



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, SEPTEMBER 14, 2009, 7:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Susan's Bookkeeping
Wilderness Club at Big Cedar Expansion

Permit Renewal Requests:

Acacia Bend II and III

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

SUSAN'S BOOKKEEPING

SEPTEMBER 14, 2009

#09-23

Public Hearing for Susan's Bookkeeping located at 1129 St. Hwy. H in the Swan Township, Sec. 8 Twp. 24 Rng. 20.

The applicant, Susan Burke requests approval to operate a bookkeeping business from her home.

History: Approved for Concept August 17, 2009.

General Description: The subject property is located at 1129 St. Hwy. H. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of the existing residence, no additional buildings shall be constructed. The project scored an 8 out of a possible 51 points on the policy checklist. Policies receiving a negative score are as follows: use compatibility, and residential privacy.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission.

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.13)
2. Compliance letters from the Fire, Sewer, and Water Districts (Section 4.6 Appendix S).
3. No outside storage if equipment or solid waste materials.
4. Division II Permit will be required for all applicable structures in the development (Sec 14.4.1.2).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Eastern District Relative Policies: Division III Permit

Project: Susan's Bookeeping

Permit: 09-23

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	51	8	15.7%	2	13.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5				
sewage disposal				
right-of-way / roads	5	0		
emergency water supply				
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4	16	4	1	25.0%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	4		
use compatibility	0	-4		
diversification	8	4		
development buffering				
utilities				
pedestrian circulation				
underground utilities				
Importance Factor 3	12	6		
preservation of critical areas				
screening of rooftop equip				
screening / waste containers	0	0		
screening of outdoor equip	6	6		
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2	8	-2	1	25.0%
residential landscape buffers	4	0		
right to operate	0	0		
residential privacy	4	-2		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kisse
 Date: September 1, 2009

Project: Susan's Bookkeeping

Permit#: 09-23

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	residential privacy
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *September 1, 2009*



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
WILDERNESS CLUB AT BIG CEDAR EXPANSION
SEPTEMBER 14, 2009
#09-24

Public Hearing for Wilderness Club at Big Cedar Expansion located at McMeen Dr. in the Oliver Township, Sec. 12 Twp. 21 Rng. 22.

The applicant, Big Cedar LP, Three Johns Co., requests approval to expand the existing Wilderness Club at Big Cedar to the north and east.

History: Approved for Concept August 17, 2009.

General Description: The subject property is located off McMeen Dr. The adjoining properties to the request consist of residential, and agricultural, commercial.

Review: The proposed site will consist of mixed use, commercial, condominiums, nightly rental, and timeshares. The project scored a 56 out of a possible 89 on the policy checklist. Policies receiving a negative score are as follows: use compatibility, and traffic.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1)
 - b. Stormwater management (Section 5.1)
 - c. Land grading permit (Appendix F)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (9.1)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water District (Section 4.6 Appendix S)).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Section 14.4.1.2).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Appendix D Step 6).

Project: Wilderness Club Expansion

Permit: 09-24

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	89	56	62.9%	2	6.5%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	15		
sewage disposal	10	5		
off-site nuisances	0	0		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	0		
waste disposal service	0	0		
waste disposal commitment				
Importance Factor 4	16	8		
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation	8	4		
underground utilities	8	8		
Importance Factor 3	36	30		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage	6	3		
industrial buffer / screening	0	0		
right to farm	0	0		
right to operate	0	0		
mixed-use developments	6	6		
development patterns	6	6		
development buffering	6	6		
water system service	6	6		
Importance Factor 2	8	2		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy	4	0		
traffic	0	-2		
pedestrian safety	4	4		
usable open space				
Importance Factor 1	4	1		
lot coverage	0	0		
rooftop vents / equipment	2	1		
bicycle circulation	2	0		

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: September 1, 2009

Project: Wilderness Club Expansion

Permit#: 09-24

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *September 1, 2009*

2006L52638
 REC. FEE: 27.00
 NON-STD FEE:
 PAGES: 2

ROBERT A DIXON, RECORDER
 OF TANEY COUNTY, MO, DO HEREBY
 CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING, WAS
 ON 10/11/2006 AT 11:36:32AM
 DULY FILED FOR RECORD AND IS
 RECORDED IN THE RECORDS OF
 THIS OFFICE BOOK: 500
 PAGE: 3237-3238
 WHEREOF, I HAVE HEREUNTO
 SET MY HAND AND AFFIXED MY
 OFFICIAL SEAL AT FORSYTH, MO,



Jo Stambor DEPUTY

✓ **TANEY COUNTY PLANNING COMMISSION**
DIVISION III DECISION OF RECORD
ACACIA BEND II
SEPTEMBER 18, 2006
#06-46

On September 18, 2006 the Taney County Planning Commission (grantor) approved a request by Casal Dev. LLC to construct one 16-unit condominium. In accordance with this approval a Division III Permit #06-46 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Casal Dev. LLC is authorized to construct one 16-unit condominium on .90 acres located off Acacia Club Road. With eight out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Delineation of the 100-year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division I and II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6)

Legal description attached All of Lots 2 and 3 Block 2, 2nd Addn. to Riverlake Sub. as per the recorded plat thereof, Plat Book 5 at page 75 of the Taney County Recorder's Office, Taney County, MO.



✓ **TANEY COUNTY PLANNING COMMISSION**
DIVISION III DECISION OF RECORD
SEPTEMBER 18, 2006
ACACIA BEND III
#06-49

2006L52639
 REC. FEE: 27.00
 NON-STD FEE:
 PAGES: 2
 ROBERT A DIXON, RECORDER
 OF TANEY COUNTY, MO, DO HEREBY
 CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING, WAS
 ON 10/11/2006 AT 11:36:33AM
 DULY FILED FOR RECORD AND IS
 RECORDED IN THE RECORDS OF
 THIS OFFICE BOOK: 500
 PAGE: 3239-3240
 WHEREOF, I HAVE HEREUNTO
 SET MY HAND AND AFFIXED MY
 OFFICIAL SEAL AT FORSYTH, MO,
 _____ J. J. J. DEPUTY

On September 18, 2006 the Taney County Planning Commission (grantor) approved a request by Casal Dev. LLC to construct two condominium buildings. In accordance with this approval a Division III Permit #06-49 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Casal Dev. LLC is authorized to construct two condominium buildings on 25,000 sq. ft. located off Acacia club Road. With eight out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - d. Utility easements and building line setbacks (Table 12)
 - e. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division I and II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B)
5. The Decision of Record shall be filed with the Taney County Recorder's office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached All of Lots 24 and 25 Riverlake Sub. as per the recorded Plat thereof, Recorded in Plat Book 4at page 147, Taney County Recorders Office.