



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, JUNE 11, 2012, 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:

Subdivision Regulations
Code Updates

GENERAL PUBLIC DISCUSSION

Subdivision Regulations/Code Updates/Vote.

Old and New Business:

Tentative

Adjournment.



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AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 18, 2012, 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 2012

Concepts:

Von Allmen Mini Storage

Hill Haven

R & D's Catfish and Wings

Old and New Business:

Tentative

Adjournment.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MAY 14, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Ray Edwards, Rick Treese, Dave Stewart, Rick Caudill, Steve Adams, and Ronnie Melton. Staff present; Bob Atchley and Bonita Kissee.

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

Public Hearing:

Pothole Riviera Nightly Rental; a request by Jerry C. Wible to operate a nightly rental in an existing structure located at 3585 St. Hwy. Y, Pothole Riviera Subdivision Lot 5 Block 1. Mr. Wible was present to address questions from the Planning Commission. Mr. Pingleton stated that the Code states there must be either a fence or vegetative buffer next to the adjacent property owner. The applicant stated that a vegetative buffer would be placed 25' onto his property for buffering. Mr. Treese asked if there were any other nightly rentals in the neighborhood. The applicant stated that there is Edgewater Beach Resort and some privately owned rental cabins. No one signed up to speak. There was a property owner present who stated they were in favor of the project. The project will proceed to final vote next week.

Old and New Business:

Mr. Atchley stated that the subdivision regulations will be voted on at the June 11, 2012 meeting. He pointed out the changes. Mr. Pingleton asked that the other Planning Commissioners look at them and be ready to vote next month. The amendments have been sent to the County Commission and are awaiting approval. Mr. Atchley gave the Commissioners their new pages for the Code Book.

Mr. Atchley gave an update on the court case and that they ruled in favor of the County, and that everything had been done by staff correctly.

Adjournment:

With no other business on the agenda for May 14, 2012 the meeting adjourned at 6:25 p.m.



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**MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 21, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Shawn Pingleton called the meeting to order at 6:00 p.m. A quorum was established with seven members present. They were: Shawn Pingleton, Dave Stewart, Rick Treese, Steve Adams, Randy Haes, Ray Edwards, and Ronnie Melton. Staff present; Bob Atchley and Bonita Kisse.

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

Review and Action:

Minutes: April 2012, with one correction to the April 23 worksession minutes a motion was made by Ronnie Melton to approve the minutes as written. Seconded by Dave Stewart. The vote to approve the minutes was unanimous.

Final Votes:

Pothole Riviera Properties, LLC: request for a nightly rental from an existing structure located at 3535 St. Hwy. Y, Pothole Riviera Subdivision Lot 5 Block 1. Mr. Atchley read the items of the decision of record. The applicant was present. Mr. Pingleton confirmed that on number 5 of the decision of record reads "a vegetative buffer", would be more pleasing to the neighbor. After discussion Ronnie Melton made the motion to approve based upon the decision of record as read. Seconded by Rick Treese. The vote to approve was unanimous.

248 Take and Bake: request for a take and bake business located off St. Hwy. 248. Tabled from the April 16, 2012 meeting due to the applicant not being present. Mr. Atchley read the items of the decision of record for discussion. The applicant was present. Mr. Pingleton reminded the Commission that this was tabled at the last meeting because the applicant was not present. Mr. Treese clarified what a take and bake is. After discussion Steve Adams made a motion to approve based upon the decision of record as read. Randy Haes seconded. The vote to approve was unanimous.

American Sportsman Holdings Monopine: request to place a cell tower at Dale Drive. This request was table from the January 17, 2012 meeting so the applicant could research a different location. Mr. Atchley stated the reason the project had been tabled and that the applicant had done studies on some other locations to place the tower around the property. Finding no other suitable site, he decided to place the tower on the originally applied for site. Mr. Atchley read the staff report again and clarified the location. A representative explained how the company arrived at the decision to place the tower at the original location and why the other locations were not suitable. Lighting was discussed and that if the FAA requires it will be lit, however under 200' is not required to be lit. The reason for this tower is that there is a void to be filled between ATT services. After discussion a motion was made by Ray Edwards to approve based upon the decision of record as read. Seconded by Dave Stewart, who explained why he was in favor of the tower. The vote to approve was unanimous.

Concept:

Von Allmen mini storage: a request by Lee Von Allmen to construct a mini storage facility off Sycamore Church Road on 15 acres. The applicant asked to table until month.

Old and New Business:

Mr. Pingleton announced that there will be a meeting next month even though there isn't any projects because the subdivision regulations will be discussed.

Mr. Atchley reported that the County Commission acted on the Fireworks amendment to the Code. This amendment makes an exception to fireworks stands to the Code, that they do not have to be permitted by the County. Discussion followed.

Adjournment:

With no other business on the agenda for May 21, 2012 the meeting adjourned at 6:40 p.m.



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12-9

**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: _____

NAME OF APPLICANT: Lee Von Allmen
(Must be owner of record)

SIGNATURE: Lee Von Allmen **DATE:** 5-2-12
(Must be owner of record)

MAILING ADDRESS: 1454 CR 6310 West Plains, MO,

TELEPHONE NUMBER: 417-255-3800

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): _____

GYCAMORE Church Rd

Number of Acres (or sq. ft. of lot size): 1.5 ACRES

07-6.0-13-000-000-020.001

PARCEL #: 07-6.0-13-000-000-020.002

(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: 13 TOWNSHIP: 23 RANGE: 22

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: _____


12-10

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

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NAME OF PROJECT: HILL HAVEN

NAME OF APPLICANT: GARY SMITH
(Must be owner of record)

SIGNATURE:  **DATE:** 5/9/12
(Must be owner of record)

MAILING ADDRESS: 2016 KINGS POINT DR CHESTERFIELD, MO 63005

TELEPHONE NUMBER: 314-570-1608

Representative Information

NAME OF REPRESENTATIVE: RUSS SCHEMWERK ASSOCIATES LLC
BOB PAULSON

MAILING ADDRESS (rep.): 500 WEST MAIN ST. SUITE 305 BRATSON MO
65616

TELEPHONE NUMBER (rep.): 417-334-7922

Property Information

ACCESS TO PROPERTY (street # and name): 1662 Hill Haven
Road

Number of Acres (or sq. ft. of lot size): 1⁺ AC

PARCEL #: 18-17.0-35-000-000-004.003
(This number is on the top left hand corner of your property tax statement)

SECTION: 35 TOWNSHIP: 22 North RANGE: 22 West

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) TRACT 2 BLOCK # N/A

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.)

THE OWNERS OF 1662 Hill Haven Road, A
RESIDENTIAL HOME, REQUEST THE APPROVAL TO
USE THE HOME FOR WEEKLY RENTALS

12-12

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

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NAME OF PROJECT: R & D'S CATFISH ^f and WING

NAME OF APPLICANT: RAF M PATEL
(Must be owner of record)

SIGNATURE: RAF M Patel **DATE:** 5/18/12
(Must be owner of record)

MAILING ADDRESS: 1530 STATE Hwy 248, BRANSON, MO-65616

TELEPHONE NUMBER: 417-593-9535

Representative Information

NAME OF REPRESENTATIVE: DAVID CHRISTIAN.

MAILING ADDRESS (rep.): 1530 STATE Hwy 248, BRANSON, MO-65616

TELEPHONE NUMBER (rep.): 417-332-7218

Property Information

ACCESS TO PROPERTY (street # and name): HWY 248

Number of Acres (or sq. ft. of lot size): 2.54 Acres.

PARCEL #: _____
(This number is on the top left hand corner of your property tax statement)

SECTION: _____ TOWNSHIP: _____ RANGE: _____

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: _____

