



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, APRIL 12, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearing:

Bee Creek Storage

Permit Renewal Requests:

Old and New Business:

Adjournment.



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TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
BEE CREEK STORAGE
APRIL 12, 2010
#09-34

Public hearing for Bee Creek Storage located at 772 Bee Creek Road in the Branson Township Sec. 21 Twp. 23 Rng. 21.

The applicant, John Padgett requests approval to construct mini storage buildings for the use of residential storage.

History: Approved for Concept March 2010.

General Description: The subject property contains 2 acres. A single family home and outbuildings currently exist on the property. The adjoining properties to the request consist of residential.

Review: The proposed site will consist of, Phase One, building housing 10 storage units and Phase Two which will consist of 2 buildings, one with 20, 10 x 10 storage units and one building with 8- 5 x 10 storage units total project will be 3 buildings with a total of 38 storage units. The project scored a -47 out of a possible 73 points. Items of concern included, off site nuisances, use compatibility, buffering system, residential privacy, building bulk and scale.

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 (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. 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 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).

Project: Bee Creek Storage

Permit: 09-34

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	73	-47	-64.4%	14	50.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-10	3	42.9%
sewage disposal	10	10		
off-site nuisances	0	-5		
diversification	10	0		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	-4	1	33.3%
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	30	-27	7	70.0%
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	-3		
outdoor equip storage	6	-3		
industrial buffer / screening	0	-6		
right to farm	0	0		
right to operate	0	0		
mixed-use developments				
development patterns	6	-3		
development buffering	6	-6		
water system service	6	-3		
Importance Factor 2	8	-8		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	-2		
residential buffer / screening	4	-4		
residential privacy	4	-2		
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1	2	2		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by: *Jonathan Coxie*
 Date: *April 2, 2010*

Project: Bee Creek Storage

Permit#: 09-34

Policies Receiving a Negative Score	
Importance Factor 5:	off-site nuisances emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	building bulk/scale waste containers screening outdoor equip storage industrial buffer / screening development patterns development buffering water system service
Importance Factor 2:	building materials residential buffer / screening residential privacy
Importance Factor 1:	none

Scoring by: *Jonathan Coxie*

Date: *April 2, 2010*



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MARCH 8, 2010, 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 not established as there were only three members present. They were: Sarah Klinefelter, Randall Cummings, and Mark Blackwell. Staff present: Eddie Coxie and Bonita Kissee.

Mrs. Klinefelter stated that since there was not a quorum the Planning Commission cannot convene. Mr. Coxie informed the public that this meeting will be moved to next Monday before the regular meeting agenda.

All project representatives were present and representatives from the Natural Gas Pipeline. The code book discussion will also be held at the next meeting according to Mr. Coxie.

The meeting adjourned at 7:05 p.m.