



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, MARCH 14, 2011, 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:

White House
Sleepy Bees
Hills and Hollows Gardens

Old and New Business:

Adjournment.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
WHITE HOUSE
APRIL 11, 2011
#11-03

Public Hearing for Branson Development off Maple Street in the Oliver Township.

The applicant requests approval to split the property into two parcels.

History: Approved for Concept January 18, 2011. The property was previously approved as a sales office for Branson Development.

General Description: The subject property is located off St. Hwy. 65 and Maple Street. The adjoining properties to the request consist of commercial, agriculture and residential.

Review: The proposed site consists of one existing structure. The project scored a +4 out of a possible 35 on the policy checklist. There were no items receiving a negative score.

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. Storm water management (Section 5.1)
 - b. Utility easements and buildings line setbacks (9.1)
 - c. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Sewer District (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).

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	35	4	11.4%		

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

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: March 1, 2011

Project: White House

Permit#: 11-3

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kissee*

Date: *March 1, 2011*



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
SLEEPY BEES
APRIL 11, 2011
#11-01

Public Hearing for David Jones at 2000 Lakeshore Dr. in the Branson Township.

The applicant requests approval to operate a shipping and receiving business for children's sleep aid devices as a special use permit.

History: Approved for Concept January 18, 2011. The property was previously approved as residential subdivision.

General Description: The subject property is located 2.4 miles from East St. Hwy. 76. The adjoining properties to the request consist of commercial, agriculture, multi-family, multi-use, and residential.

Review: The proposed site consists of two existing structures. The project scored a +10 out of a possible 59 on the policy checklist. Items receiving a negative score were; right-of-way/roads, emergency water supply, waste disposal service and traffic.

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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - b. Utility easements and buildings line setbacks (9.1)
 - c. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
 - d. Improvements with scale of buildings, streets, onsite parking and utilities (Appendix K-1)
2. Compliance letters from the Fire, and Sewer District (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. 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).

Project: Sleepy Bees

Permit: 11-1

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	59	10	16.9%	4	16.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	25	-5	3	42.9%
sewage disposal	10	10		
off-site nuisances	0	0		
diversification	10	5		
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4				
slopes	0	0		
use compatibility	0	0		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	18	15		
soil limitations	0	0		
building bulk/scale	0	0		
waste containers screening	6	3		
outdoor equip storage	6	6		
industrial buffer / screening	0	0		
right to farm				
right to operate	0	0		
mixed-use developments				
development patterns				
development buffering				
water system service	6	6		
Importance Factor 2			1	16.7%
wildlife habitat and fisheries	0	0		
air quality	0	0		
building materials	0	0		
residential buffer / screening	4	2		
residential privacy	4	0		
traffic	0	-2		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage	0	0		
rooftop vents / equipment				
bicycle circulation				

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: March 1, 2011

Project: Sleepy Bees

Permit#: 11-1

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way/roads emergency water supply waste disposal service
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	traffic
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kisse*

Date: *March 1, 2011*



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION
DIVISION III STAFF REPORT
HILLS AND HOLLOWES GARDENS
APRIL 11, 2011
#11-02

Public Hearing for Rachel Archambeau to operate a business at the Taney Center parking lot located in the Swan Township.

The applicant requests approval to operate a temporary greenhouse setup for retail sales.

History: Approved for Concept January 18, 2011. The property is owned by the Taney Center, Melvin Braden representative.

General Description: The subject property is located off St. Hwy. 160. The adjoining properties to the request consist of commercial, and residential.

Review: The proposed site consists of one existing structure. The business will be in operation between April 1st, and May 31st. The project scored a +11 out of a possible 55 on the policy checklist. Items receiving a negative score were; sewage disposal, and waste disposal service.

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 buildings line setbacks (9.1)
 - b. Foliage screening or fencing for commercial area that adjoins residential tracts (Section 11.1.3)
2. Compliance letters from the Sewer District. (Section 4.6 Appendix S).
3. No outside storage of equipment or solid waste materials.
4. 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).

Eastern District Relative Policies: Division III Permit

Project: Hills and Hollows Gardens

Permit: 11-2

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	55	11	20.0%	2	14.3%
	Max. Possible	As Scored	Negative Scores		
			Number of	Percent	
Importance Factor 5	15	-5	2	66.7%	
sewage disposal	10	-5			
right-of-way / roads	5	5			
emergency water supply					
waste disposal service	0	-5			
waste disposal commitment					
Importance Factor 4	24	4			
stormwater drainage					
air quality	0	0			
off-site nuisances	8	4			
use compatibility	0	0			
diversification	8	0			
development buffering					
utilities					
pedestrian circulation					
underground utilities	8	0			
Importance Factor 3	12	12			
preservation of critical areas	6	6			
screening of rooftop equip					
screening / waste containers					
screening of outdoor equip					
industrial landscape buffers					
right to farm					
mixed-use developments					
emergency services	0	0			
water systems	6	6			
Importance Factor 2					
residential landscape buffers	4	0			
right to operate	0	0			
residential privacy					
traffic	0	0			
pedestrian safety					
usable open space					
Importance Factor 1					
agricultural lands					
bicycle circulation					

Scoring by: Jonathan Coxie / Bonita Kissee
 Date: March 1, 2011

Project: Hills and Hollows Gardens

Permit#: 11-2

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal waste disposal service
Importance Factor 4:	none
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Jonathan Coxie / Bonita Kissee*

Date: *March 1, 2011*