



## 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)

### **AGENDA TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING MONDAY, SEPTEMBER 13, 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 Hearings:

*Sunset Hills Split of Lot 12  
Tri-Lakes Motors  
Alsop Vacation Cabin*

#### Permit Renewal Requests:

*Big Cedar*

#### Old and New Business:

*Wanda Martin/Y Hwy./Mt. Vernon St., stormwater runoff  
Greg Altom  
Robert Wachob*

#### Adjournment.



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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**SUNSET HILLS SPLIT OF LOT 12**  
**SEPTEMBER 13, 2010**  
**#10-17**

Public Hearing for Sunset Hills Lot split of Lot 12 in the Oliver Township, Sec. 18 Twp. 22 Rng. 21.

The applicant, Ivan West, Jr. request approval to split Lot 12 of Sunset Hills Subdivision.

History: Approved for Concept August 16, 2010.

General Description: The subject property contains less than one acre. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site consists of a residential structure and a commercial building. The property is serviced by city sewer and community water. The project received a -30 score on the policy checklist, out of a possible 59. Policies receiving a negative score consist of roads, use compatibility, buffering, waste disposal.

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.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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: Sunset Hills Lot Split**

**Permit: 10-17**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	59	-30	-50.8%	8	40.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>5</b>	<b>-20</b>	<b>3</b>	<b>60.0%</b>
sewage disposal				
off-site nuisances	0	0		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>-4</b>	<b>1</b>	<b>50.0%</b>
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>24</b>	<b>-9</b>	<b>3</b>	<b>37.5%</b>
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				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering	6	-6		
water system service	6	0		
<b>Importance Factor 2</b>	<b>4</b>	<b>4</b>		
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials				
residential buffer / screening				
residential privacy	4	4		
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>	<b>0</b>	<b>-1</b>	<b>1</b>	<b>100.0%</b>
lot coverage	0	-1		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kisse

Date: August 25, 2010

**Project: Sunset Hills Lot Split**

**Permit#: 10-17**

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	right-of-way/roads emergency water supply waste disposal service
<b>Importance Factor 4:</b>	use compatibility
<b>Importance Factor 3:</b>	building bulk/scale industrial buffer / screening development buffering
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	lot coverage

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *August 25, 2010*



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**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III STAFF REPORT**  
**TRI-LAKES MOTORS**  
**SEPTEMBER 13, 2010**  
**#10-18**

Public Hearing for two showrooms in the Branson Township, Sec. 9 Twp. 23 Rng. 21.

The applicant, Dave Williams requests approval for two new car showrooms.

History: Approved for Concept August 16, 2010.

General Description: The subject property contains approximately 16.71 acres. The adjoining properties to the request consist of commercial.

Review: The proposed site will consists of two 100' x 100' buildings. The property is serviced by individual sewer and water. The project received a +17 score on the policy checklist, out of a possible 75 . Policies receiving a negative score consist of building bulk and scale, emergency water , compatibility.

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.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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: Tri-Lakes Motors**

**Permit: 10-18**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	75	16	21.3%	4	14.8%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>			<b>2</b>	<b>28.6%</b>
sewage disposal	10	0		
off-site nuisances	0	0		
diversification	10	10		
emergency services	0	0		
right-of-way/roads	5	0		
emergency water supply	0	-5		
waste disposal service	0	-5		
waste disposal commitment				
<b>Importance Factor 4</b>	<b>8</b>	<b>-4</b>	<b>1</b>	<b>33.3%</b>
slopes	0	0		
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>36</b>	<b>18</b>	<b>1</b>	<b>10.0%</b>
soil limitations	0	0		
building bulk/scale	0	-3		
waste containers screening	6	3		
outdoor equip storage	6	3		
industrial buffer / screening	0	0		
right to farm	0	0		
right to operate				
mixed-use developments	6	6		
development patterns	6	6		
development buffering	6	3		
water system service	6	0		
<b>Importance Factor 2</b>				
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening				
residential privacy	4	0		
traffic	0	0		
pedestrian safety				
usable open space				
<b>Importance Factor 1</b>	<b>2</b>	<b>2</b>		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee  
 Date: August 25, 2010

**Project: Tri-Lakes Motors**

**Permit#: 10-18**

<b>Policies Receiving a Negative Score</b>	
<b>Importance Factor 5:</b>	emergency water supply waste disposal service
<b>Importance Factor 4:</b>	use compatibility
<b>Importance Factor 3:</b>	building bulk/scale
<b>Importance Factor 2:</b>	none
<b>Importance Factor 1:</b>	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *August 25, 2010*



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### **TANEY COUNTY PLANNING COMMISSION**

#### **DIVISION III STAFF REPORT**

#### **ALSO VACATION CABIN**

**SEPTEMBER 13, 2010**

**#10-19**

Public Hearing for a vacation cabin in the Branson Township, Sec. 12 Twp. 22 Rng. 22.

The applicant, Thomas Also requests approval to rent an existing structure as a nightly rental as a special use.

History: Approved for Concept August 16, 2010.

General Description: The subject property contains approximately 1.78 acres. The adjoining properties to the request consist of residential and vacation rental.

Review: The proposed site will consists of an existing residence with two efficiency apartments and a three car garage with one efficiency apartment. The property is serviced by central sewer and water. The project received a +15 score on the policy checklist, out of a possible 65 . Policies receiving a negative score consist of use compatibility, traffic and waste disposal.

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)
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6. This 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: Alsop Vacation Cabin**

**Permit: 10-19**

	Max. Possible	As Scored	%	Total Negative Scores	
<b>Scoring</b>	65	15	23.1%	4	20.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
<b>Importance Factor 5</b>	<b>25</b>	<b>-5</b>	<b>2</b>	<b>28.6%</b>
sewage disposal	10	10		
off-site nuisances	0	0		
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				
<b>Importance Factor 4</b>	<b>8</b>	<b>-4</b>	<b>1</b>	<b>50.0%</b>
slopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	0		
<b>Importance Factor 3</b>	<b>18</b>	<b>12</b>		
soil limitations				
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage	6	3		
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
<b>Importance Factor 2</b>	<b>12</b>	<b>10</b>	<b>1</b>	<b>20.0%</b>
wildlife habitat and fisheries				
air quality	0	0		
building materials				
residential buffer / screening	4	4		
residential privacy	4	4		
traffic	0	-2		
pedestrian safety	4	4		
usable open space				
<b>Importance Factor 1</b>	<b>2</b>	<b>2</b>		
lot coverage	0	0		
rooftop vents / equipment	2	2		
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee

Date: August 25, 2010

**Project: Alsop Vacation Cabin**

**Permit#: 10-19**

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *August 25, 2010*