



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

e-mail: [rchrish@co.taney.mo.us](mailto:rchrish@co.taney.mo.us)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, JUNE 21, 2010, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*

*Explanation of Meeting Procedures*

Review and Action:

*Minutes, May 2010*

Final Votes:

*Branson Land, LLC*

*Cabins at Branson Creek*

*Raintree Disposal Maintenance Shop*

Concepts:

*Watkins Subdivision*

*Spring Creek Park Lot 13 Subdivision*

*Shooting Berm*

*National Institute of Marriage*

Permit Renewal Requests:

Old and New Business:

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, MAY 10, 2010, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Sarah Klinefelter, Shawn Pingleton, Frank Preston, Randall Cummings, Jim Brawner, Ray Edwards, Carl Pride, Mark Blackwell, and new member Susan Martin.

Mr. Coxie read a statement outlining the procedures for the public hearing and presented the exhibits.

### Public Hearing:

Bill Majors: a request to construct four commercial buildings located at 13159 St. Hwy. 160. Mr. Coxie read the staff report and presented pictures and a video of the site. Mr. Coxie gave a history of the project and explained that this project started before permits were issued. The Taney County Commission granted an emergency waiver to allow the property owner to proceed because he had buildings scheduled to be delivered. A land grading permit was issued by staff. Mrs. Klinefelter clarified why the applicant received the emergency waiver also that he didn't realize he needed a permit. John Price attorney, representing Larry McKaig who lives across the street from this project, gave a timeline of when the construction started, and when all the paperwork was done. Mr. Price made a point in his opinion that this emergency waiver was unlawful. He stated that no where in the State Statute does it say that the County Commission has the power to change the rules. The Statute governing the Board of Adjustment was also referred to by Mr. Price, but that Board also cannot waiver from the Zoning Laws, nor does the Development Guidance Code. He asked the Commission to deny the request. He pointed out that all the people present couldn't come and voice their concerns in the beginning because this was not applied for properly. Mr. Price made three points, that this was more than one acre disturbed, stormwater runoff plans, and silt fence should be in place. Then pointed out the specific items that were violated. Mr. Coxie pointed out that Mr. Price's client was running a business out of his home. Larry McKaig explained that he does run an internet business from his home. He

stated that the runoff from this project was ruining his property and garden in the back, in his opinion. Mr. Blackwell asked if there was runoff onto his property before the development. Mr. McKaig stated that there was but not as bad. Scott Gillman who lives also across from the project was concerned about water quality and the local wells and septics, and the fact that a permit was not issued. Ordell Michaud another neighbor was concerned about pollutants entering his well. Carol Kooistra who takes care of the well in Dogwood Hollow is also concerned about the water quality. She was upset that the permits were not obtained before hand, and that all the people were not notified. Scott Puckett who lives in the neighborhood stated that there is an entrance off St. Hwy. H, he also has runoff, and was upset that there was not a permit issued before construction. He was concerned that the entire property would be covered with buildings. Mr. Blackwell asked if there was runoff from the entrance onto Mr. Puckett's property. Mr. Puckett stated that there is. Mr. Coxie will provide a topo map of the property next week. Jennifer Puckett reiterated what Mr. Puckett said, and stated that you can't build under the power lines and was concerned that there would be liquid from the cars leaking onto the ground. She was also concerned with solid waste materials. John Derby who lives in Walnut Shade voiced his concerns with the speed limit and there is no passing on that road. He reminded the Commission that on other projects a turn lane is required, and that soil erosion plans are usually required, and wondered if the property owner is asking for commercial zoning for the whole site. He also wanted to know about location of a retaining wall. Mr. Coxie reported that splitting off some of the property was discussed with the applicant, but could be done at a later time. This request is only for four buildings at this time. Sharon Robinson whose sister lives across and down from this property, wanted to make sure this request was done properly, traffic safety was a concern, water quality, noise and residential compatibility. Josh Whisenhunt who is construction manager on the project stated that work begins at 6:45 or 7:00 a.m. and the power lines are not on this property. Bill Majors, property owner stated that it should be daylight before work starts. He also addressed the concerns of the property owners, by stating that the liquids from the cars will be collected and disposed of, the additional five acres will not be purchased until after the first of the year and nothing will be put on it, he stated that there shouldn't be runoff onto the neighbors property because it does not fall right topographically. He also stated that he has done everything that has been asked of him, because as soon as he was notified of the permitting process he has obeyed the rules. Mrs. Klinefelter asked him why he went to the County Commission. Mr. Majors clarified that it was because he had materials on the way. Mr. Blackwell clarified that Mr. Majors plans to build his residence at the back of the property off St. Hwy. H. Mr. Majors plans to gravel part of the property to place approximately five to fifteen cars on the property, and cars for sale, approximately twenty. There are fourteen parking spaces for each building. Mr. McKaig reported that there has been work before 6:00 a.m., and he had discussions with MoDot and DNR. Jennifer Cruston who lives across the field stated that her children had been woke up in the morning because of the noise from the construction. Mr. Paulson stated that the county does have a construction ordinance that could apply in these circumstances. Jennifer Puckett stated that she has watched the water flow off

this property. Joel Baca who works for Mr. Majors stated that in his opinion Mr. Majors has provided much needed jobs for the area. Mrs. Klinefelter closed the public hearing and stated the Commission will make its decision next week.

Mr. Coxie reported on how the emergency use waiver came about, and that the Planning Commission must make sure a project does not violate absolute policies. Mr. Paulson clarified the County Commission is the Board which grants the waivers. Discussion followed.

#### Permit Renewal Requests:

Altom Construction Office: approval granted March 16, 2009 for an office building and yard for storage located at St. Hwy. 160 and Blair Road. The applicant was not present. Discussion followed regarding compliance with the requirements.

Addition to Forest Lake at Stonebridge Village: approval granted June 16, 2008 for a multi use project located off Limestone Dr. Not present

Smoke Tree Hills: approved December 17, 2007 for a single family residential subdivision located off Picket Ridge Road. Not present.

Mt. Branson Townhomes: approved May 21, 2007 for a townhome/row home project located off Candlestick Road. Not present.

Tri-Sons Storage/Walkington Lane: tabled until the applicant resolves until an easement issue can be resolved. Decision of Record is held until easement is finalized. The applicant has now finalized the easement issue, and would like to proceed with permit issuance. Not present.

#### Old and New Business:

Bylaws: changes to the bylaws have been made which were discussed at the last meeting. One more change will be made regarding amount of pay. This will be discussed and voted on at the next meeting.

Duplexes: proposed regulations for patio home subdivisions presented at the last meeting. Mr. Coxie recommended that the Commission wait until the Code Book is changed sufficiently, they cannot address the safety concerns. The Commission asked that the minutes reflect that they chose not to pursue Mr. Styron's recommendations. He reported that there will be meetings with the County Commission regarding the Code changes and invited anyone on either Board who wished to attend. He presented a draft of zoning districts for their perusal.

Branson Airport Cell Tower: an application for placing a cell tower with collocations at the airport, applicant wishes to be permitted in-house. Bruce Colony representing the airport, presented a site plan of the request and explained the

location, and lighting. The Commission feels that it is procedure to hear new cell towers and this should proceed through the process.

Watkins Subdivision: Mr. Coxie explained that this was approved for a minor subdivision some years ago. The Commission wishes to hear this in the Division III Process.

Mr. Coxie reported that Oakmont Hills is now foreclosed upon.

Mark Blackwell apologized for comments he might have made in error this evening.

Mr. Preston stated that in his job as Taney County Road and Bridge Administrator, he tries to make his decisions based upon putting himself in the place of the people.

Mr. Pennel reported that the Commission stated that Mr. Majors was asked to visit with his neighbors when he was granted the emergency use waiver. The Commission asked for the County Commission minutes when this waiver was issued.

Adjournment:

With no other business on the agenda for Monday, May 10, 2010 the meeting adjourned at 8:10 p.m.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, MAY 17, 2010, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Sarah Klinefelter, Randall Cummings, Ray Edwards, Carl Pride, Frank Preston, Mark Blackwell, Jim Brawner, Shawn Pingleton, and Susan Martin. Staff present: Eddie Coxie, Bonita Kisee, Dan Nosalek, and Bob Paulson.

Mr. Coxie read a statement outlining the procedures for the meeting and presented the exhibits.

### Review and Action:

Minutes: April 2010, with no changes or additions a motion was made by Ray Edwards to approve the minutes as written. Seconded by Randall Cummings. The motion to approve the minutes was unanimous.

### Final Vote:

Bill Majors: a request for four commercial buildings located at 13159 St. Hwy. 160. Mrs. Klinefelter clarified the project by stating that the Commission realizes the project had several issues to consider and felt it is important to separate the issues because some of them did not factor into their decision. Shawn Pingleton asked the applicant for a plat showing what the entire project would look like. Mr. Majors stated that Archer Surveying will do the final plat after approval is granted. Staff presented a slide show, video, and County Commission minutes when the emergency waiver was acted on. Mr. Coxie discussed the new land use map for Taney County and the area surrounding the request. The map showed all of the commercial uses around the site. The pictures showed the site distance off the St. Hwy. The topo map showed the direction the stormwater would flow. A letter from Randy Haes with road and bridge was presented regarding the silt and that it had not crossed over to the neighboring properties. Mr. Coxie also reported that the sewer district's water quality specialist met with Mrs. Koistra about the shared well and explained he did not see a problem with

runoff to the well. Mr. Pingleton clarified that the Code states a project must not make runoff worse. Mr. Majors stated that the hours of operation planned would be 8 to 6 Monday through Friday and possibly half or full day Saturday. These figures are approximate. The third building is the motorcycle shop and the fourth building is anticipated to be part of the motorcycle shop. The number of cars might be a maximum of 20 for sale and a maximum of 15 to be worked on at a time. Exterior lighting will be non-intrusive, and minimal, just enough for security. The area between the entrance and the highway will be green space before the parking lot starts. Mr. Brawner pointed out on the map the current use shown. After discussion Shawn Pingleton commented that this is not normally the way a project begins in not obtaining a permit before construction and that the Commission's job is to make sure this request follows the requirements of the Code. The developer takes a risk when obtaining a permit after the fact. Mr. Pingleton then made a motion to approve based upon the decision of record with the addition of; buffering in the form of a 6' privacy fence along the east border of the commercial lot along the highway, hours of operation shall be 8 to 6 pm Monday through Saturday, a letter from Modot regarding the entrance, lot split between the lot in front and the back not to include more than 3.4 acres as presented, amount of cars shall be 15 on the car lot which are road ready, light trespass, and any future commercial development receives approval from the Planning Commission. Mark Blackwell seconded. The vote to approve was seven in favor with two abstentions.

#### Concepts:

Cabins at Branson Creek: a request by Branson Dev. LLC to construct 276 cabins with riding stables and additional amenities located at Branson Creek Blvd. Eddie Wolfe representing the developer presented a site plan, explained the request and stated it is located off the south side of the bridge. The roads planned will not be to County Standards but the developer will not ask the County to take them over. Mr. Wolfe explained that if the developer decides to do the roads this way, he will meet with staff. There are some existing ponds that can be used for detention. The developer would like the option to do nightly rental if needed. A sewer trunk line will be run from the City of Hollister. This part of the project contains around 80 acres, but there will be more development in the future. This project will proceed to public hearing next month.

Environmental Learning Campus: a request by Global Resources for Environmental Education and Nature to operate an educational facility consisting of classrooms, cabins, barn, offices and gift store located at 903 Reno Springs Road. Mr. Wolfe also represented this project, and presented site plans. Access will be off Reno Springs Road. The applicant will discuss at the public hearing how much land he plans to purchase. A lodge is existing, which will be utilized and parking will be placed around it for the use of the educational facility. Five pods which will hold four tigers each will be constructed for twenty tigers. Mrs. Klinefelter asked if this property would meet the need since it is so far out. Mr. Wolfe stated that the applicant felt it would because it is so isolated and would meet the requirements that the Planning Commission had when they appeared before. Mr. Pingleton discussed if the fence were compromised how

what the back-up plan was. Mr. Wolfe stated that the applicant could address that question when he is here for the public hearing next month.

**Branson Airport Cell Tower Project:** a request by Branson Land LLC to construct a cell tower to allow collocations located at 491 Branson Creek Blvd. No one was present. Discussion followed regarding allowing the previous meeting to serve as the concept. A motion was made to accept the previous meeting as the concept hearing. Jim Brawner seconded. Discussion followed regarding collocations. We do not govern collocations. The vote to approve the motion was unanimous. This project will appear for public hearing next month.

**Raintree Disposal Maintenance Shop:** a request by Richard Fordyce to move his solid waste disposal business to a different location. Mr. Fordyce explained the location and request. The Commission explained that the vegetative buffer would need to be left next to the residential property. This request will proceed to public hearing next month.

#### Permit Renewal Request:

**The Lakes:** Evan Shark representing the project was present to ask for the third and last renewal request. Mr. Shark explained that he was dealing with the same problems with the approval of the East/West Corridor and stated that in his opinion in the next year nothing would be done with the highway and he would still not be able to proceed. He reported that there is still a need and an interest for affordable housing in this area. Jim Brawner made a motion to extend the permit. Mark Blackwell seconded. The vote to approve was unanimous.

**Forest Lake at Stonebridge:** Mr. Coxie clarified the approval. Eddie Wolfe representing the applicant stated there was no change. With no discussion a motion was made by Shawn Pingleton to approve. Seconded by Mark Blackwell. The vote to approve was unanimous.

**Smoke Tree Hills:** Eddie Wolfe representing the developer explained the approval and stated that the developer has not changed anything. A motion was made to extend by Ray Edwards. Seconded by Shawn Pingleton. The vote to extend was unanimous.

**Tri-Sons Storage/Walkington Lane Site:** Eddie Wolfe representing the project clarified the approval. Mr. Coxie explained that the project was waiting for recording until road easement could be worked out. The developer called the office and reported the easement had been granted and is ready to proceed with renewal. After discussion a motion was made by Shawn Pingleton to renew the permit. Seconded by Carl Pride. The vote to approve was unanimous.

**Altom Construction:** This project has been on the agenda before to renew, no one was present again to represent the request. The applicant will be served with a stop work order and informed to come back before the Planning Commission for approval.

Perano Estates: Mr. Wolfe reported that this project is due for renewal and requested the Planning Commission act on this at this meeting. Discussion followed regarding no changes have occurred. Mr. Coxie reported that this is a current valid project and nothing has been done with it. A motion was made by Randall Cummings to extend the project. Frank Preston seconded. The vote to approve was unanimous.

Old and New Business:

Bylaws: changes regarding Article V / Compensation; Ray Edwards made a motion to approve. Seconded by Randall Cummings. The vote to approve was unanimous.

Mr. Coxie updated the Commission on the work session with the County Commission regarding defining zoning districts.

Adjournment:

With no other business on the agenda for Monday, May 17, 2010 the meeting adjourned at 7:55 p.m.



TANEY COUNTY PLANNING COMMISSION

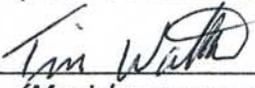
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**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

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: \$150.00, Special Use Applications: \$150.00.

**NAME OF PROJECT:** AMENDED PLAT OF LOTS 3+4 WATKINS SUBDIVISION

**NAME OF APPLICANT:** TIM & LENORA WATKINS  
(Must be owner of record)

**SIGNATURE:**  **DATE:** 5-16-10  
(Must be owner of record)

**MAILING ADDRESS:** 9950 ST. HWY 176 WALNUT SHADE MO. 65771

**TELEPHONE NUMBER:** CELL 417-294-1360 HOME 417-561-1360

**Representative Information**

**NAME OF REPRESENTATIVE:** TIM WATKINS

**MAILING ADDRESS (rep.):** 9950 ST. HWY 176 WALNUT SHADE MO. 65771

**TELEPHONE NUMBER (rep.):** 417-294-1360

## Property Information

ACCESS TO PROPERTY (street # and name): ~~ST~~ ST. Hwy 176

WALNUT SHADE RD.

Number of Acres (or sq. ft. of lot size): LOT 3A 5.0 AC LOT 4A 10.00 AC LOT 4B 11.31 AC.

PARCEL #: LOT # 3-05-2.0-09-000-000-005,005 LOT # 4 = 05-2.0-09-000-000-005,004

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 09 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): WATKINS

Lot # (if applicable) 3 AND 4 BLOCK # \_\_\_\_\_

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

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

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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 Tim WATKINS WANTS TO MAKE A MINOR CHANGE TO  
WATKINS SUBDIVISION. I Tim WATKINS WANT TO TAKE LOT 3  
AND LOT 4 TOTAL OF 26.31 AC, AND MAKE THEM INTO THREE LOTS  
LOT 3A WOULD TOTAL 5.00 AC, LOT 4A WOULD TOTAL 10.00 AC, AND  
LOT 4B WOULD TOTAL 11.31 AC.  
THIS WOULD BE FOR RESIDENTIAL ONLY,





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**NAME OF PROJECT:** Spring Creek Park Lot 13 (Gilliam)

**NAME OF APPLICANT:** Bradford JoAnn Properties LLC  
*(Must be owner of record)*

**SIGNATURE:** *Brad Gilliam* **DATE:** 5-24-10  
*(Must be owner of record)*

**MAILING ADDRESS:** 3903 N. Quail Run Rd Ozark MO 65721

**TELEPHONE NUMBER:** 417-224-0509

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

## Property Information

ACCESS TO PROPERTY (street # and name): 203 Blackberry Drive

Number of Acres (or sq. ft. of lot size): .68 Acres

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

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 12 TOWNSHIP: 22 North RANGE: 22 West

NAME OF SUBDIVISION (if applicable): Spring Creek Park

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

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

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

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other - Explain: \_\_\_\_\_

***Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)***

Splitting Lot 13 into 3 buildable lots.



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NAME OF PROJECT: SHOOTING BEAM

NAME OF APPLICANT: LYLE SANKEY  
(Must be owner of record)

SIGNATURE:  DATE: 05-12-10  
(Must be owner of record)

MAILING ADDRESS: 3943 SYCAMORE CHURCH ROAD  
BRANSON, MO 65616

TELEPHONE NUMBER: 417-263-7777 (cell) 417-339-2536 (HOME)

**Representative Information**

NAME OF REPRESENTATIVE: SAME AS ABOVE

MAILING ADDRESS (rep.): SAME AS ABOVE

TELEPHONE NUMBER (rep.): SAME AS ABOVE



**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)**

DIRT BERM 14' HIGH (TO ALLOW 2'  
TO SETTLE) 8' TOP WIDTH.

35 yards X 35 yards U (U) shape  
WITH MULCH FLOOR TO CLEAN  
RUN OFF WATER.

FOR:

1 PRIVATE TARGET SHOOTING

2 DEFENSIVE SHOOTING CLASSES

GUN SAFETY TRAINING

\* ALL TAUGHT BY CANOVI<sup>LLC</sup> ASSOCIATES  
(PLANNED FUTURE GOALS)



# Shooting Berm



**DISCLAIMER**  
Tazewell 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, timeliness, 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 9/5/2006

Rec'd  
6-1-2010

10-12

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**NAME OF PROJECT:** NATIONAL INSTITUTE OF MARRIAGE

**NAME OF APPLICANT:** MARK PYATT  
(Must be owner of record)

**SIGNATURE:** X  **DATE:** 6/1/2010  
(Must be owner of record)

**MAILING ADDRESS:** 250 LAKEWOOD DRIVE, HOLLISTER MO  
65672

**TELEPHONE NUMBER:** 417-335-5882

**Representative Information**

**NAME OF REPRESENTATIVE:** YUNG DESIGN GROUP

**MAILING ADDRESS (rep.):** 110 WEST ADAMS STE. 102  
BRANSON MO 65616

**TELEPHONE NUMBER (rep.):** BRAD HOFFMAN (417) 335-8235

## Property Information

ACCESS TO PROPERTY (street # and name): COUNTY ROAD T-30

210 ELLA LN

Number of Acres (or sq. ft. of lot size): ± 10.2

PARCEL #: 08-5.0-22-000-000-030.004  
(This number is on the top left hand corner of your property tax statement)

SECTION: 22 TOWNSHIP: 23 N. RANGE: 21 W.

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

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

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

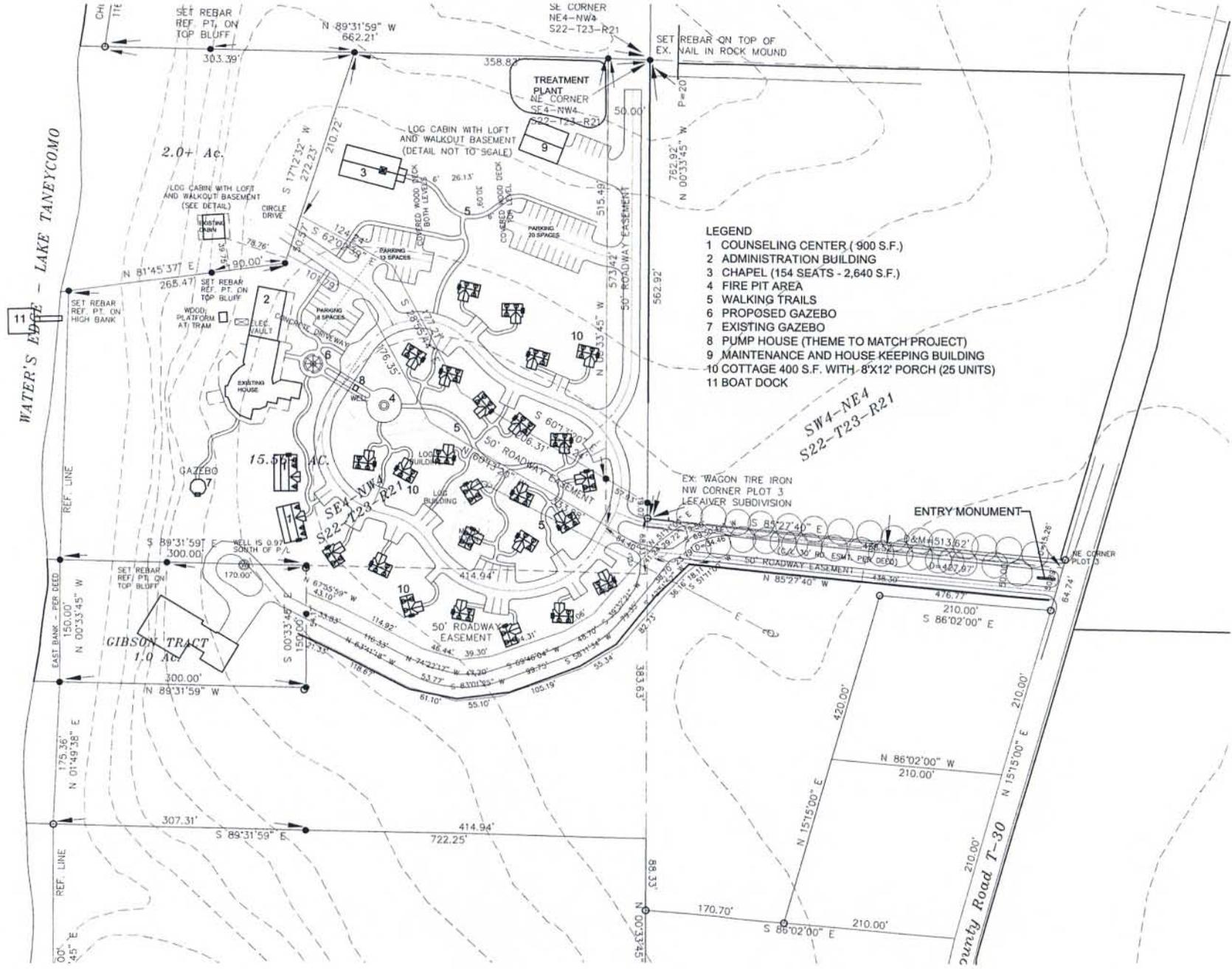
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: NIGHTLY RENTAL COUNSELING

**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. 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.)**

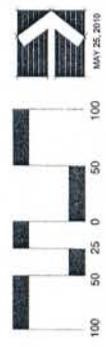
NATIONAL INSTITUTE OF MARRIAGE IS REQUESTING  
A DIVISION III PERMIT FOR A MARRIAGE  
COUNSELING RESORT. THE EXISTING HOUSE WILL  
BE USED FOR DINING, COUNSELING, CHECK IN,  
ADMINISTRATION AND LIVING QUARTERS.

NEW BUILDINGS ARE PLANNED FOR: TWO  
900 S.F. COUNSELING BUILDINGS, ADMINISTRATION  
BUILDING, 154 SEAT CHAPEL/MULTI-PURPOSE  
BLDG, MAINTENANCE AND HOUSE KEEPING BUILDING,  
AND 25 GUEST CABINS. AMENITIES ON THE  
SITE CONSIST OF A BOAT DOCK, GAZEBO, FIRE  
PIT, AND WALKING TRAILS. OUR GOAL WITH THE  
PROPERTY IS TO CREATE A RELAXING AND  
BEAUTIFUL GET AWAY WHERE COUPLES CAN  
FOCUS ON IMPROVING THEIR MARRIAGE.

WATER'S EDGE - LAKE TANEYCOMO



- LEGEND**
- 1 COUNSELING CENTER ( 900 S.F.)
  - 2 ADMINISTRATION BUILDING
  - 3 CHAPEL (154 SEATS - 2,640 S.F.)
  - 4 FIRE PIT AREA
  - 5 WALKING TRAILS
  - 6 PROPOSED GAZEBO
  - 7 EXISTING GAZEBO
  - 8 PUMP HOUSE (THEME TO MATCH PROJECT)
  - 9 MAINTENANCE AND HOUSE KEEPING BUILDING
  - 10 COTTAGE 400 S.F. WITH 8'X12' PORCH (25 UNITS)
  - 11 BOAT DOCK



MASTER PLAN

**NATIONAL INSTITUTE OF MARRIAGE**

PREPARED FOR: NATIONAL INSTITUTE OF MARRIAGE



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