asked about fuel storage. Mr. Martin stated that he is considering a 50 gallon tank for fuel storage. Mr. Blackwell asked the applicant to clarify the location of the restrooms. Mr. Wolfe stated that there would be one building with a restroom and showers. The applicant will proceed to final vote next week. The decision of record, if approved, needs to state that the applicant must make application and complete all reviews and approvals setforth by the Mark Twain National Forestry Service.

Cozy Creek Bed and Breakfast: a request by Michel Ann Walters to allow her sister Tony Knight to operate a bed and breakfast on property located at 732 St. Hwy. O. Mr. Coxie read the staff report and presented pictures and a video of the site. The applicant was not present. Joyce Pfister original owner of the property asked about when the applicant could appear before the Planning Commission again. She also voiced an opinion for all the property owners, that they would not have a problem with the request, but would like the applicant to abide by the rules of the Code. Mrs. Klinefelter asked the Commission if they wanted to act on this issue, Ray Edwards made a motion to deny the request based upon the fact that the applicant was not present, and had asked to postpone until this meeting. Joey Staples seconded. Discussion followed. The vote to deny was unanimous.

Universal Auto and Accessories: a request by Brian Karn to operate a used car dealership from an existing car wash building located at 1225 Ridgedale Road. Mr. Coxie read the staff report and presented pictures and a video of the site. Gary Sanders representing Mr. Karn addressed questions from the Commission. He stated that he only plans to have 15 cars at a maximum to sell. There will be no parts cars on the property. Lighting is already in place for the lot. The bays of the car wash would be used to clean up the cars. Mr. Sanders plans to clean up the lot and place a small office on the property. There will be no water or sewer in the office. There is an existing well and sewer system for the car wash. He would like to take on some consignment cars making the

maximum of cars 20 rather than 15. There will be no repairs to cars on this property, the repairs will take place at another site in Arkansas. This project will proceed to final vote next week.

**Murder Rock Lodge:** a request by Country Land to construct a condominium project located at Golf Club Dr. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe representing the project addressed questions from the Commission. Mr. Coxie reminded the Commission that the Fire District requires any nightly rentals must be sprinkled, and that the Assessor's office will assess them as commercial. Anything rented less than 30 days is considered commercial. Discussion followed. This project will proceed to final vote next week.

**Walkington Storage:** a request by Tri-Sons Properties LLC to construct 4 storage buildings located off Walkington Lane. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe representing the applicant addressed questions from the Commission and presented a site plan. He reported that the applicant wants to increase the amount of storage units, but keep the number of buildings the same. The applicant would like to replat the two lots to separate the two businesses on the property. Mr. Staples was concerned with bigger trucks turning off the State Hwy. onto Walkington Lane. Mr. Wolfe reported that the easement would be brought up to county standards and dedicated to the county. The storage unit portion will be gated and fenced. Mr. Pingleton asked that this be part of the decision of record if approved. The application should reflect that the applicant can add partitions to the insides of the planned storage buildings to create smaller storage units. This project will proceed to final vote next week.

#### Old and New Business:

Mr. Coxie asked the Commission if they were ready to send the new Code Book revisions to the County Commission. Discussion followed. The Commission would like to put the new Code revisions on the agenda next month at the public hearing.

Scoring sheets were presented to the Commission for their perusal. Mr. Coxie reported that the appeal of the Big Cedar Wilderness had gone to court. Mr. Paulson reported on the court findings indicating the project should have been scored and that the Planning Commission should proceed to follow their rules and score all their projects in the future. Discussion followed with Mr. Coxie explaining the new scoring sheets.

#### **Hill Haven Estates Boat Dock:**

Mr. Coxie reported that the applicant does not want to change his request as was requested at the pre-application conference. The Commission advised

staff that if a request cannot comply with the Code they do not want to hear it. Discussion followed.

Adjournment:

With no other business on the agenda for September 8, 2008 a motion was made by Shawn Pingleton to adjourn. Seconded by Joey Staples. The vote to adjourn was unanimous. The meeting adjourned at 9:00 p.m.