



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

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AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 8, 2010, 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 Hearing:

Branson Bank Warehouse
Pajama Mama's Bed and Breakfast
Wachob Outdoor Building

Permit Renewal Requests:

Old and new Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BRANSON BANK WAREHOUSE
MARCH 8, 2010
#10-1

Public Hearing for Branson Bank Warehouse at 2909 St. Hwy. 265 in the Oliver Township, Sec. 26 Twp. 22 Rng. 22.

The applicant requests approval for a permit on an existing warehouse and office building.

History: Approved for Concept January 19, 2010.

General Description: The subject property is located ¼ mile southeast of the Hwy. 265 and 165 intersections south of Hollister. The adjoining properties to the request consist of undeveloped and residential.

Review: The proposed site consists of a 5000 sq. ft. warehouse building and a 600 sq. ft. office/showroom on 5.37 acres. The project scored a -21 out of a possible 65. Issues; sewage disposal, emergency water supply, waste disposal, use compatibility, water system service, outdoor equipment storage.

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. Storm water 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 buildings 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 Districts (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).



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
PAJAMA MAMA'S BED AND BREAKFAST
MARCH 8, 2010
#10-02

Public Hearing for Pajama Mama's Bed and Breakfast located at 203 Doulos Road in the Branson Township, Sec. 28 Twp. 23 Rng. 21.

The applicant Ashleigh and Richard Moen request approval to operate a bed and breakfast from an existing structure.

History: Approve for Concept January 19, 2010.

General Description: The subject property is located off Doulos Road and contains 1.26 acres. The adjoining properties to the request consist of residential and commercial.

Review: The proposed site consists of an existing single family dwelling with four bedrooms and a swimming pool. The project scored -23 out of a possible 53 with the following policies receiving a negative score: roads, emergency water supply, waste disposal, water system service, buffering/screening, traffic, residential privacy. Proposed parking on driveway will not be adequate.

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 11.1.3)
 - b. Improvements with scale of building, street, onsite parking and utilities
2. Compliance letters from the Fire, Sewer and Water Districts (Section 4.6 Appendix S).
3. No outside storage of equipment of solid waste materials.
4. Division II Permits and Certificate of Conformance will be required before opening.
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).



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
ROBERT WACHOB
MARCH 8, 2010
#10-3

Public Hearing for Robert Wachob outdoor building at 236 Coronado Dr. in the Oliver Township, Sec. 22 Twp. 23 Rng. 21.

The applicant Robert Wachob requests approval to operate an in home occupation to manufacture flavoring for a product know as Sno-pops.

History: Approved for Concept January 19, 2010.

General Description: The subject property is located on Lot 150 of Taneycomo Highlands Subdivision. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of a 10 x 18 sq. ft. frame building and the construction of the rest of the home. The project scored a -16 out of a possible 53 with the following policies receiving a negative score: roads, emergency water supply, waste disposal, use compatibility, building bulk and scale, buffering and residential parking.

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. Utility easements and building line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - c. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, Sewer and Water Districts (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. Division I Permit and Certificate of Conformance required before commencing business. (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).