



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 REGULAR MEETING MONDAY, NOVEMBER 15, 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, October 2010

Final Vote:

Clemenson Realty

Concepts:

Kanakuk Cemetery

Permit Renewal Request:

Old and New Business:

Adjournment.

10-27

**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: Kanakuk Cemetery

NAME OF APPLICANT: K-Land One, LLC
(Must be owner of record)

SIGNATURE: _____ **DATE:** October 8, 2010
(Must be owner of record)

MAILING ADDRESS: 1353 Lakeshore Drive, Branson, MO 65616

TELEPHONE NUMBER: 417.334.3241

Representative Information

NAME OF REPRESENTATIVE: Jerry Jeschke

MAILING ADDRESS (rep.): 109 N. Veteran's Boulevard, Suite 400, Branson, MO 65616

TELEPHONE NUMBER (rep.): 417.334.3241

Property Information

ACCESS TO PROPERTY (street # and name): Lakeshore Drive, Branson, MO

No street number has been assigned to this property.

Number of Acres (or sq. ft. of lot size): 0.339 acres or 14,785 square feet

PARCEL #: 08-8.0-28-000-000-050.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 **TOWNSHIP:** 23 **RANGE:** 21

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: Family Cemetery

DESCRIPTION AND EXECUTION OF PLAT:

THE UNDERSIGNED K-LAND ONE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED TRACT OF LAND.

DESCRIPTION:

DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SW1/4 OF THE SE1/4 OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEGINNING AT AN EXISTING 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE N 07°45'15" E, ALONG THE EAST LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 436.19 FEET; THENCE N 80°16'45" W, LEAVING SAID EAST LINE, A DISTANCE OF 322.06 FEET, TO A NEW POINT OF BEGINNING; THENCE S 10°32'56" W, A DISTANCE OF 21.66 FEET; THENCE SOUTHWESTERLY ALONG A 223.5497 DEGREE CURVE TO THE RIGHT 29.39 FEET (SAID CURVE HAVING A RADIUS OF 25.63 FEET); THENCE S 70°14'03" W, A DISTANCE OF 15.26 FEET; THENCE WESTERLY ALONG A NON-TANGENT 136.9075 DEGREE CURVE TO THE LEFT 28.82 FEET (SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S 80°29'03" W, 28.26 FEET AND HAVING A RADIUS OF 41.88 FEET); THENCE S 80°45'12" W, A DISTANCE OF 42.94 FEET; THENCE SOUTHWESTERLY ALONG A 37.0051 DEGREE CURVE TO THE LEFT 36.84 FEET (SAID CURVE HAVING A RADIUS OF 104.00 FEET); THENCE S 65°00'51" W, A DISTANCE OF 40.27 FEET; THENCE SOUTHWESTERLY ALONG A 70.7355 DEGREE CURVE TO THE RIGHT 34.29 FEET (SAID CURVE HAVING A RADIUS OF 81.00 FEET); THENCE S 77°15'48" W, A DISTANCE OF 18.75 FEET; THENCE N 22°44'11" W, A DISTANCE OF 87.66 FEET; THENCE N 82°37'03" E, A DISTANCE OF 119.13 FEET; THENCE N 80°57'48" E, A DISTANCE OF 13.65 FEET; THENCE N 84°57'02" E, A DISTANCE OF 128.31 FEET, TO THE NEW POINT OF BEGINNING, CONTAINING 14,785.00 SQUARE FEET OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO BE HEREAFTER BE KNOWN AS "KANAKUK CEMETERY". ALL STREETS, RIGHT-OF-WAYS AND ROADS SHOWN HEREON ARE RELINQUISHED AND DEDICATED TO THE USE OF THE PUBLIC AND ALL UTILITY EASEMENTS SHOWN HEREON ARE RELINQUISHED AND DEDICATED TO THE USE OF THE APPROPRIATE UTILITY COMPANY.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____ 2010.

K-LAND ONE, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: CHRIS STANGE, MANAGER

ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF TANEY

ON THIS _____ DAY OF _____ 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CHRIS STANGE, MANAGER OF K-LAND ONE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MANAGER CHRIS STANGE, ACKNOWLEDGED AND SAID INSTRUMENT TO THE FREE ACT AND DEED OF SAID K-LAND ONE, LLC, AS THE MANAGER OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL OF STAMP: NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OFFICE OF TANEY COUNTY 911 ADMINISTRATOR:

APPROVED BY THE OFFICE OF TANEY COUNTY 911 ADMINISTRATOR THIS _____ DAY OF _____ 2010.

911 REPRESENTATIVE

TANEY COUNTY PLANNING COMMISSION CERTIFICATION:

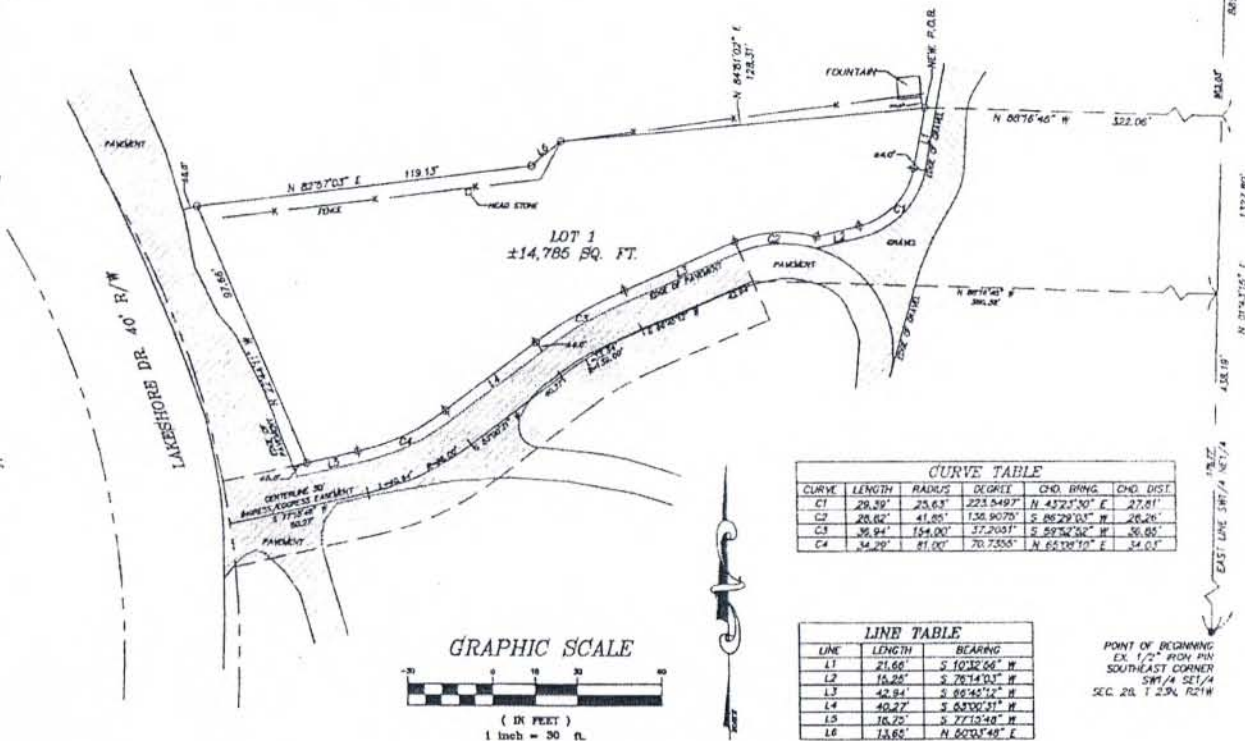
APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2010.

CHAIRMAN:

THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT CODE.

ADMINISTRATOR:

THE MINOR SUBDIVISION PLAT OF KANAKUK CEMETERY LOCATED IN THE SW1/4 OF THE SE1/4 SEC. 20, T23N, R21W OF THE 6th PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF: K-LAND ONE, LLC, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2180
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: K-LAND ONE, LLC

REGIONAL MAP R 21 W
TANEY COUNTY, MO
BAND OF BOUNDARY DEED DESCRIPTION SCALE 1" = 30'

LEGEND:
 O - SET IRON PIN
 ● - EX 1/2" IRON PIN
 □ - EXISTING STONE
 △ - CORNER MONUMENT
 ○ - P.C., P.T., P.L.
 ▲ - RIGHT-OF-WAY MARKER

CLASSIFICATION OF SURVEY:
"SUBURBAN SURVEY"

TITLE SOURCE:
DEED PLAIN DEED RECORDED IN BOOK 2008 AT PAGE 63625.

WOLFE SURVEYING, INC.
 EDDIE D. WOLFE P.L.S. 2180 (PRESIDENT)
 PATRICK W. BROWN (VICE PRESIDENT)
 JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
 800 State Highway 245, Building 4, Suite D, Branson, MO 65616
 Phone: 417-334-8820 Fax: 417-334-5151

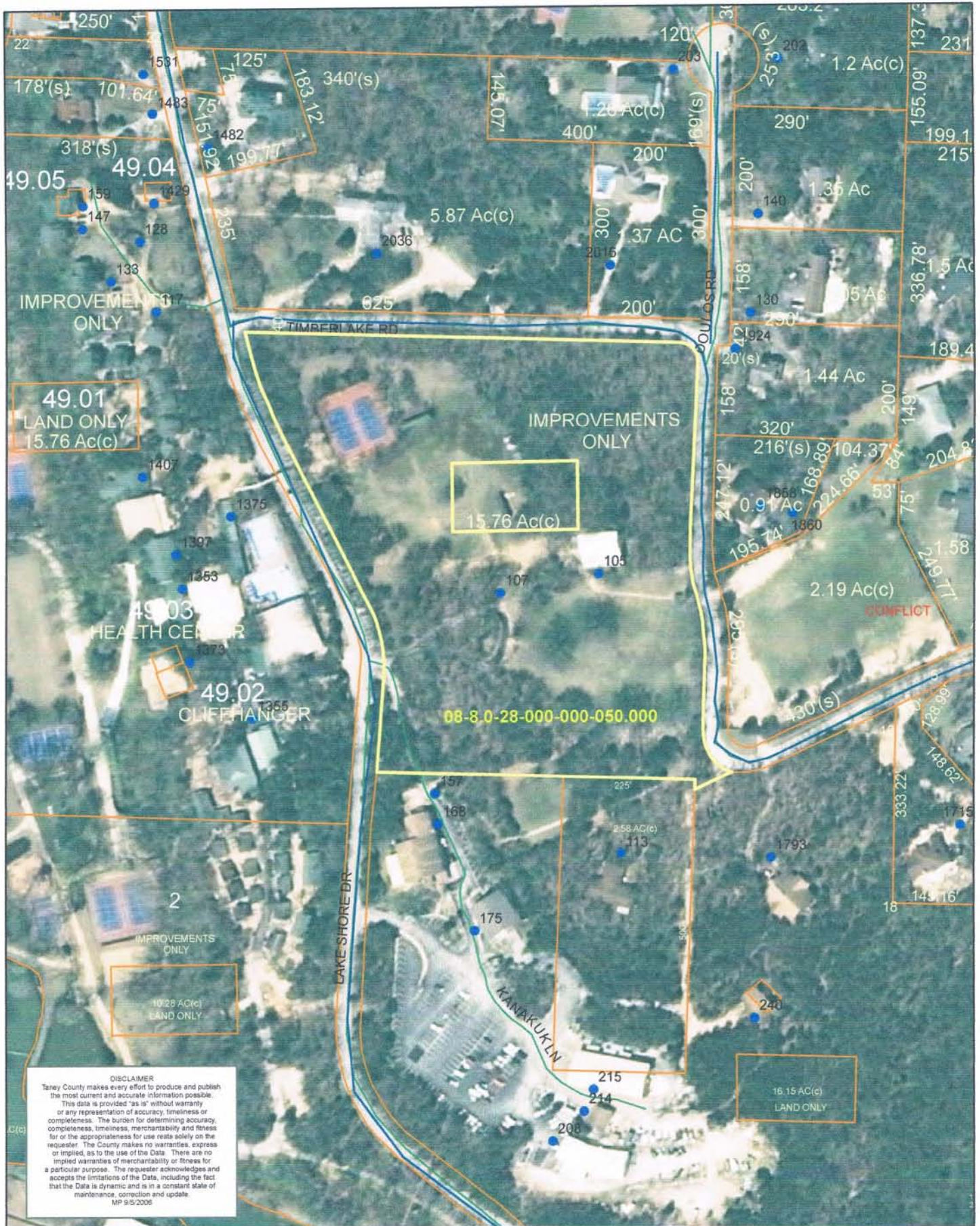
SHEET: 1 OF 1
 DATE: 01-19-10
 R.O. #2268
 DWG #2268-WMP SUB
 DRAWN BY: KMP
 REV

PLAT NOTES:

- ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
- EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.
- SETBACKS:
20 FEET OFF OF ALL SUBDIVISION ROADS
12.0 FEET OFF OF ALL SIDE LOT LINES WITH ROAD FRONTAGE
7 FEET OFF ALL SIDE LOTS
10 FEET OFF ALL BACK LOTS
- ALL LOTS CORNERS WERE STAKED WITH 1/2" REBAR'S WITH P.L.S. CAP PLACED ON TOP OF PIN UNLESS NOTED DIFFERENTLY ON PLAT.
- RESTRICTIVE COVENANTS ARE FILED FOR RECORD AND ARE RECORDED IN THE RECORDS OF TANEY COUNTY RECORDER'S OFFICE IN BOOK _____ AT PAGE _____ DATED _____ 20____.
- FLOOD CERTIFICATION:
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" (ZONE WHICH BASE FLOOD ELEVATION WERE DETERMINED) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP, MAP NUMBER 2421C00182D, PANEL 162 OF 800 TANEY COUNTY, MISSOURI MAP EFFECTIVE DATE: SEPTEMBER 29, 2006.



Kanakuk Cemetery



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 8/5/2005



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MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, OCTOBER 12, 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 eight members present. They were: Sarah Klinefelter, Frank Preston, Randall Cummings, Ray Edwards, Mark Blackwell, Susan Martin Rick Caudill, Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

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

Public Hearings:

Chole's Dream Home: a request by Alicia Britt Chole to operate a prayer retreat located at 177 Ella Lane. Mr. Coxie discussed with the Commission if this project should proceed with special use or full commercial approval. Then he read the staff report and presented pictures and a video of the site. Gary Allman representing the Choles stated that the applicant's wanted to move from special use to commercial because nightly rental might come into play for people who want a quiet place for prayer retreat. Mr. Allman pointed out that recently the Planning Commission approved another similar use adjoining this property, and that there is a lot of natural buffering between the two. He stressed that this is not a tourist type use. Rod Redard who lives at 2097 Ella Lane asked how the rules are enforced once approval is given, and that traffic has increased since the previous approval was given, also that they are doing business there. Mrs. Klinefelter asked how long Mr. Redard had lived at his property, in which he answered two years. She clarified that the traffic pattern would go from the south to the north. Mr. Coxie brought to the attention of the Commission the deadline to appeal the previous project would be the 17th of this month and that is why money has not been spent on the road. Dennis Moore who lives on Sunset Inn Road and owns all the land on either side of Lady Bug Road and has a 30' easement, voiced concerns regarding that the road is not big enough to pass on, and too much traffic. Bob Schanz who lives on Hillman St. is not in favor of the request because of declining property values, and traffic issues. Mrs. Klinefelter asked if a residential subdivision went in if Mr. Schanz would be in favor of that and he stated that he would. Mrs. Klinefelter asked how the RV park became a single family residential subdivision. Mr. Coxie stated that it is because the Code does not address this. Jeremy Worley who sells nightly rentals and

owns one, pointed out that it is not the plan of the Choles to do a traditional nightly rental. It is in his opinion that this request will be done right. He supports planning and zoning and believes in it and feels this request is a very good candidate. Christine Arenzen who represents the National Institute of Marriage, who adjoins this property, stated that they do not have a problem being neighbors to this project. Mrs. Chole addressed questions, and stated that her family would be there two and three months out of the year, she stays onsite when people are there, license plates will be written down and if there is a problem with traffic and is a person staying there, they will not be coming back, and too many people will not be allowed to stay because of traffic and parking. Mrs. Klinefelter asked what her background is which is author and speaker, minister and mentor. Special use vs. commercial use was discussed again. This project will proceed to final vote next week.

Brass Lantern Resort: a request by Daniel and Tammy Warner to replat property to create 6 lots located at 5133 Brass Lantern Road in the Johnnie B. Jones Subdivision Lot 14. Mr. Coxie read the staff report and presented pictures and a video of the site. Eddie Wolfe representing the project addressed questions from the Commission. Jenny Baltz who lives on Brass Lantern Road read letters from other property owners opposing the request. Some of the concerns were; availability of potable water, traffic, pollution, compatibility, noise, road too small, wastewater disposal, and density. Jack Sparks who owns property four lots from the proposed treatment plant, agrees with the other property owners because he doesn't think it will be compatible with the surrounding area. Cindy Hosford owns property at 292 Brass Lantern Road, and owns two cabins there. She is not in favor of the request because of inconsistencies in the application. Gerald Hajek who owns property on Brass Lantern was concerned about using trailers to replace the cabins, and that the money might run out and the property would be left and become an eyesore. Mr. Coxie reminded that in referring to condominium is a style of ownership. Mr. Wolfe addressed the questions and stated that the request is condominium style of ownership. Two of the structures would be full ownership and there would be eight condominiums which would be single floor. The old cabins are in bad shape and need to be replaced. There will be an association set up and whole ownership established, and dues would be paid for upkeep. Mr. Wolfe stated that in his opinion the current wastewater system might be doing more damage than a new plant with more cabins would do to the lake. Before selling anything, the road, well and treatment plant should be in place. Access to the lake would not be impeded, either before, during or after construction. Mr. Wolfe stated that all improvements will be in place before anything is sold or defaced. Mr. Edwards discussed bonding. Mr. Coxie reported the Commission can require a bond on the infrastructure. Staff will contact the Corps of Engineers regarding boat docks and sea planes. This project will proceed to final vote next week.

Saddlebrooke Ridge: a request by Quentin McGhee is requesting approval to replat a minor subdivision off Ridgerunner Road, Lots 1, 2, 3, 4, and 6. Mr. Coxie read the staff report and presented pictures and a video of the site. Richard Woods who

joins this property and is in favor of Planning and Zoning wanted to know about the road easement, and if it is developed out, what would it do to the water and wastewater. Eddie Wolfe representing the project addressed questions from the Commission, and stated that the property owner has dedicated enough of the property to make a 50' road. The reason to move the road is to save some trees. This project will proceed to final vote next week.

Permit Renewal Request:

Walkington Storage: a request by Steve Creedon to renew permit #08-51b for a 4 unit storage facility with 76 units located at Walkington Lane. This will be the first renewal. Mr. Wolfe represented the applicant and reported the reason the project has not proceeded was the economy. A motion was made by Randall Cummings to approve the renewal. Seconded by Ray Edwards. The vote to approve was unanimous.

Old and New Business:

Greg Altom: Mr. Altom wanted to know if he should have the entire fence up before beginning the building. The Commission clarified that

Bob Paulson: Mr. Paulson reported on some discussions the County Commission has had concerning extensions, and would like an amendment to the Code stating that unless a change has been made to the original approval and extension isn't necessary.

Another point brought up by the Commission is to address duplexes in the Code.

Third point by the Commission, dividing a portion of property off a parent parcel to a family member. Mr. Paulson will bring these to the Planning Commission in written form for their approval.

The Planning Commission discussed the upcoming forum called by the County Commission concerning Planning and Zoning. Mr. Paulson reported on how this issue came up and when the forums are set for.

Flood Maps: Mr. Coxie reported that the new flood plain maps are here and a public hearing will be held to view them. The staff will contact the public.

Mr. Coxie also reported that the office has been receiving lots of phone calls regarding appointment of the Planning Commission and other calls in support of Planning and Zoning. Discussion followed.

Mr. Edwards asked that the Brass Lantern infrastructure be bonded, and that Mr. Coxie look into it.

Adjournment:

With no other business on the agenda for October 12, 2010 the meeting adjourned at 8:55 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 18, 2010, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 6:03 p.m. A quorum was established with eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Randall Cummings, Ray Edwards, Susan Martin, Carl Pride, Frank Preston, and Mark Blackwell. Staff present: Eddie Coxie, Bonita Kisse, and Dan Nosalek.

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

Review and Action:

Minutes, September 2010: with no additions or corrections a motion was made by Susan Martin to approve with one change. Seconded by Frank Preston. The vote to approve was unanimous.

Final Votes:

Chole's Dream House: a special use request by Alicia Brittt Chole to operate a prayer, investment, and mentoring retreat in her home located at 177 Ella Lane. Discussion regarding the traffic on the road and Mrs. Klinefelter clarified the traffic study in that there would be six cars an hour on the road. Mr. Edwards discussed special use permit requirements, setting precedence, and protecting the neighborhood. Mrs. Martin reminded that a requirement to the other approval stipulated widening Ella Lane. Mr. Coxie will notify them about starting those improvements. Continuity and consideration should be followed according to Mrs. Martin. Mr. Coxie reported that it doesn't fit the bed and breakfast requirements and that it doesn't necessarily need to be labeled. Stipulations can be placed on the special use. Mrs. Chole stated the days and hours of operation would vary and that her family would be there approximately three months out of the year not necessarily consecutive, and the family would not be there when the sessions take place. A manager is available at all times not always on site, but at least ten minutes away. Mr. Preston discussed the web site mentioning groups and actual numbers. Mrs. Klinefelter asked if there was any other precedence in

the county for this type of use. Mr. Coxie discussed that this doesn't qualify for a church. Mr. Pride stated that the Commission should consider the approval from last month and that a precedence had been set. Mr. Pingleton also felt this use is conducive to the area. After discussion a motion was made by Susan Martin to approve based upon the decision of record with the following additions: at any one time there is a maximum of 20 people overnight, a minimum of a two night stay, a manager is available on premise or is available 24/7 or located in Taney County, adequate parking, adequate trash disposal, fencing or landscape buffer next to any residential property. Seconded by Shawn Pingleton. The vote to approve was unanimous.

Brass Lantern Resort: a request by Daniel and Tammy Warner to replat property located at 5133 Brass Lantern Road in the Johnnie B. Jones Subdivision Lot 14 into 6 lots and increase the units on the property to 12 (three additional units). Mr. Coxie reported that the office received a letter from the applicant addressing sea planes. The dock will only be for residents. There is only one pilot in the area with approval to land a sea plane in the area. Eddie Wolfe representing the applicant addressed questions from the Commission and stated that this request isn't to land sea planes only to alter the resort and bring it up to date for business. He continued to clarify the request. Mrs. Klinefelter asked about a time frame. Mr. Wolfe stated that no specific time frame is set. Mr. Coxie reminded that the Code was changed the last couple of years that a plat should be filed within 90 days when the first structure is permitted. Mr. Edwards addressed the issue of abandonment of the project after beginning by the developer, square footage of each cabin, and density. Mr. Wolfe discussed condominium type of ownership. Mr. Edwards discussed placing a requirement of a performance bond on the decision of record if the applicant abandons the project. Mr. Coxie reported what the Code allows regarding a performance bond. Mr. Preston discussed the stop work order and if there are any outstanding obligations not being met. Mr. Coxie reported that the applicant has adhered to the stipulations placed upon her. A landgrading bond is outstanding at this time and no sediment is leaving the property. Discussion followed regarding in the event that if the project failed the property could be put back like it was. After discussion a motion was made by Ray Edwards to approve based upon the decision of record with addition of: #7: a performance bond be placed on the water and sewer, and additional cabins before beginning. Discussion followed regarding if the applicant can produce the bond. Mr. Paulson advised adhering to the Code and State Statutes regarding performance bonding. Mr. Preston discussed arriving at a cost estimate of the entire project in order to arrive at a dollar amount of the performance bond. Mr. Paulson clarified the request and stated that it is currently a resort use, and wants to increase the density. The motion was seconded by Frank Preston. Mr. Preston withdrew his second after discussion. Mr. Edwards then withdrew his motion and made a motion to deny. Shawn Pingleton seconded the motion to deny. The vote to deny was four in favor and two not in favor of denial, one abstention and the Chairman did not vote. Ray Edwards, Randall Cummings, Susan Martin, and Shawn Pingleton voted for denial. Carl Pride, and Frank Preston voted against denial. Mark Blackwell abstained. The vote to deny passed.

Saddlebrooke Ridge: a request by Quentin McGhee to plat a minor subdivision replatting lots 1, 2, 3, 4, and six into five additional lots, located off Ridgerunner Road in Saddlebrooke Ridge Subdivision. Mr. Coxie clarified the request. With no discussion a motion to approve was made by Ray Edwards. Seconded by Randall Cummings. The vote to approve was unanimous.

Tri-Lakes Motors: request by Dave Williams to construct two showrooms 100' x 100' each located at St. Hwy. F. No one was present last month to represent the request so it was tabled. Mr. Coxie reported that no Division III was issued when the project was first built. With no discussion a motion was made by Shawn Pingleton to approve based upon the decision of record. Seconded by Ray Edwards. The vote to approve was unanimous.

Concepts:

Clemenson Realty: a request by David and Joyce Clemenson to operate a real estate business in their home located at 161 Brewster Road. Mr. Clemenson presented his project and addressed questions from the Commission. This project will proceed to public hearing next month.

Branson Environmental Learning Campus: a request by Global Resources for Environmental Education and Nature to construct a barn and equipment storage, visitor center, classrooms, living quarters for caretakers, and habitats for native wildlife and 18-20 large cats. The property is located off Reno Springs Road. The request was postponed.

River Rock Transitional Housing: a request by Doulos Ministries to operate a program to help families become self supportive, located at 282 Doulos Road. The request was postponed.

Randall Cerretti: a request to construct a shop building located at 259 Lafayette Lane in the Cedar Ridge Subdivision. Mr. Coxie explained the request and location. Mr. Cerretti reported that he wants to split the property and make the shop commercial and separate the duplexes. This request would need a variance from the lot size and setback requirements for the duplexes. This project will proceed to public hearing in December if the Board of Adjustment approves the variance request.

Permit Renewal Requests:

There were none.

Old and New Business:

Mr. Coxie reported that the new flood plain maps were received and the public notified to come in and see the maps. Deadline for FEMA is October 29, 2010. FEMA public meeting is November 4, 2010, 2:00 p.m. Base flood elevations did not change.

The three requested amendments to the Code by the County Commission would be heard at the November meeting if legal counsel presents them.

The next public forum regarding Planning Zoning will be held October 25, 2010, 7:00 p.m. at the Kirbyville middle school. Mr. Coxie reported on the first meeting which was held Thursday, October 14, who spoke at that meeting, and what their concerns were. Discussion followed.

Adjournment:

With no other business on the agenda for October 18, 2010 the meeting adjourned at 8:30 p.m.